



CALL TO ORDER

MINUTES

A. Minutes of June 13, 2023

OLD BUSINESS

A. Special Use

- 1) Request from **Northeast Georgia Health System, Inc.** for a special use on a 7.95± acres tract located on the east side of Limestone Parkway, between Clarks Bridge Road and Flintridge Road, having road frontage at the terminus of Gabriel Drive (a/k/a **2500 Limestone Parkway**), having a zoning of Regional Business (R-B).

Ward Number: Two
Tax Parcel Number(s): 09-125-000-062
Request: Inpatient Rehabilitation Hospital

NEW BUSINESS

A. Variance

- 1) Request from **Doug Sherrill (Land Development Professionals)** to vary the front yard setback requirement on a 0.69± acre tract located at the cul-de-sac terminus of Patten Drive (a/k/a **1550 Patten Drive**), having a zoning of Residential-I (R-I).

Ward Number: One
Tax Parcel Number(s): 01-111-001-083
Request: Single-family home

B. Rezoning

- 1) Request from **Simpatico Communities** to rezone a 3.17± acres tract located on the northeast side of the intersection of Jesse Jewell Parkway and Scotland Avenue, having road frontage on the northside of Johnson Street (a/k/a **839 and 853 Jesse Jewell Parkway, SW**) from General Business (G-B) to Planned Unit Development (P-U-D).

Ward Number: Three
Tax Parcel Number(s): 01-029-001-005 and 007
Request: Mixed-use building

- 2) Request from **Loan Donuts Holdings, LLC** to rezone a 1.063± acres tract located at the southeast side of the intersection of Browns Bridge Road and McEver Road (a/k/a **2895 Browns Bridge Road, SW**) from Office and Institutional (O-I) to Neighborhood Business (N-B).

Ward Number: Four
Tax Parcel Number(s): 08-015-005-028
Request: Dunkin Donuts restaurant

C. Zoning Amendment

- 1) Request from **QuikTrip Corporation C/O Eric Bikas** to amend an existing Planned Unit Development (P-U-D) zoning on a 2.86± acres tract located at the southwest side of the intersection of Browns Bridge Road and McEver Road (a/k/a **2925 Browns Bridge Road, SW**).

Ward Number: Four
Tax Parcel Number(s): 08-016-001-004
Request: QuikTrip convenience store/gas station

- 2) Request from **Bradley Dunckel** to amend the zoning conditions for a property zoned Residential-II (R-II) on a 1.38± acres tract located east of the terminus of Riverside Terrace (a/k/a **1180 Riverside Terrace NE**).

Ward Number: Two
Tax Parcel Number(s): 01-075-001-016
Request: 8 Single-family condominium homes

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: June 15, 2023
Date Submitted: June 22, 2023
Final Approval Date: June 28, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of June 13, 2023
Meeting Date: July 11, 2023

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

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. DRAFT Minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
JUNE 13, 2023

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

Members Present: Chairman Doug Carter, Vice-Chair Jane Fleming and Board Members Eddie Martin, Rich White, Kelvin Simmons, Ryan Thompson and Rick Young

Members Absent: None

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

Others Present: Council Member Barbara Brooks

MINUTES OF MAY 9, 2023

There was a motion to approve the minutes as presented.

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

OLD BUSINESS

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

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

A. Special Use Request

- 1) Request from **Northeast Georgia Health System, Inc.** for a special use on a 7.95± acres tract located on the east side of Limestone Parkway, between Clarks Bridge Road and Flintridge Road, having road frontage at the terminus of Gabriel Drive (a/k/a **2500 Limestone Parkway**), having a zoning of Regional Business (R-B).

Ward Number: Two
Tax Parcel Number(s): 09-125-000-062
Request: Inpatient Rehabilitation Hospital

Chairman Carter stated Deputy Director Tate received notification from the applicant needing more time and requested the item be tabled to the July 11, 2023 Planning and Appeals Board meeting.

There was a motion to table the special use request to the July 11, 2023 PAB meeting.

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

NEW BUSINESS

A. Annexation Request

- 1) Request from **Dutton Properties, LLC** to annex a 1.44± acres tract located on the north side of Beverly Road, east of the intersection of Limestone Parkway and Beverly Road (a/k/a **2041 Beverly Road**) and to establish a zoning of Office and Institutional (O-I).
Ward Number: Two
Tax Parcel Number(s): 09-124-000-007
Request: Medical office

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

The applicant is proposing to annex a 1.44± acres tract with Office and Institutional (O-I) zoning and to amend the zoning conditions on an adjacent 2.01± acres tract zoned currently O-I for a medical office. The properties together total 3.45± acres in size and are located within the Limestone Parkway Overlay Zone. The adjacent uses include an assisted living facility, nursing home, medical office, dental lab and a single-family home. Specifically, the 1.44± acres parcel to be annexed with O-I zoning is zoned (AR-III) within unincorporated Hall County and is contiguous to the city limits on all sides.

The adjacent 2.01± acres parcel currently zoned O-I with conditions is part of a larger tract currently within the city limits that received special use approval in 2007 (ZR 2007-04) for an assisted living facility. The parent property has been developed but the remnant subject property has remained undeveloped. The intent is to combine both properties for a two story, 27,200 square foot medical office building. Access is proposed from Beverly Road and from an existing curb cut on Limestone Parkway which will require an access easement.

Coordination will be required with the City of Gainesville Public Works Department and the Georgia Department of Transportation (GDOT) regarding all access point design. A permit will be required from GDOT to bring the driveway to current standards including signage and striping. An Intersection Control Evaluation (or waiver if eligible) will be required. The existing driveway is in the approximate location of a break in limited access on SR 11 per GDOT PI 150130.

The Gainesville Comprehensive Plan places the subject properties within the *General Mixed-Use Future* land use category and within the *Limestone Medical Corridor* Character Area which is envisioned as an employment corridor and allows for office uses.

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

Applicant Presentation: **Ed Myers**, 752 Chattahoochee Place, engineer with Myers and Company stated he is working on the project for the owner. Mr. Myers stated the original property was challenging but by annexing the second property it can be utilized more efficiently by building into the hillside and the design will have similar characteristics as others along the corridor.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the annexation request for a medical office and establish zoning as Office and Institutional (O-I) with the following conditions:

Conditions

- 1. The proposed building shall be generally consistent with the standards depicted on the concept plan and photographs provided with this application and shall adhere to the Limestone Parkway Overlay Zone standards.**
- 2. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.**
- 3. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**
- 4. The frontage landscape areas shall be sodded with grass and contain minimum 3-inch caliper size hardwood trees subject to the approval of the Community & Economic Development Director.**

Motion made by Board Member White

Motion seconded by Board Member Martin

Vote – 7 favor

B. Zoning Amendment Request

- 1) Request from **Dutton Properties, LLC** to amend the existing zoning conditions for a 2.01± acres tract zoned Office and Institutional (O-I) located on the northeast side of the intersection of Limestone Parkway and Beverly Road (a/k/a **0 Beverly Road, NE**).

Ward Number: Two

Tax Parcel Number(s): 09-124-000-202

Request: Medical office

There was a motion to recommend conditional approval of the zoning amendment request for a medical office with Office and Institutional (O-I) zoning with the following conditions:

Conditions

- 1. The proposed building shall be generally consistent with the standards depicted on the concept plan and photographs provided with this application and shall adhere to the Limestone Parkway Overlay Zone standards.**
- 2. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.**
- 3. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**
- 4. The frontage landscape areas shall be sodded with grass and contain minimum 3-inch caliper size hardwood trees subject to the approval of the Community & Economic Development Director.**

Motion made by Board Member Martin
Motion seconded by Vice Chair Fleming
Vote – 7 favor

ADJOURNMENT

There was a motion to adjourn the meeting at 5:41 p.m.

Motion made by Vice Chair Fleming
Motion seconded by Board Member Simmons
Vote – 7 favor

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: June 15, 2023
Date Submitted: June 22, 2023
Final Approval Date: June 28, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Northeast Georgia Health System, Inc.** for a special use on a 7.95± acres tract located on the east side of Limestone Parkway, between Clarks Bridge Road and Flintridge Road, having road frontage at the terminus of Gabriel Drive (a/k/a **2500 Limestone Parkway**), having a zoning of Regional Business (R-B).
Meeting Date: July 11, 2023

Purpose of Request:

This item was tabled at the May 9th and June 13th Planning and Appeals Board meetings.

The applicant is seeking special use approval for an inpatient rehabilitation hospital at the site of the previous J&J Foods grocery which will be demolished. The rehabilitation hospital will be operated in conjunction with Lifepoint Rehabilitation based out of Brentwood, Tennessee, and is for patients recovering from neurological conditions, brain injuries, spinal cord, orthopedic, amputations, trauma, and such. The proposed facility will be 2-story in height, 63,000 square feet in size and will provide a total of 50 inpatient beds. The first phase will include only 40 beds and construction is anticipated to start during the 2nd quarter of 2024. Access to the site will remain from Limestone Parkway and Gabriel Drive. The property is located within the Limestone Parkway Overlay Zone and the adjacent uses include the Windcliff Apartments, NGPG Allergy and Asthma Clinic, US Post Office, Dollar General and the Limestone Place multi-tenant health center.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location Maps

3. Narrative
4. Exterior Elevations
5. Exterior Rendering
6. Layout

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property OwnerNortheast Georgia Health System, Inc.
Location2500 Limestone Parkway
RequestSpecial Use within R-B zoning
Size7.95± acres
WardTwo
Proposed UseInpatient rehabilitation hospital
Planning Division Staff Recommendation**Approval, with conditions**
DateJuly 11, 2023

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

The applicant is seeking special use approval for an inpatient rehabilitation hospital at the site of the previous J&J Foods grocery store. The existing building is 58,000± square foot in size and will be demolished. The rehabilitation hospital will be operated in conjunction with Lifepoint Rehabilitation based out of Brentwood, Tennessee, and is for patients recovering from neurological conditions including strokes, brain injuries, spinal cord injuries, neurological conditions, orthopedic injuries, amputations and trauma.

The rehabilitation hospital will provide a total of 50 inpatient beds and will be 2-stories and 63,000 square feet in size. The first phase of construction will include 40 beds and is anticipated to start during the 2nd quarter of 2024. The remaining beds will be determined by market growth as needed. Building materials will consist of a mixture of natural stone, exterior insulation finishing systems (EIFS), glass and louvered screen wall materials in keeping with the architectural design and brand standards of other NGHS structures.

Primary access will be from Limestone Parkway and secondary access will be from Gabriel Drive which currently exist. A total of 146 parking spaces are proposed. There are currently 285 parking spaces on site. A uniform sign plan and all stormwater requirements will be submitted for City approval. The applicant requests that the special use approval also include the square footage of the building and associated parking to be increased by an additional 20% if determined needed in the future to accommodate minor additions and modifications that may be required.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	NGPG Allergy and Asthma Clinic, Magic Years of Learning Daycare, Gainesville Gymnastics	Regional Business (R-B) and Neighborhood Business (N-B)
South	Limestone Place Health Center, US Post Office, Dollar General	Agricultural Residential-III (AR-III)- County
East	Windcliff Apartments (57 units)	Residential-II (R-II)
West	Undeveloped property	Residential-I-A (R-I-A) and General Business (G-B)

▪ **Other Departmental Comments**

The Georgia Department of Transportation (GDOT) has asked that the turning radius from the parking lot onto Limestone Parkway be modified to a smaller radius so that a right turn will occur after a full stop more perpendicular to Limestone Parkway, rather than the current right turn yield configuration where drivers face away from oncoming traffic. The applicant will continue to coordinate with GDOT on access points.

There were no other departmental comments regarding this request.

▪ **Zoning History**

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

2022 - A request by the City of Gainesville to annex all of Victory Street consisting of a 0.66± acre with Planned Unit Development (P-U-D) zoning for road improvements was approved with conditions.

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

2021 - A request by Atlanta Botanical Garden, Inc. to annex a 17.032± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0, 100, 101, 102, 103, 104, 105, 106, 107, 109 and 111 Randall Street; 0 Riverbend Circle; 103 Gary Street; 1662 Roper Hill Road and rezone a 20.695± acres tract from Residential-II (R-II) and General Business (G-B) to Planned Unit Development (P-U-D) located at 115 Barrett Street, 102, 104 and 106 Gary Street; 213, 301, 303 and 305 Lake Hill Drive to expand the facilities was approved with conditions.

2021 – A request by Carl Volle to annex a 1.69± acres tract with a zoning of Residential-II (R-II) located at 1646 Meadowlark Lane was approved for six single-family homes.

2021 - A request by Optum Development to annex a 7.77± acres tract located at 1744 Cleveland Highway with Planned Unit Development (P-U-D) zoning for 36 residential townhomes was approved with conditions.

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.

2019 – A request by Cindy Ford to annex a 0.62± acre tract with a zoning of Residential-I (R-I) located at 1659 Meadowlark Lane was approved for sewer for an existing single-family home.

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.

▪ **Staff Analysis**

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

Limestone Parkway consists of numerous medical uses which either support or are associated with Northeast Georgia Health System network. The proposed inpatient rehabilitation hospital appears suitable given the surrounding multi-family, office and commercial uses and is consistent with the Limestone Parkway Overlay Zone requirements.

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

The subject property has been utilized for commercial purposes since 1995 which was prior to the adjacent residential and commercial uses were established. The proposed inpatient rehabilitation hospital is limited to only 50 beds which should have less impacts on the adjacent properties compared to the previous grocery store/supermarket.

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

The Gainesville Future Development Map places the property within the *Commercial* land use category which includes areas with focused retail, office, or other commercial service activities such as grocery stores, banks, restaurants, theaters, hotels and automotive-related businesses. Commercial uses may also as a single use in one building or grouped together in a shopping center.

The subject property is also located within the *Limestone Medical Corridor* Character Area. This area is made up of medical facilities, clinics and professional offices and is envisioned to remain an employment corridor along Limestone Parkway. Infill developed and continuing to promote Northeast Georgia Medical Center as a regional employment center are encouraged. Commercial, office, public, institutional, mixed-use, limited single-family residential, multi-family residential and parks & recreation are considered appropriate land uses.

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

The subject property is zoned Regional Business (R-B). The applicant is not proposing to rezone the property but is asking for a special use within R-B zoning. The Unified Land Development Code allows medical uses by right but requires a special use for a hospital. If the request were to be denied, the property would still reserve its right to be occupied for office, medical or commercial purposes. The proposal appears reasonable given the surrounding uses.

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

The proposal should not cause an excessive or burdensome use of public facilities or services. The property currently utilizes City water and sewer services and capacity is sufficient. Existing public safety services already respond to the property. Gainesville Fire Station #2 is located 0.5± mile from the property off of Cleveland Highway. The proposed inpatient rehabilitation hospital is for nonresidential purposes and will not impact the City or County school systems.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (11th Edition), the proposed rehabilitation hospital will generate approximately 1,116± new trips per weekday (50% entering / 50% exiting). A total of 90± A.M. peak hour trips (72% entering / 28% exiting) and a total of 85± P.M. peak hour trips (28% entering / 72% exiting). Of comparison, the previous grocery store was projected to produce 75% more total daily trips, 32% more A.M. peak hour trips and 80% more P.M. peak hour trips.

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

The subject property is expected to remain nonresidential due given the existing infrastructure and adjacent office/commercial uses. As the main campus of Northeast Georgia Medical Center main campus continues to expand, supportive medical uses are anticipated to span along Jesse Jewell Parkway, Limestone Parkway, Cleveland Highway, west of Cornelia Highway/Exit 24.

(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 mixture of uses, it appears the proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property, with the proposed conditions.

Additional Criteria

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

Primary access to the inpatient rehabilitation hospital is from Limestone Parkway which is considered an arterial road. Secondary access is proposed from Gabriel Drive which is a local road. The existing roads are adequate to serve the proposed use.

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

The proposed use should have minimal impact on the existing roads. The existing roads are adequate for emergency vehicles. There is currently a full median break on Limestone Parkway as well as a rear access driveway off of Gabriel Drive. The applicant will make minor safety improvements to the right exiting turn lane on Limestone Parkway per GDOT requirements. There are no sidewalks along the property frontage.

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

Water and sewer are accessible and capacity is sufficient to serve the use. Police and Fire facilities currently serve the property. Gainesville Fire Station #2 is located 0.5± mile of the property. The use will have no impact on the City School System.

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

According to the applicants preliminary site plan, additional greenspace will be added to the site that will enlarge the existing 25 foot wide greenspace/buffer to approximately 150 feet wide adjacent to the Windcliff Apartments multi-family property. All proposed service areas will be a considerable distance from the adjacent apartments and will be buffered by new trees and existing mature vegetation.

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

The proposed use is for an inpatient rehabilitation hospital and will be in operation 24 hours a day / 7 days a week. Visitation hours have not been determined at this time but are 8:00 A.M. to 9:00 P.M. The proposal should not create adverse effects on the other properties in the area given the nature of the use and the anticipated reduction of vehicle traffic compared to the previous grocery store/supermarket.

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

The proposed facility is 63,000 square feet in size and will provide a total of 50 inpatient beds. The building is smaller in mass than the existing grocery building but will be slightly taller varying from 31 to 41 feet in height. The existing grocery building is 24 feet in height. The proposed building is consistent with the Limestone Parkway Overlay Zone building coverage, impervious area, open space and height requirements.

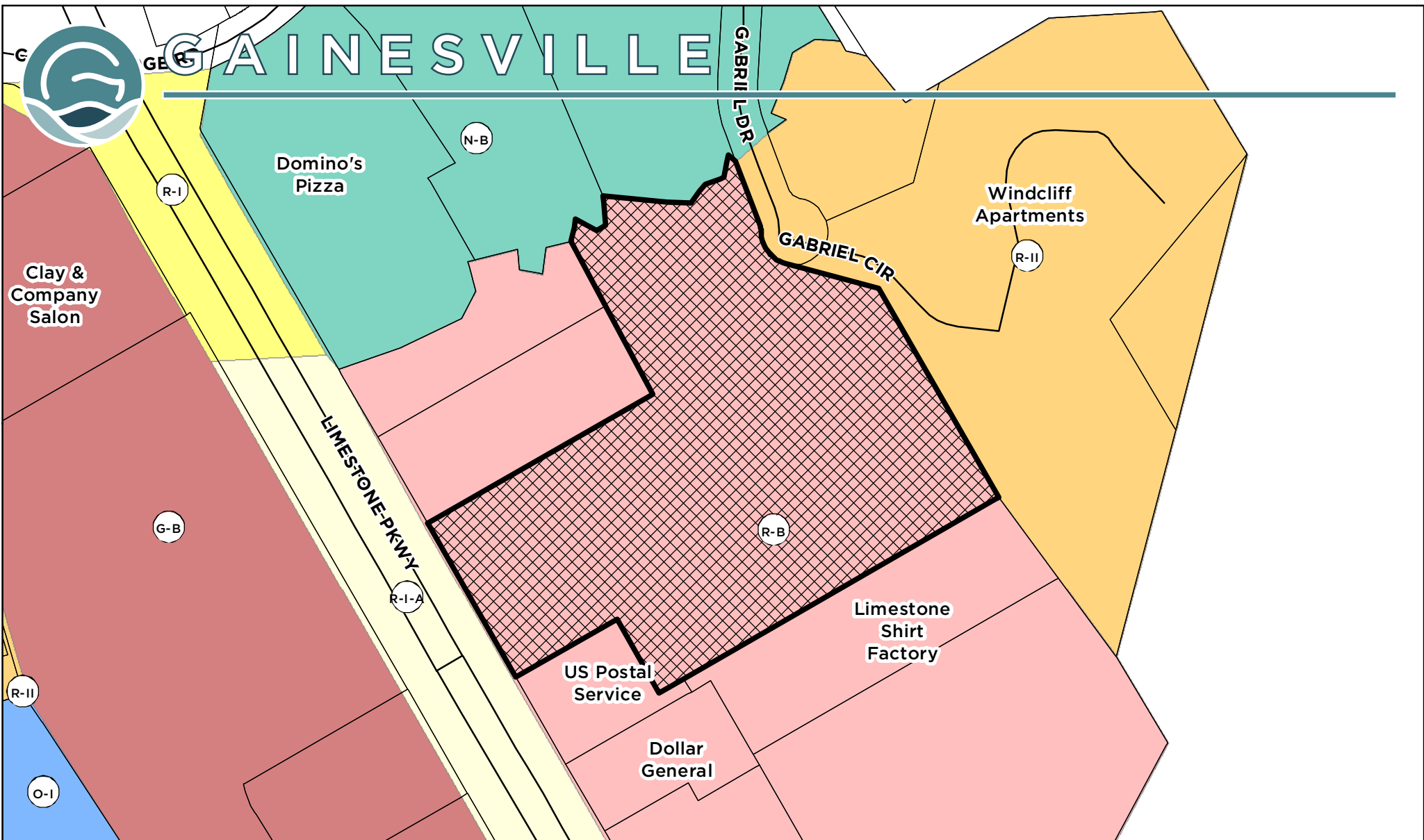
▪ **Staff Recommendation**

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

Conditions

- 1. The development standards shall be consistent with the concept plan, architectural renderings and narrative provided with this special use application.**
- 2. All service areas, including dumpster pads, shall be screened from view from adjoining properties, public streets, parking areas, and other areas open to the public. Such screening, which may be vegetative or structural with vegetation, is subject to the Community and Economic Development Director approval. Any structural buffer shall be made of weather resistant composite materials and shall conform to the architectural style of the building.**
- 3. The proposed number, location, type and size of all signage for the development shall be subject to the Community & Economic Development Director approval.**
- 4. 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.**

All required access/traffic/sidewalk improvements associated with the proposed shall be at the full expense of the developer/property owner.



Applicant: NORTH GEORGIA HEALTH SYSTEM, INC.		Request: Special use on a +/- 7.95 AC tract within Regional Business (R-B) zoning district for an in-patient rehabilitation hospital	
SPECIAL USE REQUEST			
Subject Property Address: 2500 Limestone Parkway	Tax Parcel: 09-125-000-062	 Subject Property	
Meeting Date: 07/11/2023	Map Prepared: 05/02/2023		



Applicant: **NORTH GEORGIA HEALTH SYSTEM, INC.**

Request:

Special use on a +/- 7.95 AC tract within Regional Business (R-B) zoning district for an in-patient rehabilitation hospital

SPECIAL USE REQUEST

Subject Property Address:
2500 Limestone Parkway

Tax Parcel:
09-125-000-062



Subject Property

Aerial from 2021



Meeting Date: 07/11/2023

Map Prepared: 05/02/2023

0 110 220 330 440 Feet

SCALE: 1" = 200'

CITY OF GAINESVILLE

NARRATIVE REPORT

REGARDING

SPECIAL USE APPLICATION FOR ± 7.949 ACRES

LOCATED AT 2500 LIMESTONE PARKWAY

IN CITY OF GAINESVILLE

HALL COUNTY, GEORGIA

PROPERTY OWNER:

DARRELL W. WILEY, AS TRUSTEE OF THE BYPASS TRUST UNDER THE LAST WILL
AND TESTAMENT OF JOHNNIE C. WILEY

APPLICANT: NORTHEAST GEORGIA HEALTH SYSTEM, INC.

CURRENT ZONING: Regional-Business (R-B)

INTRODUCTION

This special use application seeks approval from the Planning and Appeals Board and the Gainesville City Council to locate an inpatient rehabilitation hospital on a 7.949 acre tract located at 2500 Limestone Parkway. This parcel is currently zoned Regional Business and has most recently been the location of a retail grocery store. The subject property is located within the Limestone Corridor Overlay District and is served by a full movement intersection off Limestone Parkway and a secondary access on Gabriel Drive.

DESCRIPTION OF APPLICANT

For more than 70 years, Northeast Georgia Health System (NGHS) has been on a mission of improving the health of our community in all we do. The system cares for more than one million people across more than 19 counties – an area larger than 5,000 square miles - through four hospitals and dozens of outpatient locations. NGHS is anchored by the flagship Northeast Georgia Medical Center (NGMC) campus in Gainesville, a nationally verified Level I Trauma Center, with additional NGMC hospitals in Braselton, Dahlonega and Winder. Together, the four hospitals provide a total of almost 800 beds and 1,400 medical staff members representing more than 60 specialties. All NGHS facilities combined see more than 1.6 million visits.

Led by volunteer boards made up of community leaders, NGHS is a not-for-profit health system – so all revenue beyond operating costs is returned to the community through improved services and innovative programs. The Georgia Hospital Association reported that in 2020, NGMC generated more than \$3.5 billion in revenue for the local and state economy and sustained nearly 22,500 full-time jobs throughout the region and state – in addition to more than 10,000 employees directly employed by the health system.

NGMC accepts all patients regardless of their ability to pay, including Medicare, Medicaid, PeachCare, and financially and medically indigent patients. NGMC is committed to providing needed services to all members of the community, and does not discriminate by virtue of race, age, sex, handicap, color, creed, ethnic affiliation, or ability to pay.

NGHS does not rely on funding from any regional county or municipality to assist or subsidize the cost of providing care to the indigent patients treated at NGHS facilities. In calendar year 2021, 46,050 charity patients were served by NGHS hospitals in all service areas combined. The estimated cost to provide this charity care was over \$101 million. That same year, exclusive of charity care, NGHS hospitals provided an additional \$102.4 million in unreimbursed care at all its campuses.

In addition to providing uncompensated care to the service area, the Health System and its affiliates provided over \$15 million dollars in value to Northeast Georgia communities in FY21 to support health education, health screenings and community sponsored projects.

NGHS is interested in serving the community in the best manner possible. Construction of an inpatient rehabilitation facility on the Subject Property will enable the hospital system to fulfill the medical needs of the Gainesville community and our region while also providing a quality, long-term, committed development.

The rehabilitation hospital will be operated in conjunction with Lifepoint Rehabilitation. With more than 30 freestanding inpatient rehabilitation facilities (IRFs) across 18 states, Lifepoint Rehabilitation is a partner of choice for many major hospital systems in the creation of joint venture operations that are industry-leading in clinical and financial outcomes. Through its IRFs and more than 100 acute rehabilitation units (ARUs), Lifepoint Rehabilitation brings proven rehabilitation management and services expertise to help our patients recover and return home quickly from a number of conditions, including strokes, brain injuries, spinal cord injuries, orthopedic injuries, neurological conditions, amputations and trauma. Lifepoint Rehabilitation is a business unit of Brentwood, Tennessee-based Lifepoint Health.

PROJECT DESCRIPTION

NGMC is currently licensed for 24 inpatient rehabilitation beds, all of which are housed in the South Patient tower on the main campus of NGMC-Gainesville. Patients enter the inpatient facility with a wide variety of underlying needs, including stroke, head injury, amputations, multi trauma, hip and other bone fractures, complex medical issues and post covid complications.

Through extensive study, NGMC determined that the needs of its service area could be better served with expanded inpatient rehabilitation services. The new facility will provide more modern, spacious facilities and allow service to a broader range of patients. Current projections suggest that the number of served individuals will almost double by the year that the new facility is in operation.

The applicant has received a Certificate of Need for a 40-bed facility. The initial construction will be 63,000 square feet and will include patient rooms, indoor and outdoor recreational facilities, extensive rehabilitation equipment and related areas, gardens, visiting and dining areas, as well as support facilities such as laundry, administration and nutrition. The core areas are designed to support up to a total of 50 beds. The applicant requests that the approvals for the special use permit also include approval for square footage of the proposed building and associated parking to be increased by an additional 20%, to accommodate minor additions and modifications that may be required.

The proposed use is consistent with the nearby property uses, including medical buildings and other uses that draw customers from a larger region. It is anticipated that the new facility will draw additional customers to use the nearby retail establishments. While hospitals are contemplated as a possible use in areas zoned for regional business, this specialty hospital will not have an emergency department and is not anticipated to attract the same level of visits that an acute care hospital would.

Project Phasing

Construction on the above project is expected to be completed in at least two phases. The first phase will include the core facilities and 40 patient rooms. Construction on the first phase is planned to start as soon as 2nd quarter of 2024. Later phases will occur as dictated by market growth and will include additional space as needed to support additional patient beds.

Traffic and Roadways

The project fronts on Limestone Parkway (US Hwy 129/GA Hwy 11) and also has access to Clarks Bridge Road (GA Hwy 284) via Gabriel Drive. The Applicant has met with the Georgia Department of Transportation, and GDOT has provided initial approval for Applicant to maintain the full median break on Limestone Parkway that is currently in place. GDOT has asked that the turning radius from the parking lot onto Limestone Parkway be modified to a smaller radius so that a right turn will occur after a full stop more perpendicular to Limestone Parkway, rather than the current right turn yield configuration where drivers face away from oncoming traffic. The Applicant will continue to coordinate with the Georgia Department of Transportation on access points.

SITE PLAN

The Applicant has submitted a conceptual site plan as part of the special use application. The plan reflects both the proposed new facility and parking. The Applicant respectfully requests that the site plan be considered conceptual and that any changes be subject to the approval by the Community Development Department.

DESIGN STANDARDS AND DIMENSIONAL REQUIREMENTS

The Applicant will comply with the Limestone Parkway Overlay Zone requirements in most respects. However, the applicant respectfully requests any variances needed to

accommodate the standards and specifications outlined below and elsewhere in this narrative and the special use application package.

1. Maximum Building Height of two (2) stories.

Although the Limestone Parkway Overlay typically limits buildings to one story, two story structures are allowed under certain circumstances.

“Buildings of greater height are also permitted subject to additional setback from arterial roads and from property zoned for residential use. One additional story shall be permitted for each additional 15 feet front building setback provided beyond the minimum front setback requirement or one additional story for each additional 15 feet of side or rear building setback beyond the minimum required setback abutting property zoned for residential use. As a condition to any such height increase based on the provision of greater setbacks than required, one large-species tree (over 40 feet in height at maturity) for each 30 feet of building perimeter shall be planted or retained between such buildings of greater height and adjoining property lines, in addition to any other trees required under this Ordinance. Alternate height limits may be allowed through conditions of approval of the Limestone Parkway Overlay Zone for a specific development.

As reflect on the attached site plan, the proposed development meets or exceeds the setback requirements necessary to construct a two-story building. Additionally, the applicant will comply with the tree requirements as outlined in the section quoted above. Granting a variance to allow a two-story building will allow for construction of an aesthetically pleasing building and site, including restoration of green space beyond that currently found on the property.

2. Exterior Building Materials and Finishes

The Architectural Design Guidelines in the City Land Development code limit the use of Exterior Insulating and Finish System (EIFS). The Limestone Parkway Overlay Zone allows the following exterior wall materials: brick masonry, stone masonry, or split-face block masonry; or wood clapboards or weather boarding.

As reflected on the architectural renderings, the applicant proposes to utilize a design in keeping with the architectural design and brand standards of other Northeast Georgia Health System (NGHS) structures. The NGHS brand standard for structures of similar size includes the use of EIFS and Natural Stone as the primary exterior materials, with EIFS used in less visible areas.

To comply with the Design Guidelines and consistent with the NGHS brand standard, the proposed building utilizes natural stone, glass and louvered screen wall as primary materials in

the most visible areas of the structure and uses EIFS as a secondary material, with EIFS use being concentrated in less visible areas of the proposed structure such as the side facing trees and the rear. The proposed design meets the spirit of the Design Guidelines and the Limestone Parkway Overlay district guidelines. As a result, the Applicant respectfully request a variance to allow for the use of EIFS and other materials as depicted in the proposed elevations and renderings.

3. Variance to allow for an increase in code required parking.

The Land Development code lists parking requirements in Table 9-17-5-2. Based on the parking ratios, with a 40 bed hospital, the development would be allowed a maximum of 80 parking spaces.

The applicant proposes a variance that allows parking at a minimum ratio of 1.5 spaces/bed, plus retaining existing parking along the property lines as shown on the conceptual site plan.

4. Variance for Building Mounted signage.

Please see below.

SIGNAGE

Applicant will install signage consistent with signage used at other NGHS facilities. Prior to permitting, the Applicant will submit a Uniform Sign Plan to include the type, number, size and area of signs permitted, subject to the approval of the Community Development Department.

STORMWATER MANAGEMENT

The Applicant shall construct adequate stormwater facilities on the subject property to collect stormwater runoff from the project. The stormwater detention plan shall be subject to the approval of the Community Development Department.

ARCHITECTURAL RENDERINGS

The Applicant has submitted architectural renderings and elevations for proposed new construction. The Applicant respectfully requests that the renderings and elevations be considered conceptual and that any changes be allowed, provided such changes will be subject

to the architectural design review process and approval of Community Development Department.

LANDSCAPING AND GRADING

The Applicant shall submit landscaping and grading plans as required by the Community Development Department, and such plans will be subject to the approval of the Department.

SPECIAL USE APPLICATION CONSIDERATIONS

As noted above, the Applicant proposes to construct a 63,000 square foot, with the possibility of up to a 20% increase of square footage with associated parking. The two state highways, Limestone Parkway (US 129) and Clarks Bridge Rd (GA 284), provide adequate access to the subject property. As reflected on the site plan, refuse, service and loading areas are located away from and shielded from the streets and, to the extent possible, neighboring properties. It is not anticipated that the proposed development will result in any noise, light, glare or odor that would be incompatible with or have a negative impact on neighbors. Although the proposed two-story building will be higher than neighboring structures, the landscaping and location of the building on the site will help balance the height and provide a finished product that is compatible with nearby buildings.

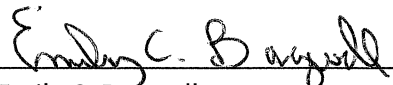
STAFF APPROVALS

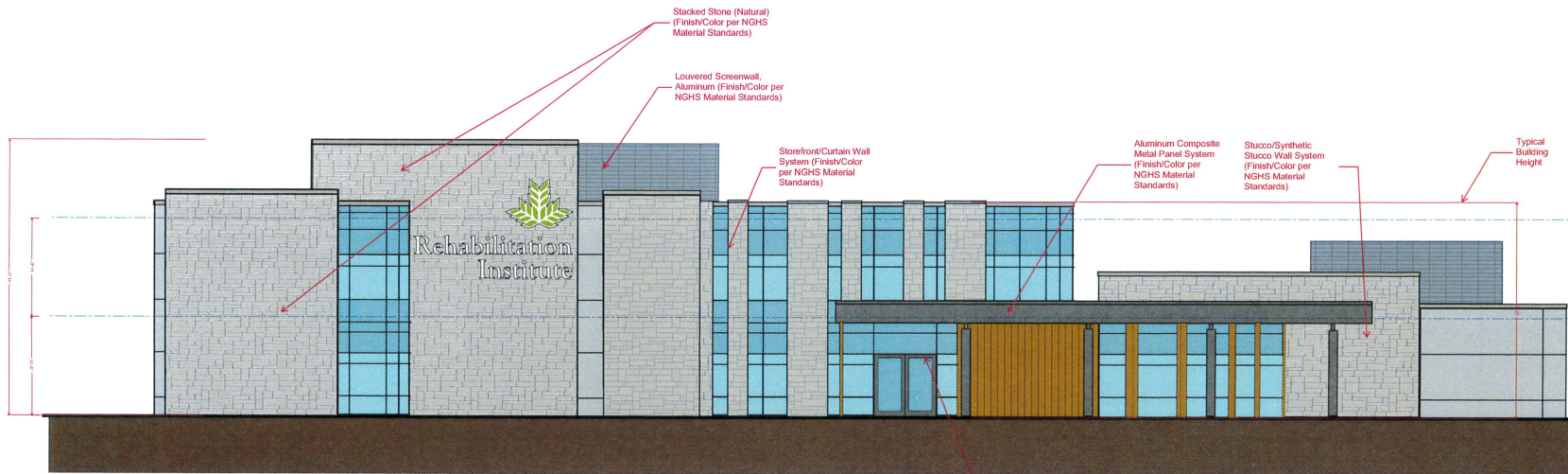
The Applicant is currently in the design development phase of the project. As such, changes and modification to the project may be needed. The Applicant requests that the Community Development Department and staff be authorized to approve such changes as may be necessary to implement and develop the project consistent with this application, narrative, conceptual renderings and conceptual site plan, including but not limited to the signage plan, stormwater management plan, and other areas of staff review and approval contemplated by this narrative and the applicable City ordinances.

CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that the special use application be approved, including any variances needed to implement the specifications in the application package. The Applicant also invites and welcomes any comments from staff or other officials of City of Gainesville so that such recommendations and input might be incorporated in this Application.

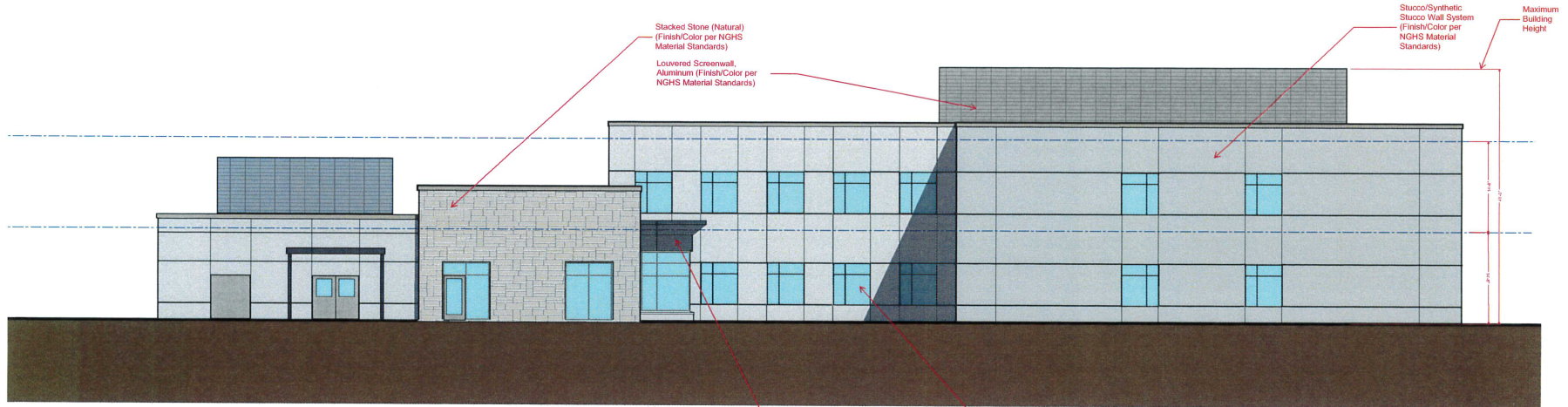
Respectfully submitted,


Emily C. Bagwell

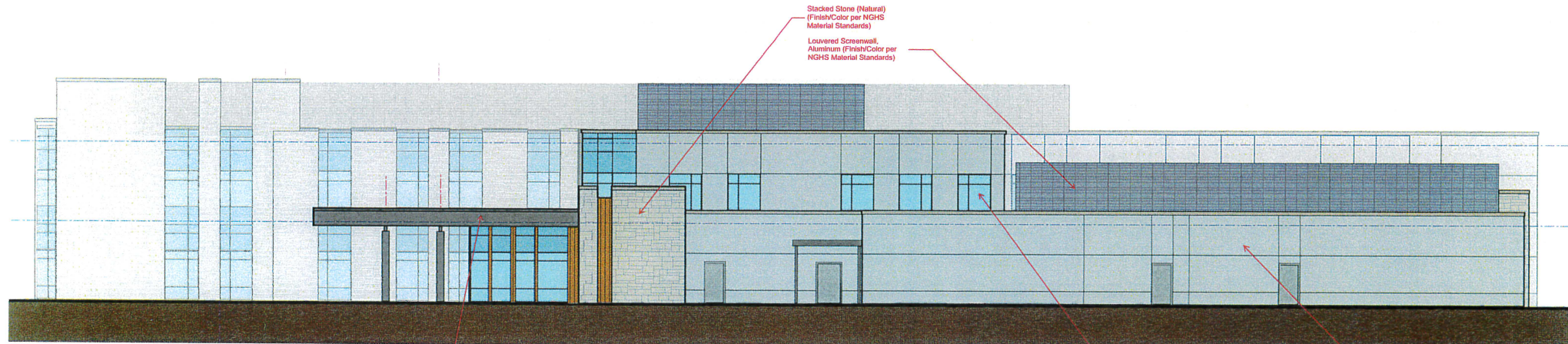


SOUTH ELEVATION

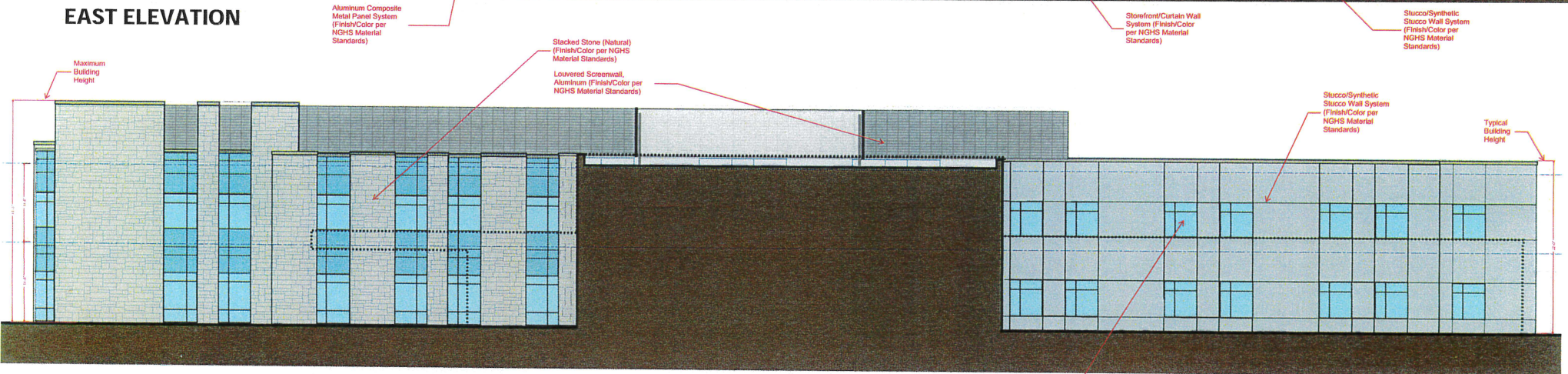
Parklex Proforma
Rainscreen Cladding
(Finish/Color per
NGHS Material
Standards)



NORTH ELEVATION



EAST ELEVATION

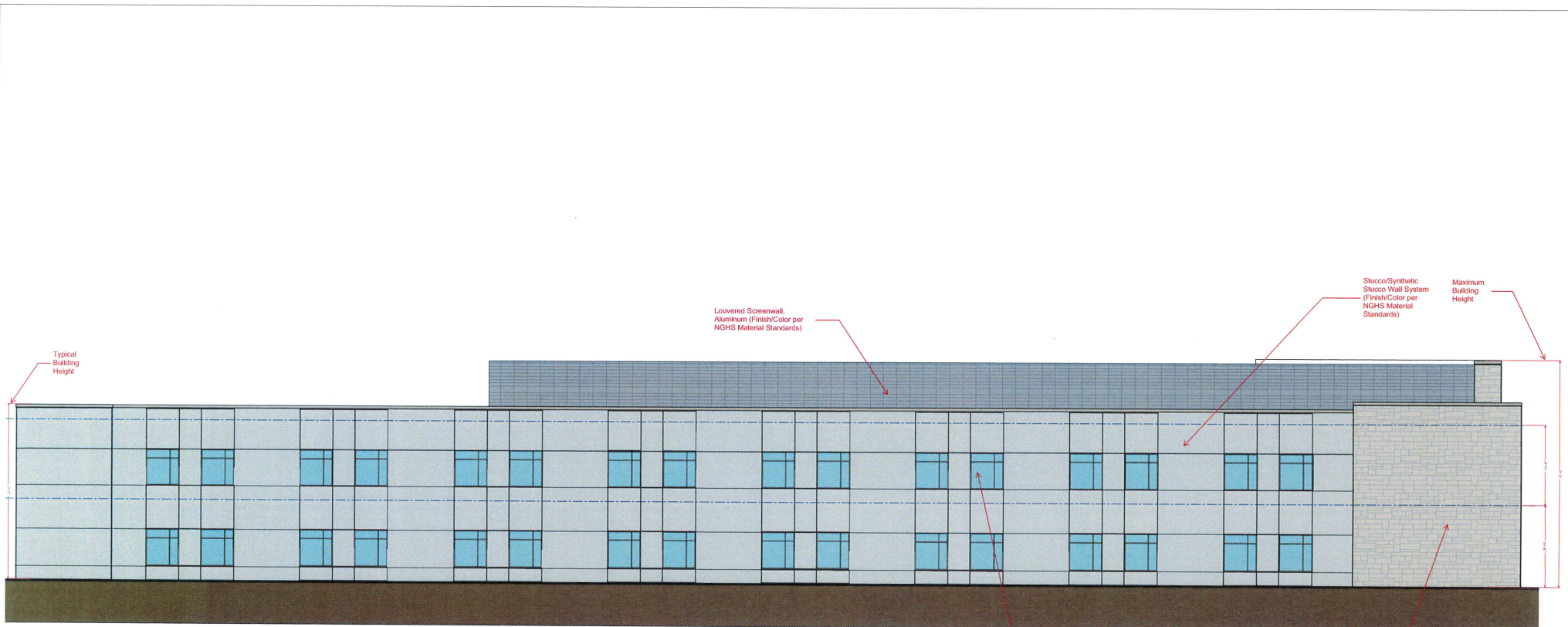


EAST ELEVATION (@ INTERIOR COURTYARD)



NORTHEAST GEORGIA HEALTH SYSTEM REHABILITATION INSTITUTE
GAINESVILLE, GA - 22201.00 - 03/28/2023

Exterior Elevations



WEST ELEVATION



NORTHEAST GEORGIA HEALTH SYSTEM REHABILITATION INSTITUTE
 GAINESVILLE, GA - 22201.00 - 03/28/2023

Exterior Elevations





CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: June 15, 2023
Date Submitted: June 22, 2023
Final Approval Date: June 27, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Doug Sherrill (Land Development Professionals)** to vary the front yard setback requirement on a 0.69± acre tract located at the cul-de-sac terminus of Patten Drive (a/k/a **1550 Patten Drive**), having a zoning of Residential-I (R-I).
Meeting Date: July 11, 2023

Purpose of Request:

The applicant is proposing to vary the front yard setback requirement from 30-feet to 20-feet for a 2-story home over a basement. The finished square footage of the home will be 2,443 square feet. The applicant is basing the hardship on extreme topography that steeply slopes approximately 80 to 100 feet from the road down to Lake Lanier. The surrounding properties include single-family homes.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with one condition. See the Staff Recommendation report for details.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location Maps
3. Hardship statement
4. Survey
5. Plat
6. Site plan
7. Floor plans
8. Elevations

**GAINESVILLE PLANNING AND APPEALS BOARD
STAFF RECOMMENDATION**

Applicant.....Doug Sherrill
(Land Development Professionals)
Property Owner.....Lynn & Dana Covey
Location.....1550 Patten Drive
Request.....Vary front yard setback
Size.....0.69± acre
Zoning.....Residential-I (R-I)
Ward.....One
Proposed Use.....Single-family home
Planning Division Staff Recommendation.....**Approval, with condition**
Date.....July 11, 2023

▪ **Request**

The applicant is proposing to vary the front yard setback requirement from 30-feet to 20-feet for a 2-story home over a basement. The finished square footage of the home will be 2,443 square feet. The applicant is basing the hardship on extreme topography that steeply slopes approximately 100 feet from the road down to Lake Lanier. The surrounding properties include single-family homes.

▪ **Background Information and Existing Conditions**

The property is located within a single-family neighborhood and fronts the cul-de-sac at the end of Patten Drive. The property is heavily wooded and steeply slopes toward Lake Lanier. Part of a 100 foot wide Georgia Power easement is located along the easterly side of the property.

▪ **Significant Factors**

The Ordinance requires the applicant's claim for hardship must be based on the size or shape of the lot, its topography, or other physical characteristics inherent in the lot itself and not on the desired aesthetics. Further, the Code states that a variance shall not be granted as a convenience to the applicant or as a way to gain any advantage or interest over similarly zoned properties.

The applicant's hardship is based on the steep topography and states that there is no ability to construct the home without a front yard setback variance.

▪ **Other Departmental Comments**

There are no other departmental comments for this request.

▪ **Supporting Documents**

Statement of Hardship, Plat, and Concept Plan.

▪ **Analysis**

(1) Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography?

There is an elevation distance of approximately 100 feet from the Corps line up to the front property line. The applicant is basing the hardship on the steep topography.

(2) Would the application of the Unified Land Development Code to this particular piece of property create an unnecessary hardship?

The purpose of the building setback requirement is to provide for uniformity of building placement and sufficient access. The reduction of the front yard setback to 20-feet would place the proposed home closer to the front yard setback than most of the existing homes. Reducing the size/depth of the home could be an option but the proposed home is similar in size as other homes in the neighborhood. Sufficient access and adequate separation do not appear to be an issue if the variance were granted.

(3) Are there conditions that are peculiar to the property which adversely affect its reasonable uses or usability as currently zoned?

The property is zoned Residential-I (R-I) which allows for single-family residential uses. The property would retain its right to be used for single-family purposes regardless of the setback variance. In order to adhere to the current front yard setback requirement, the site would need to be significantly graded.

(4) Would relief, if granted, cause substantial detriment to the public good or impair the purposes and intent of this ordinance?

The steep topography makes it difficult to construct the proposed home. The applicant desires to build the single-family home without significantly grading the existing lot. If the variance were to be approved, the proposed home will be closer to the nearby homes. Overall, the variance request would not appear to cause detriment to the public good.

(5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.

The sloping topography impacts the location in which to build the home. Building the home would require significant grading and will not logistically work given condition of the existing lot. The proposed location appears to make the most sense with less impact.

(6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.

The property owner bought the existing lot and did not realize a front setback variance would be necessary.

▪ **Staff Recommendation**

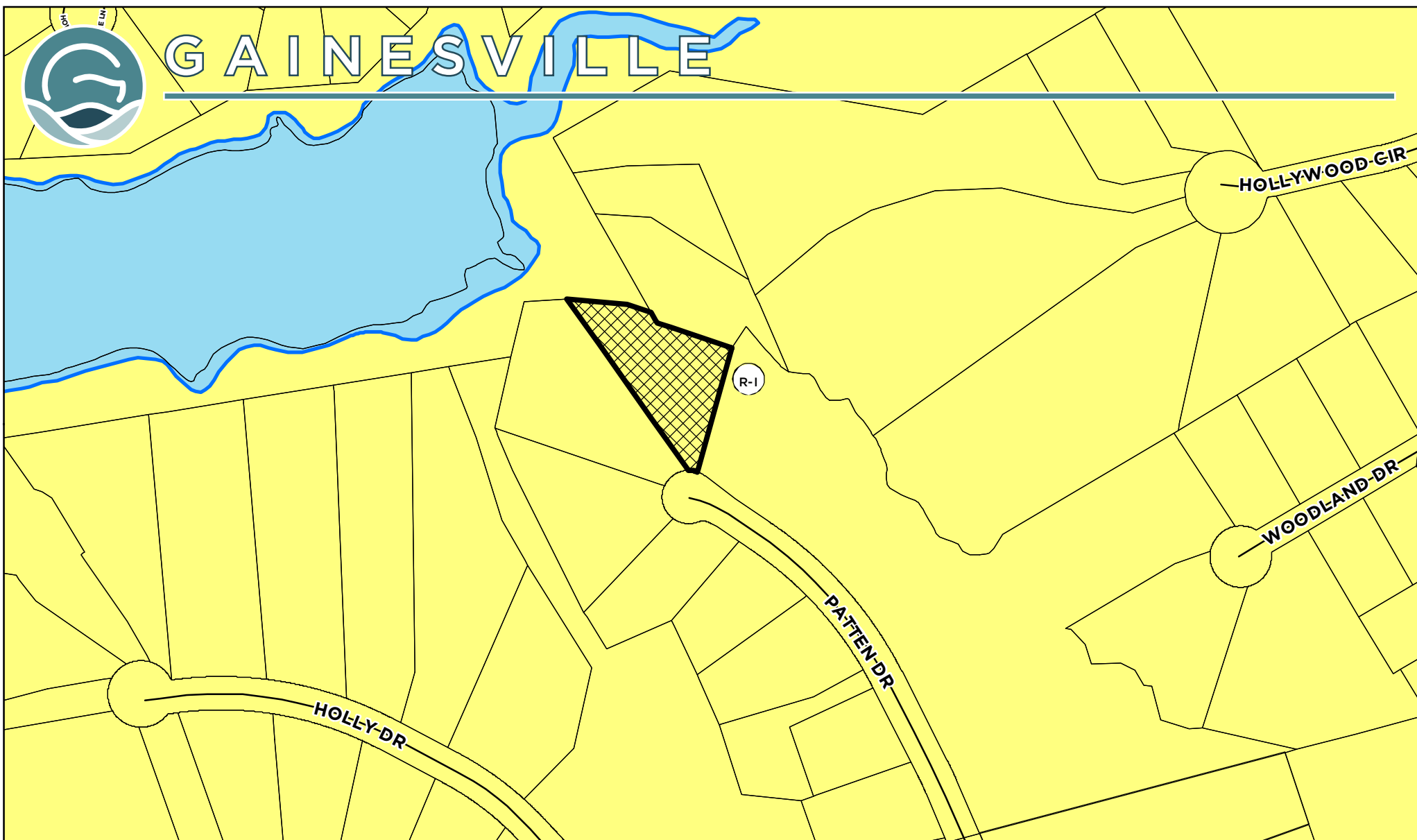
The Planning Division staff is recommending **approval** of this variance request based on the steep topography.

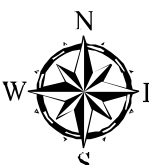
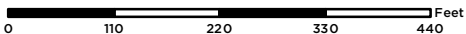
Condition

The proposed single-family home shall be generally consistent with the standards depicted on the site plan and architectural rendering provided with the variance application.



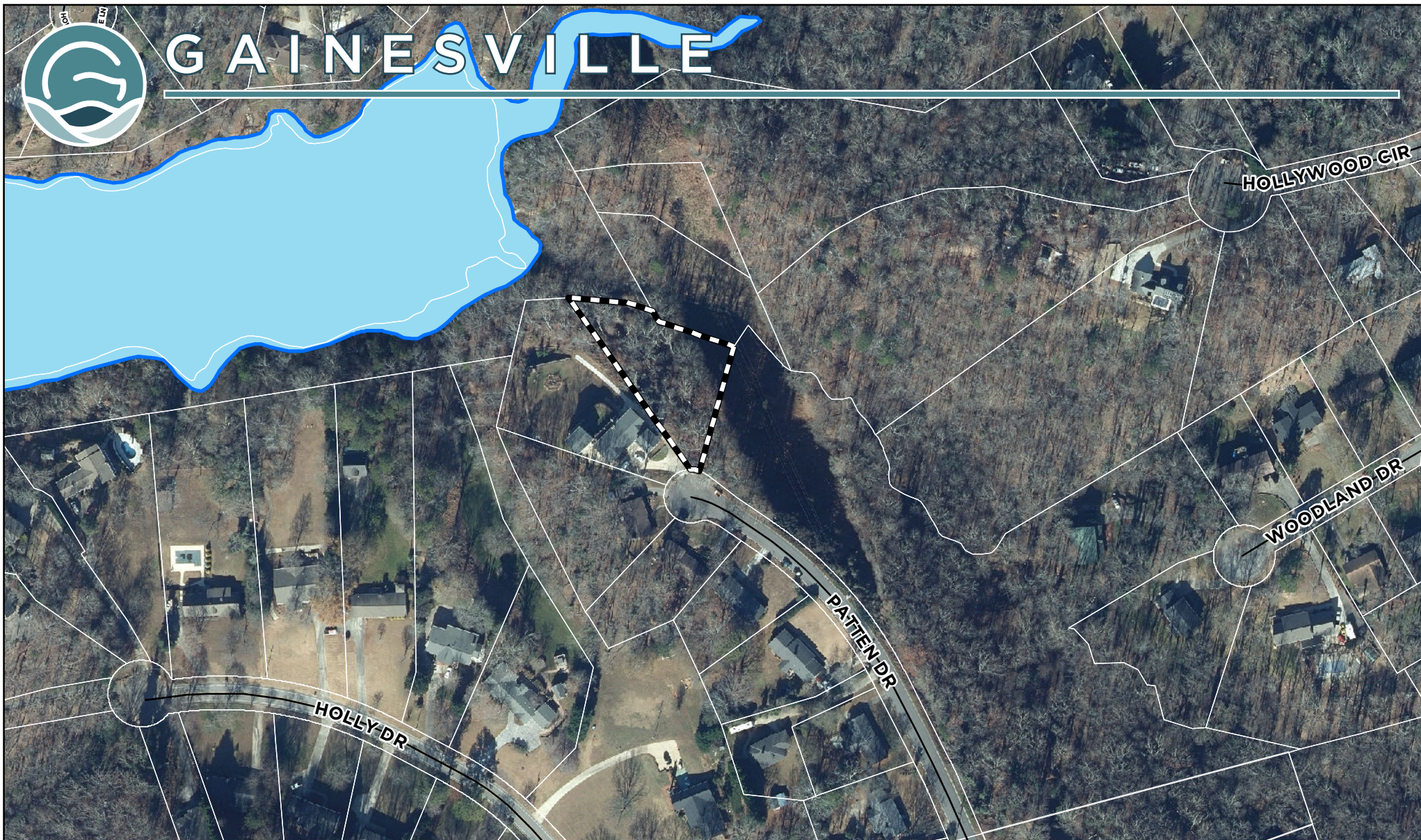
GAINESVILLE

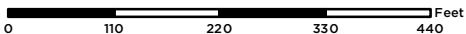
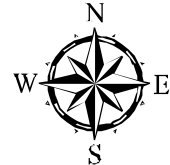


Applicant: DOUG SHERRILL (LAND DEVELOPMENT PROFESSIONALS)		Request: Front yard setback variance on a +/- 0.69 AC tract zoned Residential-I (R-1) for a two-story home over a basement.	
VARIANCE REQUEST			
Subject Property Address: 1550 Patten Drive	Tax Parcel: 01-111-001-083	 Subject Property	
Meeting Date: 07/11/2023	Map Prepared: 06/12/2023	 SCALE: 1" = 200'	



GAINESVILLE



Applicant: DOUG SHERRILL (LAND DEVELOPMENT PROFESSIONALS)		Request: Front yard setback variance on a +/- 0.69 AC tract zoned Residential-I (R-I) for a two-story home over a basement.	
VARIANCE REQUEST			
Subject Property Address: 1550 Patten Drive	Tax Parcel: 01-111-001-083	 Subject Property	Aerial from 2021
Meeting Date: 07/11/2023	Map Prepared: 06/12/2023	 SCALE: 1" = 200'	

Variance Request

STATEMENT OF HARDSHIP

The Gainesville Planning and Appeals Board has the authority, in specific cases, to grant variances from the terms of the Unified Land Development Code of the City of Gainesville, Georgia, when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Unified Land Development Code will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Unified Land Development Code. Variances may be granted only upon a finding by the Gainesville Planning and Appeals Board that:

Describe how each situation listed below relates to your application.

1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. (The hardship must relate to the physical character of the lot and not to a personal or economic hardship.)

The extreme topography of the property hinders reasonable construction.

2) The application of the requirements of this resolution to this particular property would create an unnecessary hardship.

The extreme topography of the property hinders reasonable construction.

3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.

The extreme topography of the property hinders reasonable construction.

4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district. Such conditions are not the result of any actions of the property owner.

The adjoining properties will not be negatively impacted by the approval of this variance.

5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.

The extreme topography of the property hinders reasonable construction.

6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.

The extreme topography of the property hinders reasonable construction.

I hereby certify that the above information and all attached information is true and correct.

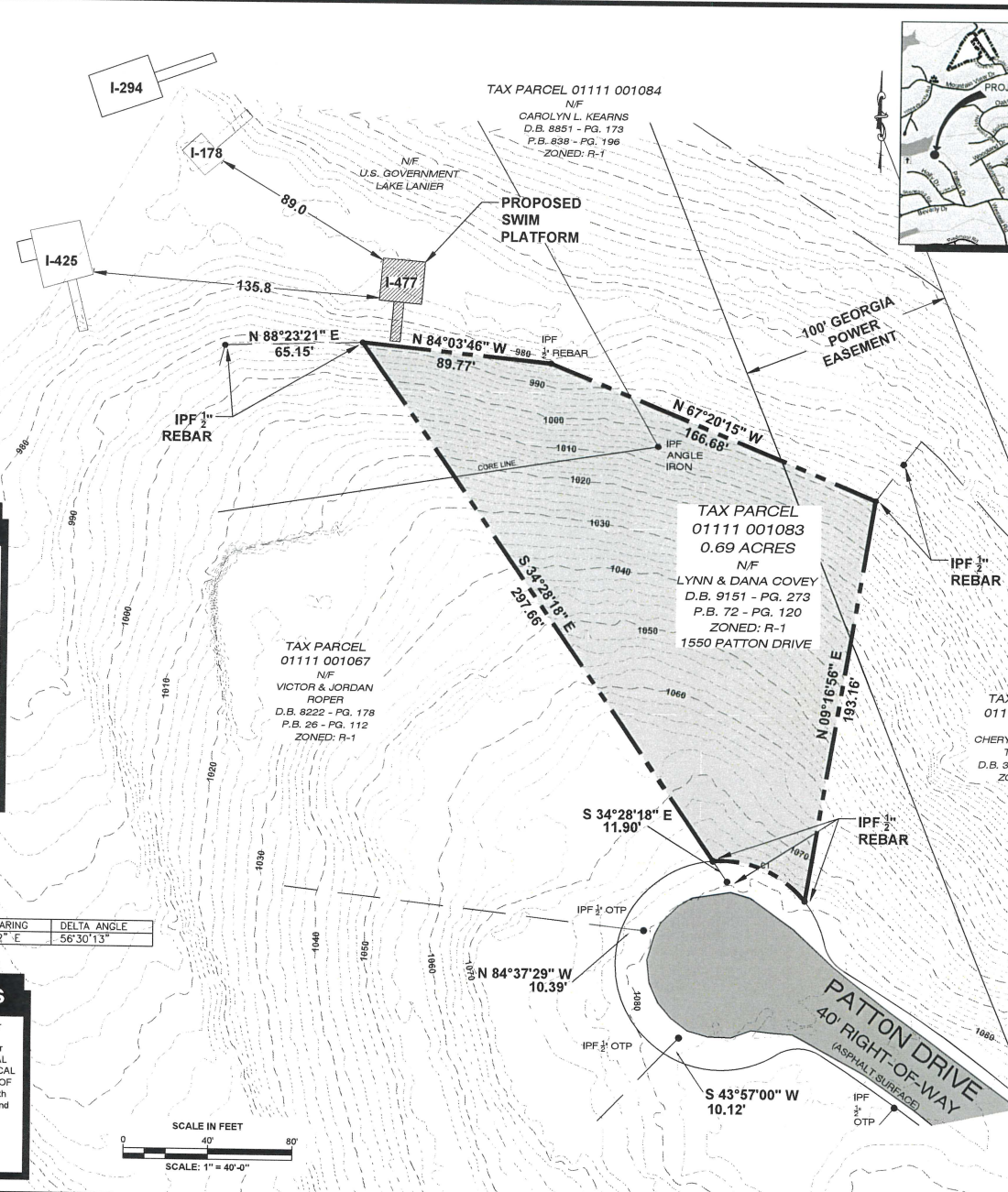
Signature of Applicant:



Date: May 25, 2023

RESERVED FOR RECORDING INFORMATION

GRID NORTH GEORGIA WEST ZONE



NOTE:

- ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)
- IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.225.040)
- THIS PROPERTY OR A PORTION THEREOF IS LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0180G, HALL COUNTY GEORGIA, DATED 04/04/2018.
- THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
- IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)

SURVEY NOTES

1. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 69,054 FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE.
2. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 293,654 FEET.
3. EQUIPMENT USED: TOPCON GPT 3002W 2" FOR ANGULAR AND LINEAR MEASUREMENTS.
4. THIS SURVEY WAS PREPARED WITHOUT THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY AND ALL DISCLOSURES THAT A TITLE SEARCH MAY PRODUCE.
5. IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF THE GEORGIA PLAT ACT OCGA 15-6-67.
6. BY GRAPHICALLY SCALING, THIS PROPERTY IS LOCATED IN 100 YEAR FLOOD ZONE, REFERENCE MAP: FLOOD INSURANCE RATE MAP, COMMUNITY-PANEL NUMBER: 13139C0180G, DATED 04/04/2018.

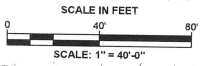
NOTE:
BOUNDARY SURVEY PROVIDED BY KELLY SURVEYING OF DAHLONEGA, GA. MICHAEL S. KELLY R.L.S. #2313.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE
C1	50.00'	49.31'	47.33'	S 66°40'12" E	56°30'13"

SURVEYOR CERTIFICATIONS

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated herein. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Douglas R. Sherrill



LEGEND

- AI.....ANGLE IRON FOUND
- BSL.....BUILDING SETBACK LINE
- CMF.....CONCRETE MONUMENT FOUND
- CMR.....CORRUGATED METAL PIPE
- CPP.....CORRUGATED PLASTIC PIPE
- DI.....DROP INLET
- DB,PG.....DEED BOOK, PAGE
- FI.....FIRE HYDRANT
- GW.....GUY WIRE
- HW.....HEAD WALL
- IPF.....IRON PIN FOUND
- IPS.....IRON PIN SET (5/8" REBAR)
- LL.....LAND LOT
- LLL.....LAND LOT LINE
- MH.....MANHOLE
- N/F.....NOW OR FORMERLY
- OTP.....OPEN TOP PIPE
- P.....POWER LINE
- P/C.....PROPERTY CORNER
- PL.....PROPERTY LINE
- PB,PG.....PLAT BOOK, PAGE
- POB.....POINT OF BEGINNING
- PP.....POWER POLE
- RSL.....REAR SETBACK LINE
- R/W.....RIGHT-OF-WAY
- SSL.....SIDE SETBACK LINE
- TI.....GPS TARGET
- WM.....WATER METER
- WW.....WATER VALVE
- (W).....PHORUSED WELL
- (W).....EXISTING WELL

LAND SURVEYING AND PLANNING
GA #2995
131 Prominence Court
Dawsonville, GA 30534
Office: 706.300.7178
www.LDPofga.com
doug@ldpofga.com
LSF001192

LDP
LAND DEVELOPMENT PROFESSIONALS

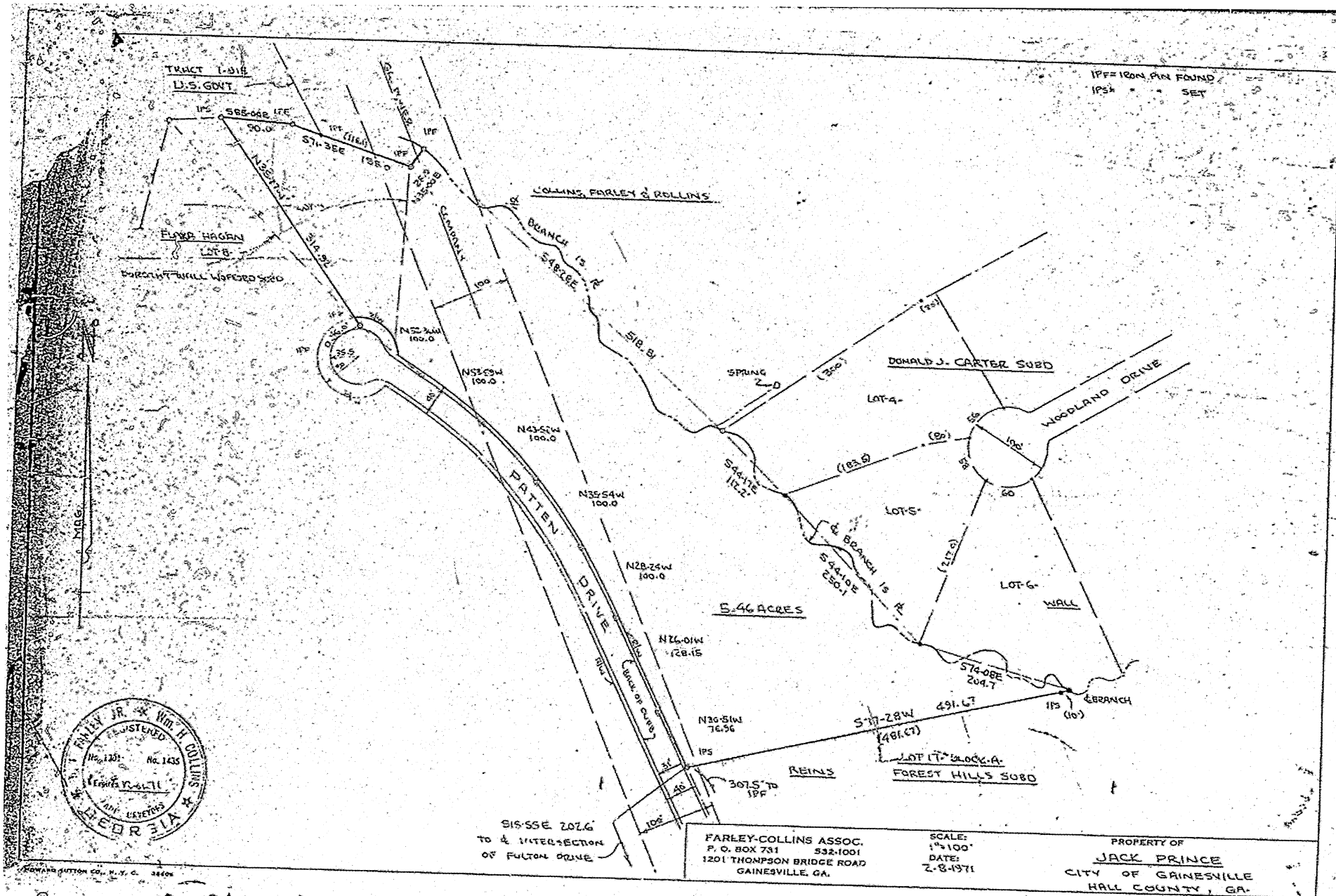


Revision Number	Date:	Description:	Date: November 30, 2022
			Field Date: November, 2022
			DRAWN BY: JW
			DWG FILE: COVEY
			FIELD CREW: LDP
			Job #: 5110.001
			Checked By: DRS
			Field Book: Carlson Surveyor 2

Topo Survey for:
LYNN & DANA COVEY

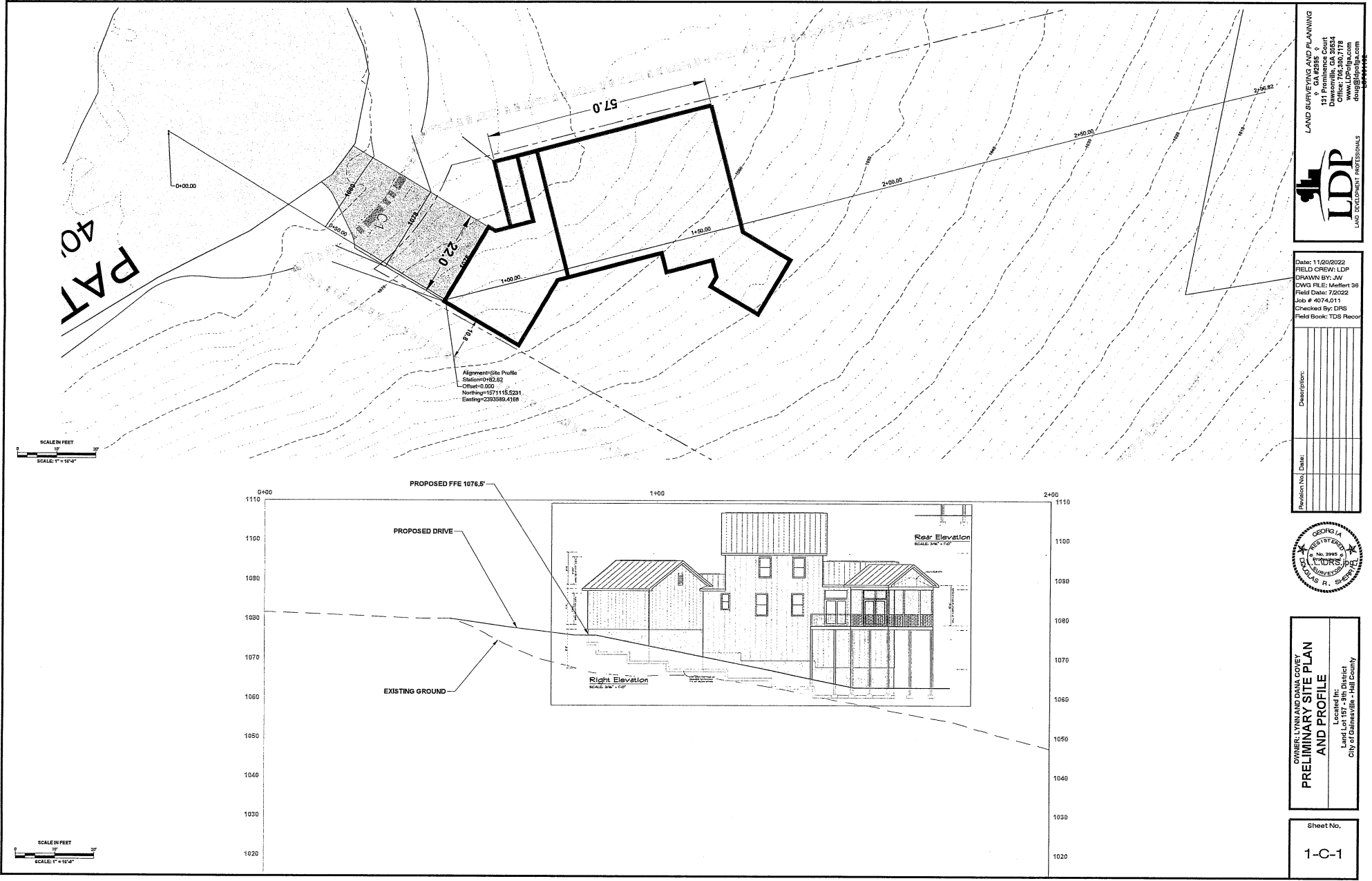
Located In:
Land Lot 157 - 9th District
City of Gainesville
Hall County, Georgia

Sheet No.
1 of 1



Recorded October 17, 1978

H. Oddy Watson, Clerk



LAND SURVEYING AND PLANNING
GA 8558
131 Prominence Court
Doraville, GA 30095
Office: 770.360.7178
doug@lppga.com
www.lppga.com

LDP
LAND DEVELOPMENT PROFESSIONALS

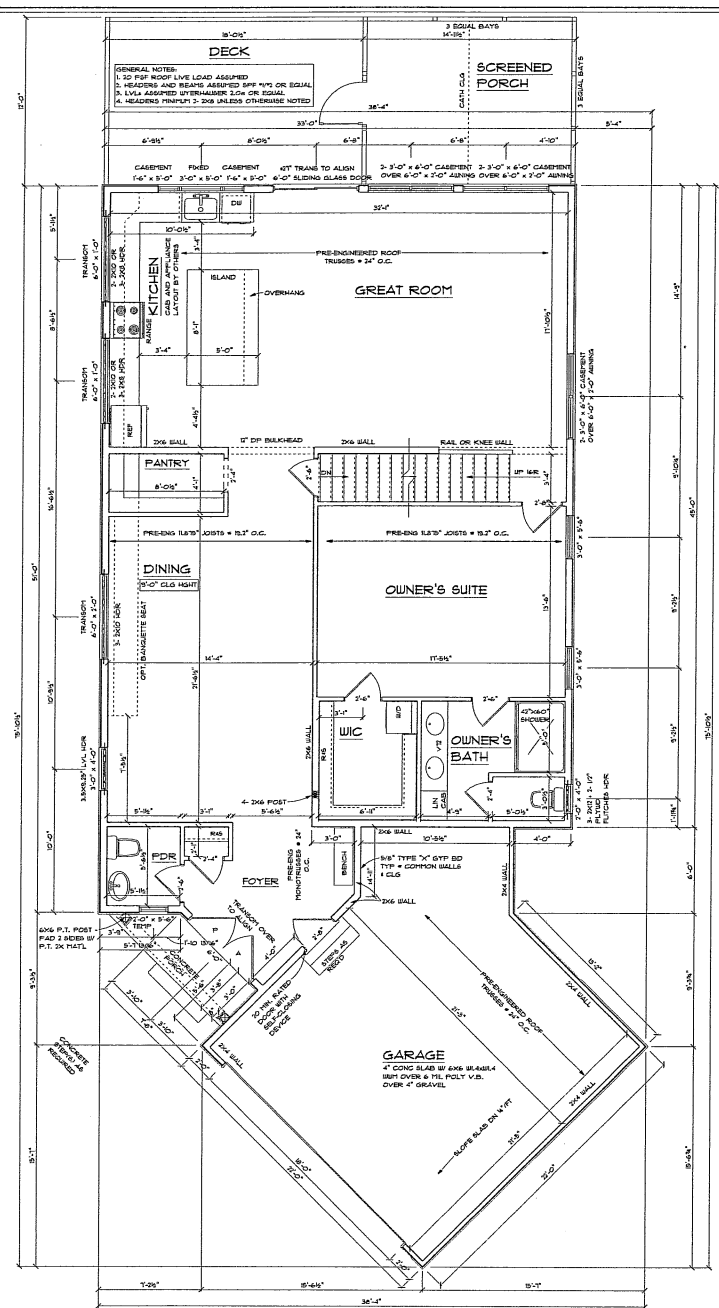
Date: 11/20/2022
FIELD CREW: LDP
DRAWN BY: JW
DWG FILE: Melfert 36
Field Date: 7/20/22
Job #: 4074.011
Checked By: DRS
Field Book: TDS Record

Revision No.	Date	Description



OWNER: LYNN AND DANA CONVEY
**PRELIMINARY SITE PLAN
AND PROFILE**
Located In:
Town of Lithia Springs
City of Spalding County

Sheet No.
1-C-1



NOTE: 1/4" RAIL BALL NOT
2X6 EXTERIOR WALLS I.D.N.
25 DWS. 2X6 EXTERIOR WALLS

APPROXIMATELY 1621 GFSF

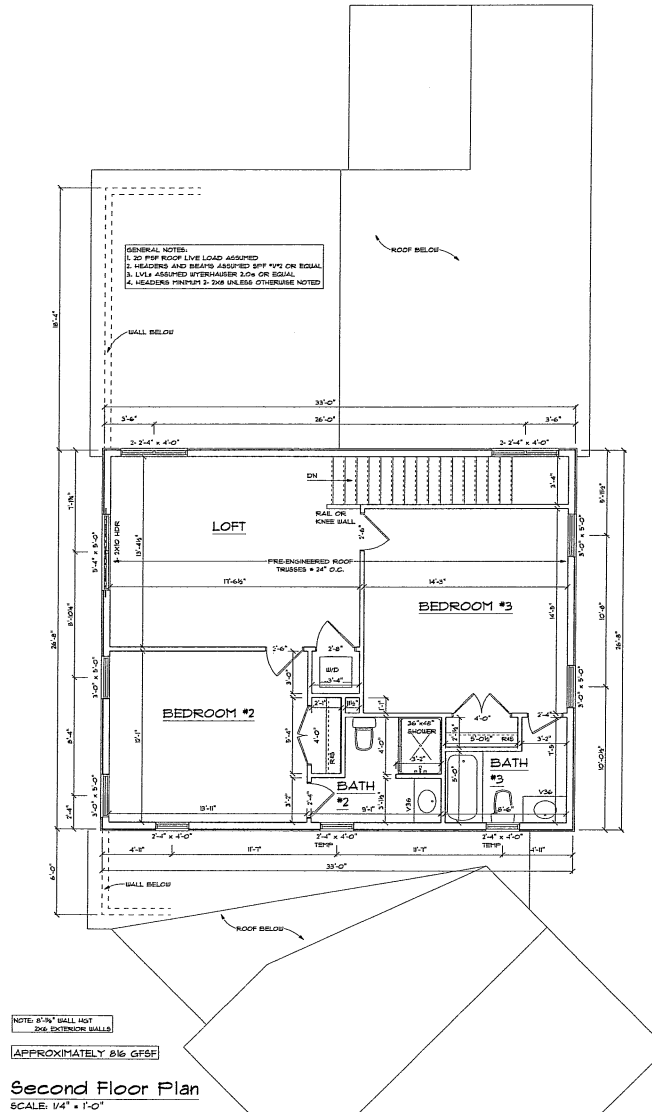
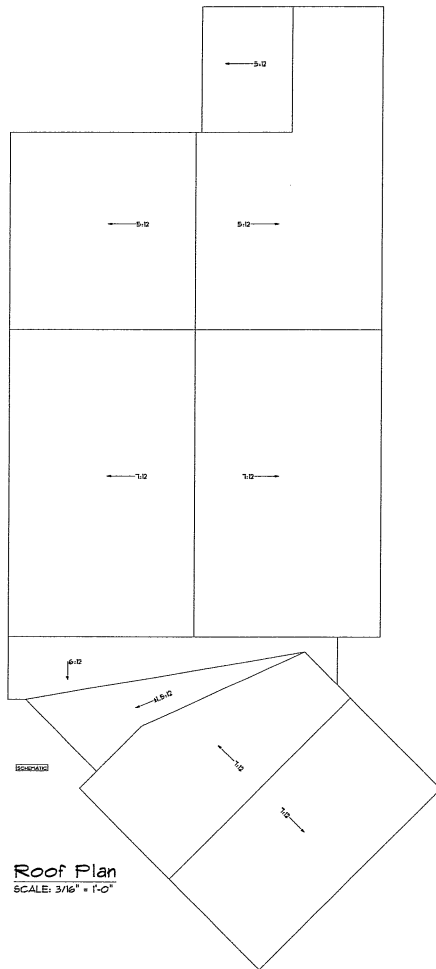
First Floor Plan
SCALE 1/4" = 1'-0"

Progress Set - Not for Construction

The Covey Residence

Patten Drive, Gainesville, Georgia

REVISION	
DATE	05-03-2023
SHEET NO.	A-4
	© 2023



NOTES

1.0 GENERAL

1.01 THE BIDDER SHALL BE RESPONSIBLE AND LIABLE FOR FULL COMPLIANCE WITH ALL APPLICABLE BUILDING CODES, ORDINANCES, REGULATIONS, AND AMENDMENTS, AND ALL OTHER AUTHORITIES HAVING JURISDICTION, WHETHER OR NOT SUCH CODES AND REGULATIONS ARE EXPLICITLY DOCUMENTED IN THESE DRAWINGS. CONSTRUCTION SHALL COMPLY WITH THE INTERPRETATIONS OF THE LOCAL BUILDING OFFICIAL. IF THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IS AT VARIANCE WITH THESE PLANS OR SPECIFICATIONS, THE BIDDING CONTRACTOR SHALL OBTAIN THE INTERPRETATION OF THE LOCAL BUILDING OFFICIAL IN WRITING. A BUILDING PERMIT OR TO CONSTRUCT THE STRUCTURE DOCUMENTED HEREIN SHALL CONSTITUTE ACCEPTANCE OF THESE CONDITIONS BY THE BIDDER.

1.02 IN THE EVENT OF A DISCREPANCY BETWEEN THE ARCHITECTURAL PLANS OR SPECIFICATIONS AND THE STRUCTURAL DRAWINGS, THE STRUCTURAL DRAWINGS SHALL TAKE PRECEDENCE.

1.03 DESIGN LOADS:

TYPE	UNIFORM (PSF) DEAD LOAD (DL)	WIND (PSF)
ROOF	20	15
SLEEPING ROOMS	30	10
OTHER LIVING AREAS	40	15
GARAGE FLOORS	60	30
DECKS	40	10
EXTERIOR BALCONIES	40	10

2.0 SITEWORK

2.01 SITE WORK IS NOT ADDRESS IN THESE DOCUMENTS.

3.0 CONCRETE/FOUNDATIONS

3.01 ALL REINFORCED CONCRETE WORK SHALL BE IN ACCORDANCE WITH THE AMERICAN CONCRETE INSTITUTE ACI 308, CURRENT EDITION. ALL PLANS SHALL CONFORM TO ACI 318.1, AND ALL REINFORCING SHALL BE REINFORCING CAGE-PLATE CONSTRUCTION.

3.02 MINIMUM SPECIFIED COMPRESSIVE STRENGTH IS 28 DAYS:

LOCATION/DESCRIPTION	FL 2020
BASEMENT WALLS AND FOUNDATIONS NOT EXPOSED TO WEATHER	3500
BASEMENT WALLS AND INTERIOR SLABS ON GRADE	3500
BASEMENT WALLS, EXTERIOR FOUNDATION WALLS AND OTHER WORK EXPOSED TO WEATHER	3500
TRAVELWAYS, CURBS, WALKS, WELLS, FENCES, STREETS/DRIVEWAYS AND UNPAVED GARAGE SLABS EXPOSED TO WEATHER	3500

3.03 THICKNESS AND REINFORCING OF CONCRETE FOUNDATION WALLS SHALL CONFORM TO 2018 IRC TABLE A401.2-13-4L, OR WITH REINFORCED STRUCTURAL DRAWINGS SPECIFIC TO THE SITE SOIL AND GRADE CONDITIONS.

4.0 MASONRY

4.01 ALL MASONRY WORK SHALL CONFORM TO THE APPLICABLE REQUIREMENTS OF THE IRC AND IBC. "SPECIFICATION FOR CONCRETE MASONRY CONSTRUCTION."

4.02 BRICK VENEER WALLS SHALL HAVE NON-CORROSIVE METAL TIES AT MINIMUM 24" O.C. VERTICALLY AND HORIZONTALS AND WEEP HOLES AT 24" O.C. AT BASE (FILLING AND CAVITY INTERRUPTERS).

5.0 METALS

5.01 FOUNDATION ANCHOR BOLTS SHALL BE PROVIDED AT MINIMUM 6" O.C. AND 12" FROM THE END OF EACH PLATE SECTION, WITH MINIMUM TWO (2) ANCHORS PER SECTION OF PLATE. ANCHOR STRAPS SHALL BE PROVIDED TO ACHIEVE EQUIVALENT CAPACITY MAY BE SUBSTITUTED FOR ANCHOR BOLTS.

5.02 ALL METAL ANCHORS, HANGERS, ETC. SHALL BE GALVANIZED. ALL STRUCTURAL STEEL WIDE-FLANGE BEAMS SHALL CONFORM TO ASTM A992 WITH MINIMUM STRENGTH $F_y = 50$ KSI. ALL STRUCTURAL STEEL CHANNELS, ANGLES, ROOF AND GABLE STILES SHALL CONFORM TO ASTM A36 WITH MINIMUM STRENGTH $F_y = 36$ KSI.

5.03 ADJUSTABLE STEEL COLLARS SHALL BE MINIMUM 1/2" GAUGE, ASTM A513 OR BETTER, AND SHALL MEET OR EXCEED ASIA PULVERIZED FUELED EGG CEMENT STEEL PIPE COLUMNS SHALL CONFORM TO ASTM A53 GRADE B WITH MINIMUM STRENGTH $F_y = 35$ KSI. COLLARS SHALL HAVE A MINIMUM 8" X 1/4" PLATE, SCREW AND SHALL BE ENCASED IN CONCRETE OR TIE WELDED AFTER INSTALLATION.

6.0 WOOD

6.01 SLAT PLATES AND ALL WOOD IN CONTACT WITH MASONRY OR CONCRETE, AND ALL EXPOSED EXTERIOR LUMBER, SHALL BE PRESURE TREATED TO MEET AWWA STANDARDS.

6.02 MOISTURE CONTENT OF ALL LUMBER SHALL NOT EXCEED 19%.

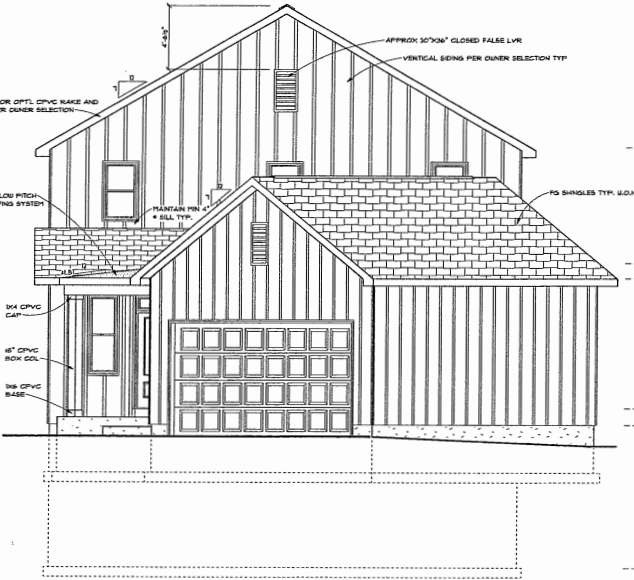
6.03 WOOD BEAMS, JOISTS, HEADERS AND RAFTERS SHALL BE MINIMUM 4" X 12" OR EQUAL UNLESS OTHERWISE NOTED.

6.04 VULNERABLES SHALL BE 1-3/4" WIDE, DEPTH PER PLANS, DANGER FOR VULNERABLES SPECIFICATIONS, WITH THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2400$ PSI, $F_c = 1750$ PSI, $F_v = 2.250$ PSI, $E = 281$ PSI, $G = 0.000000$ PSI.

6.05 PL MEMBERS SHALL BE SIZED PER PLANS, WITH THE FOLLOWING MINIMUM PROPERTIES: $F_b = 2400$ PSI, $F_c = 1750$ PSI, $F_v = 2.250$ PSI, $E = 281$ PSI, $G = 0.000000$ PSI.

6.06 PREFABRICATED FLOOR JOISTS OR FLOOR TRUSSES SHALL BE DESIGNED TO CARRY ALL IMPOSED LIVE AND DEAD LOADS WITH THE LIVE LOAD DEFLECTION NOT TO EXCEED L/480. ALL LAMINATED BEAMS AND BLAST JOISTS TO BE DESIGNED/ENGINEERED BY A PROFESSIONAL ENGINEER. THE MANUFACTURER SHALL PROVIDE ALL REQUIRED HANGERS, SHEAR PANELS, AND CONNECTIONS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SIGNED AND SEALED IF REQUIRED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.

6.07 PRE-ENGINEERED TRUSSES SHALL BE DESIGNED AND MANUFACTURED IN ACCORDANCE WITH THE REQUIREMENTS TO CARRY ALL IMPOSED LIVE AND DEAD LOADS. THE MANUFACTURER SHALL SUPPLY ALL REQUIRED HANGERS, HOLLOW-CHORD TRUSSES, SHEAR PANELS AND OTHER REQUIRED COMPONENTS. THE MANUFACTURER SHALL ALSO PROVIDE ALL DRAWINGS REQUIRED FOR PERMIT AND ERECTION PURPOSES, SIGNED AND SEALED IF REQUIRED BY A PROFESSIONAL ENGINEER REGISTERED IN THE STATE WHERE THE JOB IS TO BE BUILT.



Front Elevation

SCALE: 1/4" = 1'-0"

6.08 JOISTS SHALL BE DOUBLE UNDER PARALLEL WALLS THAT EXCEED ONE-FOURTH THE JOIST LENGTH. JOISTS SHALL BE SPACED DOUBLE UNDER BOTH TYPICAL OR MANUFACTURED, POTENTIAL WATER BESS AND SHEAR ANTICIPATED JOISTING CONDITIONS. JOISTS SHALL NOT BE CUT, NOTCHED OR DRILLED EXCEPT AS PERMITTED BY 2018 IRC A401.2 OR OTHER APPLICABLE CODE.

6.09 HEADERS OVER FRAMED OPENINGS IN BEARING WALLS SHALL BE MINIMUM 2-2X12 UNLESS OTHERWISE NOTED ON DRAWINGS, BUT SHALL IN NO EVENT BE LESS THAN SPECIFIED IN 2018 IRC TABLE N03.4 OR OTHER APPLICABLE CODE.

6.10 STAIR TREADS SHALL HAVE A MINIMUM DEPTH OF 10" TREADS SHALL HAVE A PROTECTING RISING OF MINIMUM 1/2" MAXIMUM 1/2", UNLESS TREAD DEPTH IS 12" OR GREATER. STAIR RISES SHALL HAVE A MINIMUM HEIGHT OF 7 1/2".

6.11 STAIR HANDRAILS SHALL BE LOCATED BETWEEN 34" AND 38" ABOVE THE SLOPED PLANE CONNECTING THE NOSE OF THE ASSOCIATED STAIR HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH FLIGHT OF STAIRS OR FOUR OR MORE RISERS AND SHALL BE CONTINUOUS OVER THE FLIGHT. UNLESS OTHERWISE NOTED IN THESE PLANS, STAIR HANDRAILS SHALL HAVE A GRIP OF TYPE 1 CIRCULAR HANDRAILS SHALL HAVE A DIAMETER OF BETWEEN 1 1/4" AND 1 3/4" NON-CIRCULAR HANDRAILS SHALL HAVE A PERIMETER OF BETWEEN 4" AND 6" AND A MINIMUM CROSS SECTION WIDTH OF 2 1/4".

7.0 THERMAL AND MOISTURE PROTECTION

7.01 3/8" X 3/8" AIR COMPRESSION SEAL SHALL BE PROVIDED BETWEEN ALL EXTERIOR SLAT PLATES.

7.02 PROVIDE APPROVED CORROSION RESISTANT FLASHING AT THE INTERSECTION OF MASONRY AND WOOD FRAME CONSTRUCTION, OVER PROTECTIVE TIE, WOOD JOISTS, PURLINS, AND THE LIKE ARE ATTACHED TO WOOD FRAME CONSTRUCTION. IN ROOF TO WALL AND ROOF TO CHIMNEY INTERSECTIONS, IN ROOF VALLEYS, AT ALL JOINT PENETRATIONS, AT ALL WALL OPENINGS, AT ALL CAVITY INTERRUPTERS AT MASONRY VENEER, AND AT ALL OTHER LOCATIONS REQUIRED TO PREVENT WATER PENETRATION OF THE STRUCTURE.

7.03 PROVIDE EXTERIOR FINISHES AS SHOWN ON DRAWINGS, METALS PER MANUFACTURER'S INSTRUCTIONS AND SPECIFICATIONS OVER APPROVED WATERPROOFER/WEATHER RESISTANT BARRIER.

7.04 PROVIDE SOFT VENTS AND ROOF VENTS AS SHOWN ON THE DRAWINGS AND SUPPLEMENTAL ROOF VENTS (EAVE) REQUIRED TO MAINTAIN MINIMUM 2400 FPM FREE VENTILATION FOR HORIZONTALLY PROJECTED ROOF AREA. METAL PLASTIC OR CARBONADO RAFTERS IN EACH TRUSS/RAFTER BAY TO MAINTAIN FREE AIR FLOW. ALL VENTILATORS SHALL BE OPEN TO MAIN ROOF ATTIC TO ALLOW FREE AIR FLOW.

THE MECHANICAL CONTRACTOR SHALL BE RESPONSIBLE FOR CALCULATING HEATING AND COOLING LOADS, EXTENDING EXISTING SYSTEMS, AND/OR DESIGNING NEW HVAC SYSTEMS IN FULL COMPLIANCE WITH 2018 IECC SECTION 6.2.

GENERAL CONSTRUCTION NOTES

1. THE CONTRACTOR SHALL SECURE ALL NECESSARY PERMITS. CONSTRUCTION SHALL BE IN FULL ACCORDANCE WITH ALL LOCAL CODES AND REGULATIONS IN EFFECT AT THE TIME OF PERMIT ISSUANCE.

2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR INITIATING, MAINTAINING AND SUPERVISING ALL SAFETY PROGRAMS AND PRECAUTIONS IN CONNECTION WITH THE WORK. THE CONTRACTOR SHALL TAKE ALL REASONABLE PRECAUTIONS AND PROVIDE ALL REASONABLE PROTECTION TO PREVENT DAMAGE, INJURY OR LOSS TO ALL EMPLOYEES ON THE WORK AND ALL OTHER PERSONS WHO MAY BE AFFECTED THEREBY. INCLUDING THE HOMEOWNER, HIS FAMILY, AND OTHERS WHO MAY BE ON THE PREMISES FROM TIME TO TIME. ALL THE WORK AND ALL MATERIALS AND EQUIPMENT TO BE INCORPORATED THEREIN AND OTHER PROPERTY AT THE SITE OR ADJACENT THEREIN, INCLUDING THE EXISTING RESIDENCE, DRIVEWAYS, LEAD WALKS, OR OTHER STRUCTURES.

3. ANY DAMAGE OR LOSS TO ANY PROPERTY REFERENCED IN ITEM #2 CAUSED IN WHOLE OR IN PART BY THE CONTRACTOR, ANY OF HIS SUBCONTRACTORS, OR BY ANYONE DIRECTLY OR INDIRECTLY EMPLOYED BY ANY OF THEM SHALL BE REMEDIED BY THE CONTRACTOR.

4. IF, WITHIN ONE YEAR AFTER THE WORK HAS BEEN ACCEPTED BY THE OWNER, ANY OF THE WORK IS FOUND TO BE DEFECTIVE OR NOT IN CONFORMANCE WITH THE CONTRACT DOCUMENTS, THE CONTRACTOR SHALL CORRECT IT PROMPTLY UPON RECEIPT OF WRITTEN NOTICE BY THE OWNER TO DO SO. THE OWNER SHALL MAKE ALL COSTS FOR SUCH CORRECTION, UNLESS THE OWNER HAS PREVIOUSLY PROVIDED THE CONTRACTOR WRITTEN NOTICE OF ACCEPTANCE OF SUCH CORRECTION.

5. ALL PROJECT DEBRIS SHALL BE DISPOSED OF OFF THE SITE BY THE CONTRACTOR.

2018 IECC ENERGY CODE COMPLIANCE REQUIREMENTS

COMPLIANCE CERTIFICATE	THE BUILDING SHALL CONFORM TO THE FOLLOWING MANDATORY COMPLIANCE REQUIREMENTS FOR THE 2018 INTERNATIONAL ENERGY CONSERVATION CODE:
MAXIMUM PENETRATION (UNION AND JOINT)	A PERMANENT CERTIFICATE APPROVED BY THE LOCAL JURISDICTION DESCRIBING THE R-VALUE, U-FACTOR, AND SIZING OF THE BUILDING COMPONENTS AND WEATHER AIR LEAKAGE TEST RESULTS SHALL BE AFFIXED TO THE ELECTRICAL DISTRIBUTION PANEL OR ANOTHER LOCATION APPROVED BY THE LOCAL JURISDICTION, PER IECC A401.3 (IECC N1103.1.4).
INAC CONTROLS	THE MAXIMUM U-FACTOR ALLOWED USING EITHER THE TOTAL UA ALTERNATIVE METHOD FOR IECC A401.3.1 (IECC N1103.1.4) OR THE SIMULATED PERFORMANCE ALTERNATIVE FOR IECC A401.3.2 (IECC N1103.1.5) SHALL BE 0.10 FOR VERTICAL PENETRATION AND 0.15 FOR SLAB/JOIST PER IECC A401.3.1 (IECC N1103.1.4).
HEAT PUMP SUPPLEMENTARY HEAT	EACH HEATING AND COOLING SYSTEM SHALL HAVE AT LEAST ONE THERMOSTAT PER IECC A401.3.1 (IECC N1103.1.4). THE THERMOSTAT CONTROLLING THE PRIMARY HEATING AND COOLING SYSTEM SHALL BE A PROGRAMMABLE THERMOSTAT PER IECC A401.3.1 (IECC N1103.1.4).
DUCT SEALING	HEAT PUMPS WITH SUPPLEMENTARY ELECTRIC RESISTANCE HEAT SHALL HAVE CONTROLS THAT, DURING OPERATION, PREVENT SUPPLEMENTARY HEAT FROM OPERATING WHEN THE HEAT PUMP COMPRESSOR CAN MEET THE HEATING LOAD PER IECC A401.3.2 (IECC N1103.1.4).
BUILDING CAVITIES AS DUCTS OR PENETRATION	WHEN NEW FORCED AIR SYSTEMS ARE PROVIDED, ALL DUCTS, AIR HANDLERS, AND FITTER WORKS SHALL BE SEALED PER IECC A401.3.1 (IECC N1103.1.4). DUCT TIGHTNESS SHALL BE VERIFIED BY EITHER A ROUGH-IN OR POSTCONSTRUCTION TEST PER IECC A401.3.3 (IECC N1103.1.4) UNLESS DUCTS AND AIR HANDLERS ARE LOCATED ENTIRELY WITHIN THE BUILDING THERMAL ENVELOPE.
MECHANICAL SYSTEM PIPING INSULATION	BUILDING FRAMING CAVITIES SHALL NOT BE USED AS DUCTS OR PENETRATION PER IECC A401.3.3 (IECC N1103.1.4).
CIRCULATING HOT WATER SYSTEMS	MECHANICAL SYSTEM PIPING CANALS OF CARRYING FLUIDS ABOVE 120°F OR BELOW 55°F SHALL BE INSULATED TO R-8 MINIMUM PER IECC A401.3.1 (IECC N1103.1.4). PIPING INSULATION EXPOSED TO WEATHER SHALL BE PROTECTED FROM DEGRADATION AND DECRY PER IECC A401.3.1 (IECC N1103.1.4).
MECHANICAL VENTILATION	THE BUILDING SHALL BE PROVIDED WITH VENTILATION PER IECC A401.3.1 (IECC N1103.1.4) OR OTHER APPROVED MEANS OF VENTILATION PER IECC A401.3.1 (IECC N1103.1.4). WHILE HOUSE VENTILATION SHALL MEET EFFICIENCY STANDARDS PER IECC A401.3.1 (IECC N1103.1.4).
EQUIPMENT SIZING	HEATING AND COOLING EQUIPMENT SHALL BE SIZED IN ACCORDANCE WITH ACCA MANUAL S BASED ON BUILDING LOADS CALCULATED IN ACCORDANCE WITH ACCA MANUAL S OR OTHER APPROVED HEATING AND COOLING CALCULATION METHODOLOGIES PER IECC A401.3.1 (IECC N1103.1.4).
SYSTEMS SERVING MULTIPLE DWELLING UNITS	CIRCULATING HOT WATER SYSTEMS SHALL BE PROVIDED WITH AN AUTOMATIC OR READY ACCESSIBLE MANUAL SWITCH TO TURN OFF THE CIRCULATING PUMP WHEN THE SYSTEM IS NOT IN USE PER IECC A401.3.1 (IECC N1103.1.4).
SHOWER VENT SYSTEMS CONTROLS	SHOWER AND ICE Melt SYSTEMS SUPPLIED THROUGH FIBER OPTIC TO THE BUILDING SHALL INCLUDE AUTOMATIC CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE NEAREST TEMPERATURE IS ABOVE 50°F AND NO PRECIPITATION IS FALLING, AND AUTOMATIC OR MANUAL CONTROLS CAPABLE OF SHUTTING OFF THE SYSTEM WHEN THE OUTDOOR TEMPERATURE IS ABOVE 40°F PER IECC A401.3.1 (IECC N1103.1.4).
POOLS AND INGROUND PERMANENTLY INSTALLED SPAS	POOLS AND INGROUND SPA HEATING SHALL HAVE AN ACCORDING ON/OFF SWITCH LOCATED ON THE OUTSIDE OF THE HEATER THAT ALLOWS SHUT-OFF WITHOUT AFFECTING THE THERMOSTAT SETTING PER IECC A401.3.1 (IECC N1103.1.4). GAS-FIRED HEATERS SHALL NOT HAVE CONSTANT BURNING PILOT LIGHTS. HEATERS SHALL HAVE TIME SWITCHES ON OTHER CONTROL METHODS TO AUTOMATICALLY TURN ON AND OFF PER A COVER PER IECC A401.3.1 (IECC N1103.1.4).
LIGHTING EQUIPMENT	A MINIMUM OF 90% OF THE LAMPS IN PERMANENTLY INSTALLED LIGHTING FIXTURES SHALL BE HIGH-EFFICIENCY LAMPS PER IECC A401.3.1 (IECC N1103.1.4).
FUEL GAS LIGHTING EQUIPMENT	FUEL GAS SYSTEMS SHALL NOT HAVE CONTINUOUSLY BURNING PILOT LIGHT SYSTEMS PER IECC A401.3.1 (IECC N1103.1.4).

THE BUILDING SHALL ALSO CONFORM TO THE FOLLOWING PRESCRIPTIVE REQUIREMENTS:

COMPLIANCE	PROHIBITED VALUE
CEILING/ROOF	R-49 UNCOMPRESSED OVER WALL TOP PLATE AT EAVES OR R-38 UNCOMPRESSED OVER WALL TOP PLATE AT EAVES
WALLS	R-25 CAVITY OR R-13 CAVITY PLUS R-5 CONTINUOUS
BASEMENT WALLS	R-19 CONTINUOUS OR R-13 CAVITY
FLOOR	R-38.2 DEPTH
CRAWL SPACE WALLS	R-19 CONTINUOUS OR R-13 CAVITY
FLOORS OVER UNCONDITIONED SPACE	R-19
DUCTS OUTSIDE CONDITIONED SPACE	R-4 FOR SUPPLY DUCTS IN ATTICS R-4 FOR ALL OTHER DUCTS
HOT WATER PIPES	R-4 UNLESS OTHERWISE ALLOWED BY IECC A401.3.3 (IECC N1103.1.4)
PENETRATION	U-FACTOR = 0.12 MAX. SHGC = 0.40 MAX.
SKYLIGHTS	U-FACTOR = 0.55 MAX. SHGC = 0.40 MAX.

Progress Set - Not for Construction

The Covey Residence
Patten Drive, Gainesville, Georgia

PROGRESS SET

DATE

05-03-2023

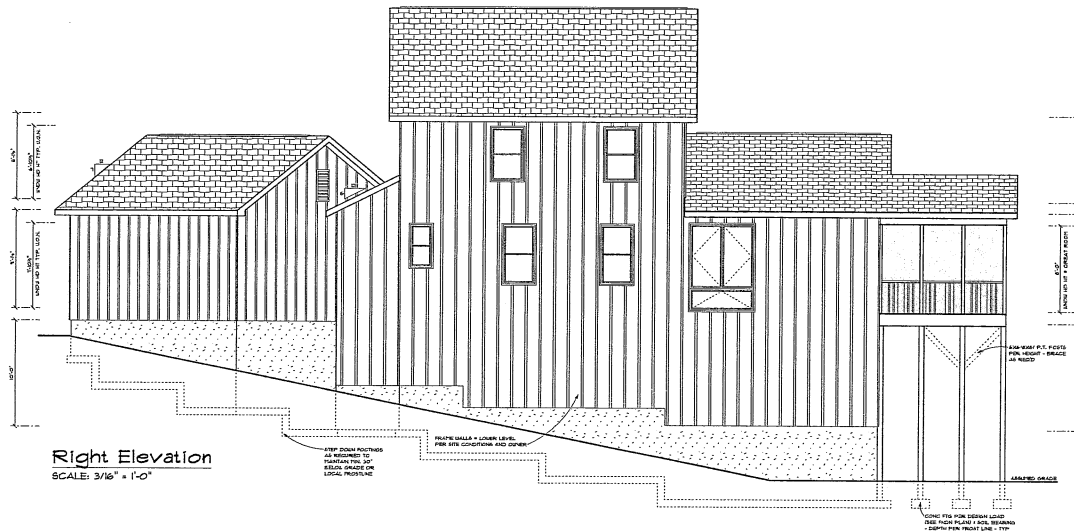
SHEET NO.

A-1

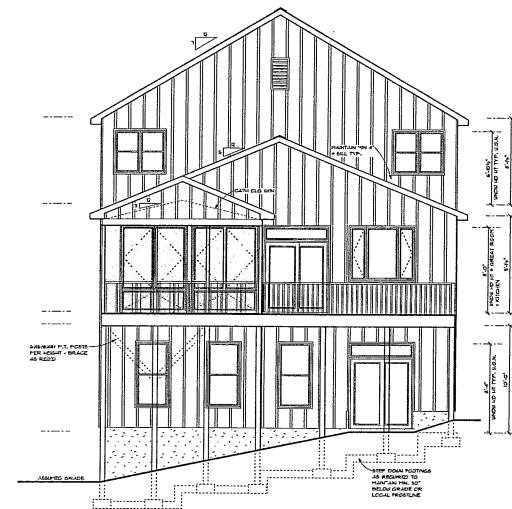
© 2023



Left Elevation
SCALE: 3/16" = 1'-0"



Right Elevation
SCALE: 3/16" = 1'-0"



Rear Elevation
SCALE: 3/16" = 1'-0"

Progress Set — Not for Construction
The Covey Residence
Patten Drive, Gainesville, Georgia

REVISIONS	
DATE	05-03-2023
SHEET NO.	A-2
© 2023	



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: June 15, 2023
Date Submitted: June 22, 2023
Final Approval Date: June 27, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Simpatico Communities** to rezone a 3.17± acres tract located on the northeast side of the intersection of Jesse Jewell Parkway and Scotland Avenue, having road frontage on the northside of Johnson Street (a/k/a **839 and 853 Jesse Jewell Parkway, SW**) from General Business (G-B) to Planned Unit Development (P-U-D).
Meeting Date: July 11, 2023

Purpose of Request:

The applicant proposes to rezone the subject property for a mixed-use building consisting of office, living hospitality, restaurant/bar and residential uses. The property is located within the Gateway Corridor Overlay Zone and is within the Westside Tax Allocation District (TAD) of which the applicant intends to file a formal application for TAD funds. The proposed building is five stories in height with an additional lower level. The mixture of uses consists of 198 residential/apartment and hotel/hospitality units ranging in size from 234 to 342 sf for users staying one night or an extended length. Other uses include 8,204 sf restaurant/ bar, 9,602 sf co-working/ office space, 3,345 sf lobby area and 8,122 sf of outdoor patio space. Access is proposed from Jesse Jewell Parkway and Scotland Avenue. Parking spaces are proposed through a combination of on-site and on-street parking via Scotland Avenue and Johnson Street. The property is vacant of structures which previously contained the L&K Cafeteria, auto oil change business and various attached apartment units. The adjacent uses include the Super 8 Motel, Blackstock Auto Services, Econo Lodge Motel, Popeyes restaurant, rental apartments, single-family homes, Virtual Properties Realty and Cook Law Group.

Facts & Issues / History & Background:

Department Recommendation:

The applicant is requesting the item be tabled to the September 12, 2023 Planning and Appeals Board meeting, therefore a Staff Recommendation report is not attached.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

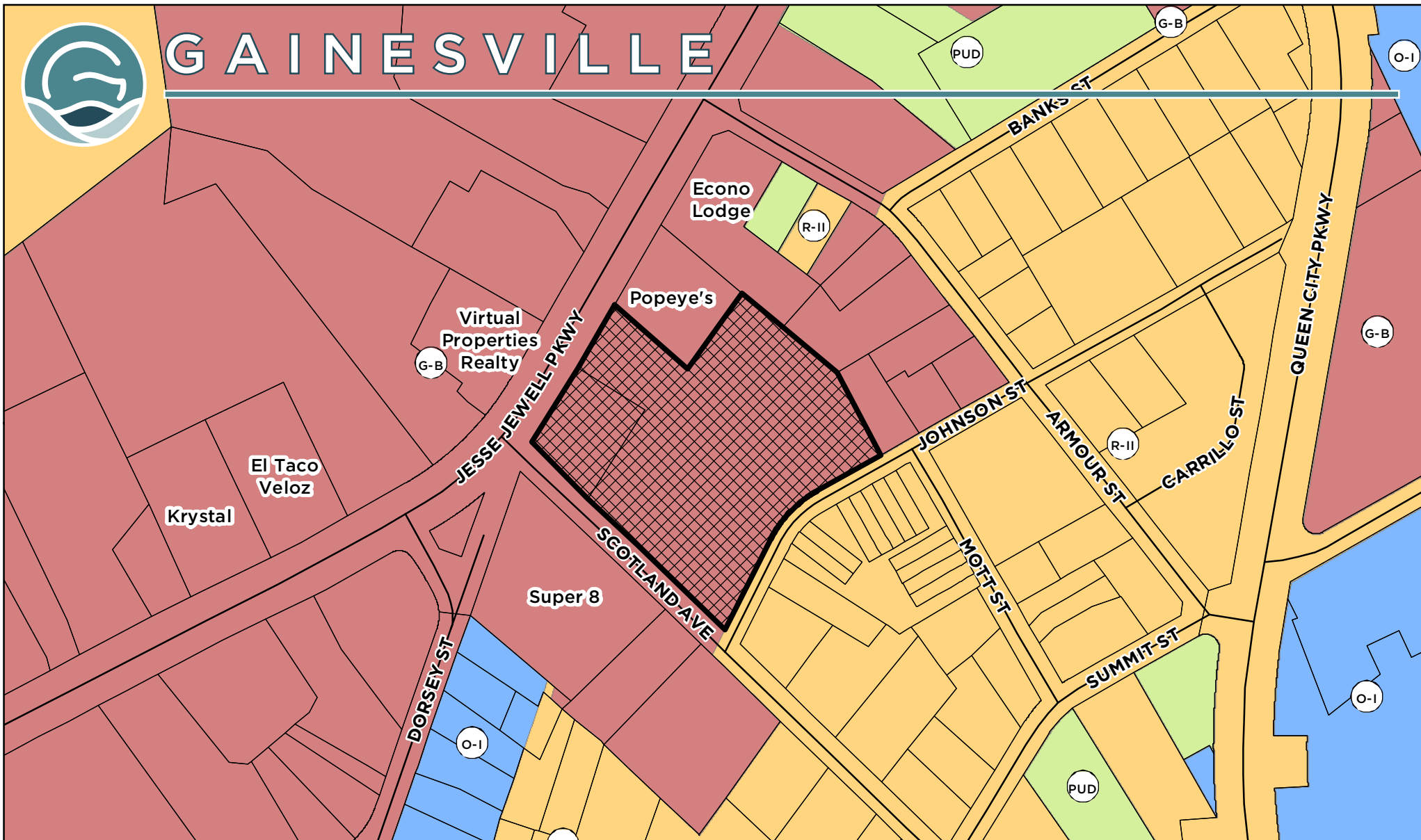
Attachments:

1. Location Maps

2. PUD Narrative
3. Concept plan
4. Survey
5. Traffic Statement



GAINESVILLE



Applicant: **SIMPATICO COMMUNITIES**

REZONING REQUEST

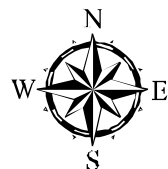
Subject Property Address:
839 Jesse Jewell Parkway
853 Jesse Jewell Parkway

Tax Parcel:
01-029-001-005
01-029-001-007

Request: Rezone a +/- 3.17 AC tract currently zoned General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use building consisting of office, living hospitality, restaurant/bar and residential uses.



Subject Property



Meeting Date: 07/11/2023

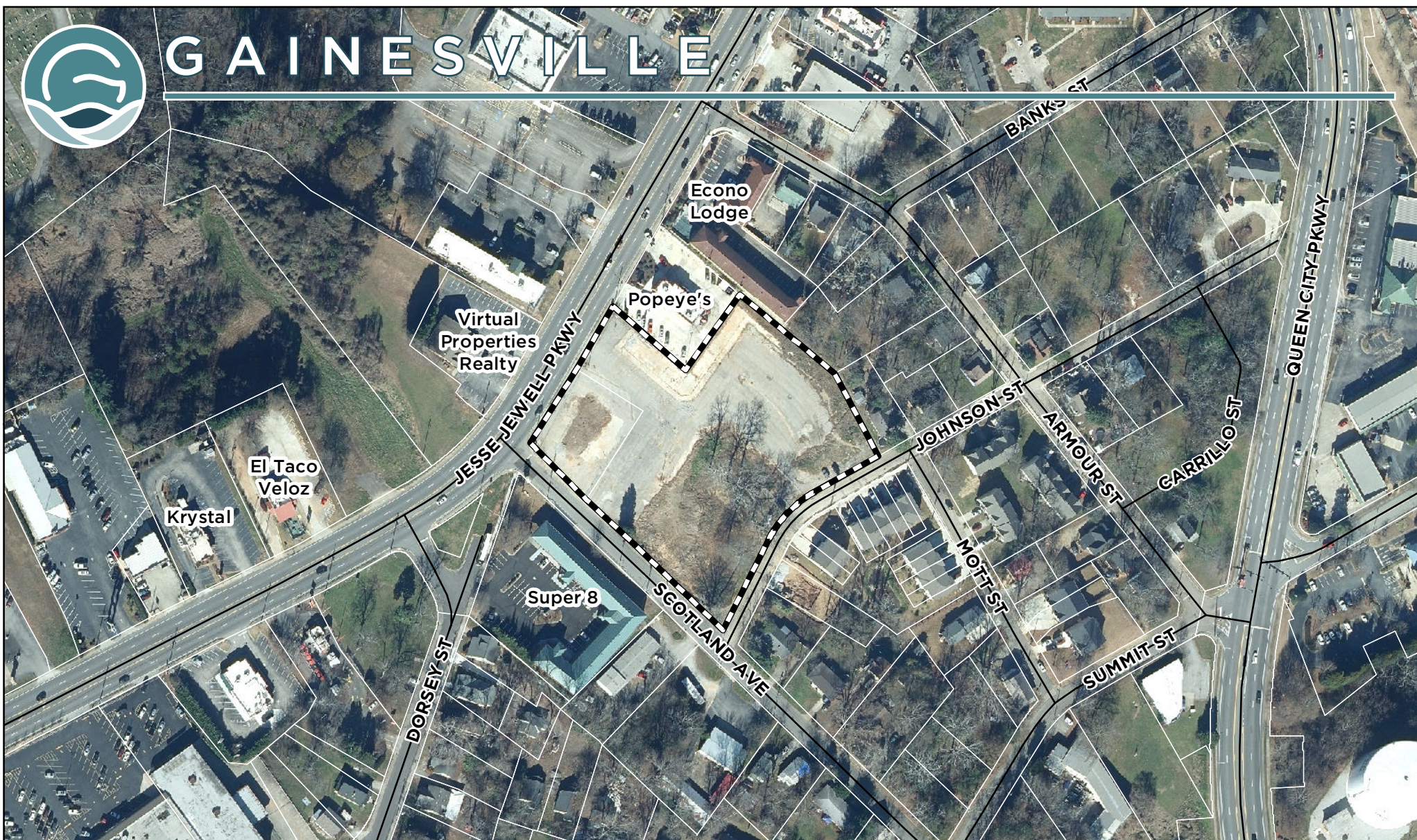
Map Prepared: 06/12/2023

0 100 200 300 400 Feet

SCALE: 1" = 200'



GAINESVILLE



Applicant:

SIMPATICO COMMUNITIES

REZONING REQUEST

Subject Property Address:

839 Jesse Jewell Parkway
853 Jesse Jewell Parkway

Tax Parcel:

01-029-001-005
01-029-001-007

Request: Rezone a +/- 3.17 AC tract currently zoned General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use building consisting of office, living hospitality, restaurant/bar and residential uses.



Subject Property

Aerial from 2021



Meeting Date: 07/11/2023

Map Prepared: 06/12/2023

0 100 200 300 400 Feet

SCALE: 1" = 200'



SIMPATICO
BUILDING.
TOGETHER.

**LIVING HOSPITALITY BY
SIMPATICO COMMUNITIES
PUD NARRATIVE**

The City of Gainesville, Georgia

May 15, 2023

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I. INTRODUCTION

A. EXECUTIVE SUMMARY

Simpatico Communities on behalf of the property owner, is requesting a rezoning for a new mixed-use development located at 839 Jesse Jewell Parkway Southwest within the City of Gainesville, Georgia. The request is to rezone the property from G-B (General Business) to Planned Unit Development (PUD). The property is located within the Westside Character District and is bordered by Jesse Jewell Parkway to the north and Pearl Nix Parkway to the south. The property is composed of two vacant parcels, identification numbers 01029 001005 and 01029 001007 totaling an estimated 3.17 acres.

The PUD zoning district is intended to provide for flexibility in the mixture and arrangement of land uses, thus encouraging the development of a mixed-use concept. The proposed use for the site is a mixed-use development concept referred to by the development team as Living Hospitality (LH), which offers a curated suite of accommodations including hospitality and flexible stay lengths, co-working spaces, executive members' clubs, social entertainment venues and food and beverage (F&B) operations. This concept is built for the residents to embody the "Stay, Live, Work, Play" mentality offering a unique, highly amenitized living experience.

The project will include the following:

- A five-story mixed use building consisting of 198 residential and hospitality units ranging in size from 234 sf - 342 sf.
- A restaurant, coffee bar, and bar and kitchen area.
- A local co-working space designed with individual offices and conference space.
- An exercise room and an outdoor patio for entertainment.

It should be noted that the property is located within the 'Budgetel' area, which has been defined by the City as a blighted and underinvested area. Within the 2040 General Plan, the City and its constituents identified this area as a prime location for redevelopment, encouraging a mixed use vibrant area. The property's location at the intersection of Jesse Jewell Parkway, Queen City Parkway, and John W. Morrow, Jr. Parkway makes it a "gateway" into the central core of Gainesville and "it should be a node of activity that leaves a lasting impression." With the help of Tax Allocation District (TAD) funds and a strong partnership between Simpatico Communities and the City, the LH concept aims to transform the 'Budgetel' area and serve as a catalyst for future redevelopment for years to come.

II. LAND USE SUMMARY

A. COMPREHENSIVE PLAN CONSISTENCY

Per the Gainesville 2040 Comprehensive Plan, the property is designated as Commercial and lies within the Westside character area. The Westside character area is defined as stable and in good condition, yet there is a desire for redevelopment and revitalization of the district.

The proposed development aligns with the Westside character area and the Gainesville 2040 Comprehensive Plan Goals and Objectives in the following ways:

Land Use

- Creates design guidelines that encourage walkability.
- Highlights the area's unique character.
- Encourages development in distressed areas.
- Encourages development on vacant land.

Community Facilities and Services

- Promotes education and growth through co-working spaces.
- Possible revenue generating events facility through flex spaces.
- Provides entertainment opportunities for residents.

Housing

- Provides residential opportunities adjacent to commercial hubs.
- Prioritizes increasing the availability of housing options in the area.

Economic Development

- Incentivizes and encourages business investment and job creation.
- Diversified uses within the Westside character area to attract a multitude of users.
- Continues to promote businesses that offer a unique array of goods and services to attract customers from a wide area.



B. DEVELOPMENT SUMMARY

Property Address:	839 Jesse Jewell Parkway Southwest, Gainesville, Georgia
Parcel Numbers:	01029 001005 & 01029 001007 (To be combined)
Site Area:	3.17 Acres
Existing Zoning:	G-B (General Business)
Existing Conditions:	Vacant
Proposed Zoning:	PUD - Commercial, Residential, Office
Proposed Density:	198 units
Site Development:	Maximum Residential/Hospitality Units: 198 Approx. Building Footprint: 106, 857 sf
Maximum Structure Height:	5 stories, 83'
Open Space:	10%
Parking:	TBD per Parking Demand Study

B. AERIAL OVERVIEW



The property is currently vacant and generally slopes from northwest to southeast, with a significant topography drop toward Johnson Street. There is an existing billboard on the site which will remain in place. Access is existing off Jesse Jewell Parkway and will remain.

C. SURROUNDING AREA

The immediate surrounding area is diverse consisting of commercial, residential, and exempt land uses. To the north of the site there is a Popeye's fast-food restaurant as well as single family residential homes. To the west of the site there are office buildings and the Pentecostal Church. To the south of the site there is a motel and a service repair garage. To the east of the site there are various single-family residential units. The existing land uses, general plan land use, and existing zoning are demonstrated in Table 1.

Table 1. Surrounding Land Uses

	Existing Land Uses	General Plan Land Use	Existing Zoning
Site	Vacant	Commercial	G-B
North	Fast Food Restaurant, Single-family Residential	Commercial, Residential	C-3, R-3
West	Office Buildings, Church	Commercial, Exempt	C-3, E-2
South	Motel, Service Repair Garage	Commercial	C-3
East	Single-family Residential	Residential	R-3

III. GENERAL PUD GUIDELINES

A. PROPOSED USE

With continued growth in revenue, supply and popularity, the boutique hotel concept has proven to be a growing staple in the hospitality industry. Boutique hotels achieve higher revenues than most traditional US hotels and are more appealing to a wider audience than traditional mid-scale hotels. Small, suburban towns and mixed-use centers have become attractive for boutique hotel development to entice vibrancy and curiosity for their location. With an intent to heighten the travel experience, these hotels are being designed and introduced to provide a location storyline, food and beverage, and unique amenities.

Playing on this growing trend, Simpatico Communities has been in development of a concept being branded as Living Hospitality (LH) which is built around both the boutique hotel concept and the idea of "Stay, Live, Work, Play" lifestyle. The LH concept is contained within one mixed use building providing a blended offering of amenities and living accommodation meant to support both users and guests alike. The LH development concept understands and remains adaptive towards the growing desire for flexible, hybrid interior spaces that encourage a strong community environment for residents and visitors.





Definition

For the purposes of this PUD, Living Hospitality is defined as follows:

A boutique facility offering living accommodations for overnight stays and up to 365 days that includes two or more of the following lifestyle amenities; food and beverage, co-working space, specialty general stores that may include but not limited to coffee, baked goods, confections, general merchandise, experiential design, and membership clubs.

Permitted Uses

This PUD shall include all permitted uses under the PUD Code Section per sections § 9-7-1-3 and § 9-7-1-4 which include the following:

- Dwelling, multiple-family
- Office
- Retail or service commercial
- Live entertainment
- Outdoor entertainment

B. DEVELOPMENT STANDARDS TABLE

Building and Site Requirements	Existing G-B	PUD
Minimum site area to rezone to this district (square feet except as shown)	15,000	15,000
Maximum Building Coverage (percent of lot area)	60%	60%
Maximum impervious surface coverage (percent of lot area)	80%	80%
Minimum landscape open space for non-single-family residential use (percent of lot area)	10%	8%
Minimum road frontage (feet)	40	40
Minimum lot width, all uses (feet)	100	100
Minimum lot size, detached single-family dwelling (square feet)	NP	NP
Minimum lot size, two family dwelling (square feet)	NP	NP
Minimum lot size, all other permitted uses (square feet)	15,000	15,000
Maximum Residential density for residential uses	NP	198 units
Height Requirements		
Maximum height (feet)	75	75

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Maximum height (number of stories)	5	5
Principal Building Setbacks and Buffers		
Front setback, all streets, minimum (feet)	40	25
Side setback, minimum (unless otherwise specified) (feet)	None	5
Rear setback, minimum (unless otherwise specified) (feet)	None	5
Side or rear setback, abutting RR r/w or alley, minimum (feet)	None	None
Landscape Strips		
Minimum landscape strip required along right-of-way for any non-single-family residential use (width in feet)	10	10
Minimum landscape strip required alongside property lines for any non-single residential use (width in feet)	None	None
Minimum landscape strip required along right-of-way of existing street for any residential subdivision involving a new street and more than five lots (along that part of the frontage not used for the new street). Plantings within landscape strips shall not obstruct sight visibility triangles easements.	NA	NA
Notes: *Shall meet the principal building setback and buffer standards unless otherwise within Chapter 9-10-7 of this Unified Land Development Code ** Required zoning buffers may be reduced in width with installation of a structural buffer as provided in Chapter 9-16-2-6 of the Uniform Building Development Code. NP = Not Permitted		





C. SITE AND BUILDING DESIGN

The concept plan provides one access point near its historically located point off Jesse Jewell Parkway and another access point on Scotland Avenue. No access planned to Johnson Street. Queuing has been considered upon entering and exiting the site, with initial pausing points well away from the Jesse Jewell Parkway access points.

The site plan was designed with a vibrant vehicular entry like most hotels with reception, vehicular connectivity, lobby functions, guest rooms, kitchen, and dining. The building design features an outdoor patio area fronting Jesse Jewell Parkway creating an inviting environment which appeals to travelers. When entering the property from Jesse Jewell Parkway, residents and guests will arrive at a main porte cochere area in the middle of the site creating a destination feel. Residents and guests would enter the building through this main porte cochere area which opens to the lobby check in counter, restaurant area, coffee shop, and well-placed stairwell (and elevator) inviting guests up to the open-air patio on the second floor.

The second level is a key feature where the LH functions blend, share, and merge to offer co-working functions, enlarged outside access over the porte cochere and entertainment offerings for a special experience. The objective is to create a greater space involvement for guests and residents to create a vibrant area encouraging a lively atmosphere.

Additional levels of the building offer a variety of stay lengths. Longer term users will stay more involved with the various structure offerings and amenities while single night users may come and go as in a normal hotel operation. The individual spaces within the building are described further in the following sections.

Living Space

Living spaces within the LH component offer blended leisure stays or flexible apartment space whether users are staying for one night or an extended length. The idea is to deliver travelers and users hotel lifestyle stays adaptable living spaces. Living spaces are built to be diverse, exciting, and custom designed to adapt and flex to anyone's needs. The project will include multiple room offerings including studios, one bedroom flex spaces, and two bedroom connecting options.

Co-working Space

Co-working space is an exciting office component designed to blend the needs of contemporary entrepreneurs, solo-gigger's and buzzing startups. For those working from home, or those looking for an office space nearby, there is an option for everyone. The building is designed to provide this exciting and powerful real-life destination for all those seeking a customizable work environment.

Restaurant/Bar/Coffee Bar

The food and beverage component brings people together and creates a sense of place by creating social interactions. Having a restaurant and bar in the same area as lobby and working spaces allows for residents and guests to move seamlessly from

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one area to the next. The project aims to provide great dining experiences and an experiential bar like a speakeasy for entertainment. Additionally, a vibrant coffee bar will be provided in the morning hours to incentivize a working and social environment that is inviting to both residents and guests.

Entertainment/Social Component

The entertainment/social component allows for experiential activities and competitive games that gather friends to play. The indoor spaces and expansive outdoor patio will be programed to bring people together and offer a variety of different activities.

D. BUILDING ARCHITECTURE

The style of the proposed building design and massing is to reflect the architecture heritage of Gainesville with a modern interpretation of its historic character. In the 1880's the architecture was primitive and classical Greek Rival Style featuring vertical columns, horizontal cornices, and balconies. In the 1920's Civic architecture began to simplify from the earlier classical style featuring a recognizable classicism in massing and scale but with much less ornamentation.

Simpatico Communities desire to follow in this evolution of style with elements which speak of this earlier simplified classicism. We have taken this inspiration and created a design which would feel quite at home in Gainesville. It is not foreign to the historic influence.

The proposed structure will be a key element and focus in the general area. When traveling northeast on Jesse Jewell Parkway the structure will be especially visible due to Jesse Jewell Parkway making a curve/bend to the left. The structure will be the focal point traveling in this direction. When traveling in the opposite direction some of the bends will add prominence, but also the 5-story height will feature the structure. The quality and vibrancy of the structure will be an added attribute that will give a very noticeable presence.

The design will be crafted to both give a private and controlled nature to the entry that is internalized on the site. A porte cochere and the patio on top of the porte cochere will add extra vitality. The Jesse Jewell Parkway building frontage will be inviting and vibrant. Other elevations will be less extroverted due to either to the north being a blank wall, the east being a neighborhood where the least impact is planned for and the south where a combination of an older motel and neighborhood also do not warrant an extroverted design.

E. PARKING

A preliminary parking demand study was commissioned by the development team to determine adequate parking calculations. Using both the provisions within the Gainesville Zoning Ordinance and the International Traffic Engineers (ITE) manual, the preliminary analysis showed an estimated parking demand of 265 spaces. The following figure shows the preliminary parking demand calculations.



Figure 1. Preliminary Parking Demand Calculation

Land Use		Number of Spaces Required		Quantity	Unit	Parking
Hotel or Motel	Lodging Unit	1.0	space/lodging unit	198	rooms	198
Office	Office	1.0	space/300 SF	6,700	square feet	22
Restaurant	Restaurant	1.0	space/125 SF	5,743	square feet	45
Living Hospitality Total						265
Maximum 20% Administrative Variance						212

Parking is proposed to be through a combination of on-site and on-street parking via Scotland Avenue and Johnson Street. However, per section 9-17-5-13, the Community Development Director may permit a 20% reduction on a case by case further determined by the project specifics. This reduction is an appropriate consideration for this project given the mixed-use nature of the development. As the project team moves through the development process, a formal final parking demand study will be commissioned based on the final number of rooms and building square footage through the site plan/civil review process, subject to the approval of the Community Development Director.

F. UTILITIES

Water: City of Gainesville
 Sewer: City of Gainesville
 Electrical: Georgia Power
 Gas: Liberty
 Garbage: City of Gainesville

G. SIGNAGE

The primary building exposure fronts on Jesse Jewell Parkway. It is our plan to utilize vertical signage on the building which orients perpendicular to this Parkway. This will provide much visibility to those driving in either direction. Signage which faces only parallel to the parkway will not be very visible.

The existing billboard located on the northwest corner of the site is to remain in its present condition. The project team has no intention of redeveloping the billboard, instead they propose to build additional signage and possible signage on the street.

Signage is proposed to follow the zoning ordinance, however, should modifications be sought, the developer will provide additional details and a formal request through the design/civil review phase of the project, consistent with Sec. 9-18-7-2. - Modification of monument signage requirement.

H. LANDSCAPE AND AMENITY DESIGN

The landscape design language is complimentary to the classical yet modernized Greek Revival architecture, which became Gainesville's architectural style in the 1920's. This landscape language creates a balanced, organized feel in the built environment through the use of symmetry and clean lines. At the same time, the softness of the plantings provides a welcome contrast to the hard lines of the building, adding a

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touch of warmth and natural beauty. The chosen plantings are primarily native or adapted native plants which promote longevity and attainable maintenance. A mix of evergreen and deciduous trees, as well as woody shrubs, and perennial flowering plants provide seasonal interest and a pop of color. The auto court can also become a flex gathering space for special events. Additionally, two separate multi-functional roof decks add another layer of charm to this already stunning architectural masterpiece.

I. LIGHTING

The site lighting design will be carefully planned to highlight the classic features of the building. Up and down lighting could be used to accentuate specimen or ornamental trees, as well as certain architectural elements of the building, such as vertical columns, balconies, or cornices. The lighting is soft and subtle, enhancing the beauty of the architecture without overpowering it while meeting code requirements.

J. GRADING AND DRAINAGE

The property has a mild topography, sloping from Jesse Jewell Parkway to Johnson Street. This presents the opportunity to have a daylight basement level along Johnson. Driveways are proposed on Jesse Jewell and Scotland Ave. Stormwater detention will be addressed with an underground facility and then connecting to the existing storm drain infrastructure along Johnson. Landscape islands with bioretention basins or infiltration trenches throughout the site will be utilized for stormwater runoff reduction and water quality. Pervious pavement may also be applied throughout in select locations.

K. TAX ALLOCATION DISTRICT (TAD)

The property falls within City of Gainesville Tax Allocation District #3: Westside TAD. The purpose of the TAD is to upgrade and enhance the properties within the districts and their adjacent commercial corridors to encourage the private redevelopment of outmoded, highway-oriented commercial development into modern development patterns to achieve the vision set forth in the City of Gainesville's 2040 Comprehensive Plan.

As such, the proposed development seeks to utilize the funds made available by Westside TAD to help facilitate development. The project team believes the redevelopment of this site will be a primary driver for future redevelopment in the blighted area. Following the approval of the PUD, a formal TAD application will be submitted along with a detailed justification for allocation of funds to support the redevelopment of the site. This will include a detailed market analysis to support the justification in addition to all other required materials per the TAD application.

L. CITY BENEFIT

The City of Gainesville worked with the community as part of the 2040 Comprehensive Plan update to develop a long-range vision for the area the property exists in. As described previously, the property is centrally situated in the Jesse Jewell Parkway West redevelopment area, otherwise known infamously as the 'Budgetel' area. The proposed LH proposal includes several of the desired development outcomes described within the "*Redevelopment Concepts*" and will serve as a catalyst for further



development in a distressed area. The following statements have been taken directly from the *Redevelopment Concepts* which serve to illustrate consistency.

Statements like,

- *"Its location at the intersection of Jesse Jewell Parkway, Queen City Parkway, and John W. Morrow, Jr. Parkway makes it a "gateway" into the central core of Gainesville and it should be a node of activity that leaves a lasting impression of those visiting or passing through."*
- *"The resulting concept is a mixed-use center where people can live, work, and enjoy leisure time"*
- *"The parcels between Scotland Avenue and Banks Street showed potential to serve as a mixed-use center that could serve the residential development behind it, while creating for new infill development"*
- *"The design of this concept plan puts commercial and mixed use buildings along the street where possible to create a sense of walkability."*

The sites proposed height, focal point traveling generally northeast on Jesse Jewell Parkway, quality and state-of-the-art architecture will be a beacon for the Redevelopment Concept. The development with flexible stay lengths, co-working spaces, restaurants, entertainment offerings, innovative room choices and overall uniqueness will be magnate for users and other businesses to model.

Simpatico Communities will provide the City of Gainesville, Georgia with a unique Planned Unit Development incorporating innovative living spaces, experiential components, flexibility, entertainment, co-working spaces, and food and beverage. Through this curated lifestyle concept our mixed-use development will cater to all residents by providing a variety of uses and an inviting atmosphere. A great benefit of this project is that it will be open to the public and guests alike, thus the area will become more utilized. This will have the potential to provide the city with opportunities for future business and economic development in the area.



KEY NOTES

- 1.RESTAURANT & BAR PATIO (GROUND LEVEL)
- 2.PORTE COCHERE BUILDING DROP-OFF
- 3.OUTDOOR PATIO (SECOND LEVEL)
- 4.PERIMETER & STREET LANDSCAPE
- 5.EXISTING BILLBOARD TO REMAIN
- 6.OVERHEAD UTILITY LINES TO REMAIN
- 7.EXISTING PEDESTRIAN SIDEWALK
- 8.PARKING LOT

TREE LEGEND

- STREET FRONTAGE TREE 'A'
- STREET FRONTAGE TREE 'B'
- PARKING LOT TREE
- BUFFER TREE
- ORNAMENTAL TREE



GAINESVILLE LIVING HOSPITALITY • CONCEPTUAL LANDSCAPE PLAN

- Gainesville, Georgia
- May 9, 2023
- 23001198
- Simpatico Communities



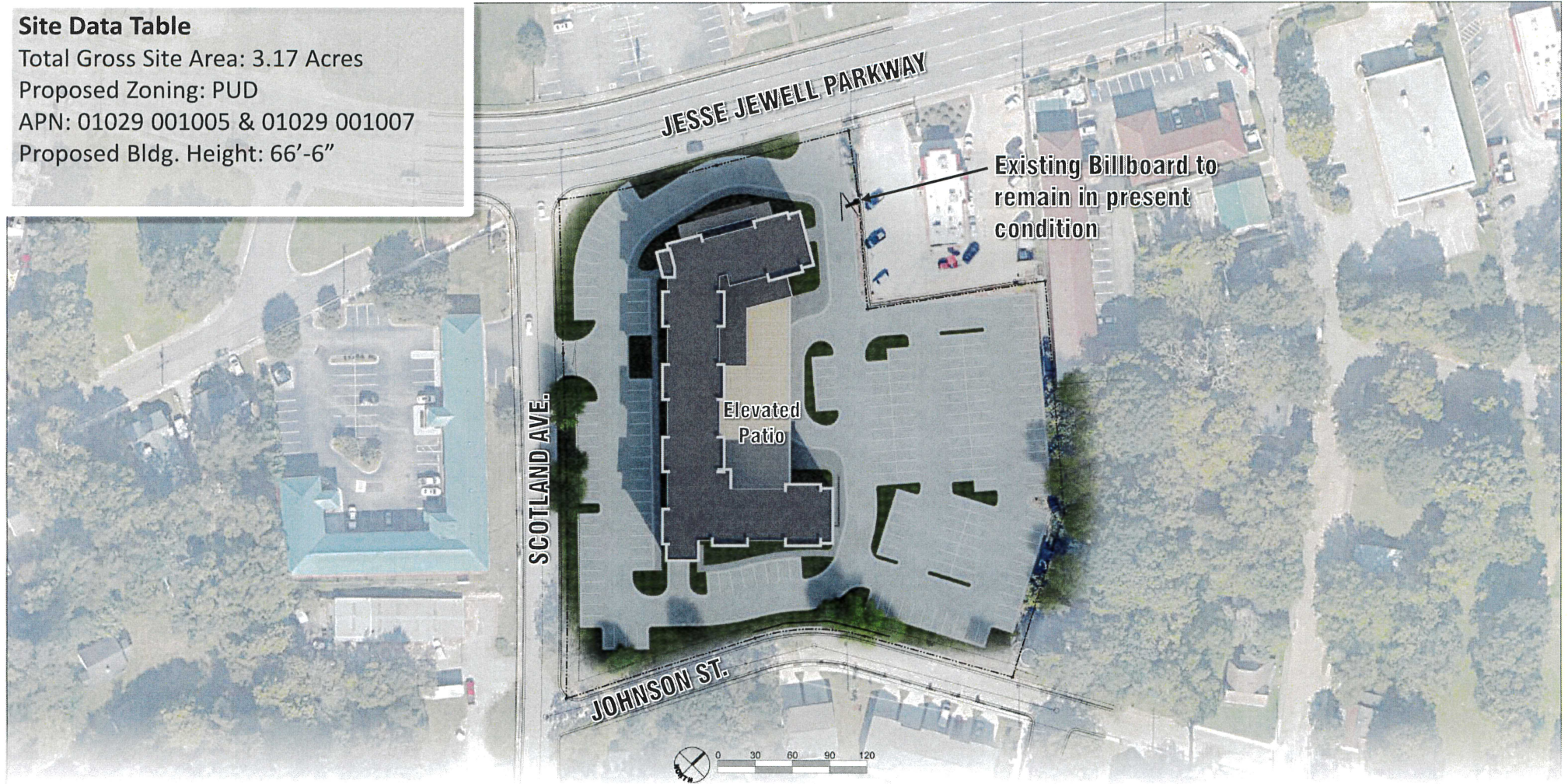
Site Data Table

Total Gross Site Area: 3.17 Acres

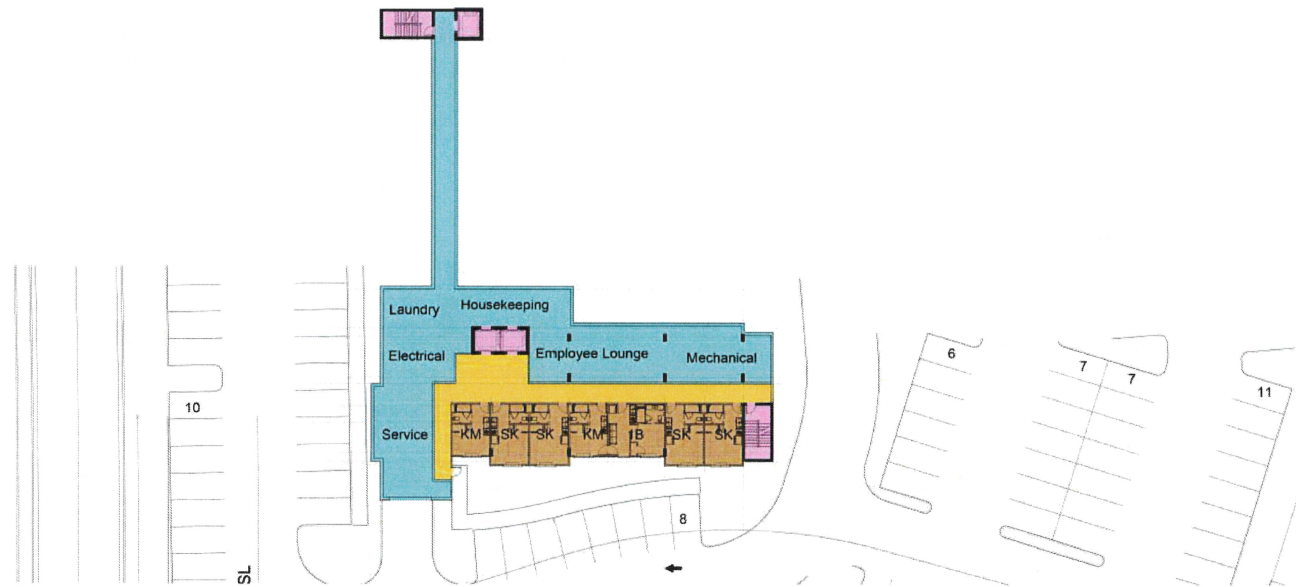
Proposed Zoning: PUD

APN: 01029 001005 & 01029 001007

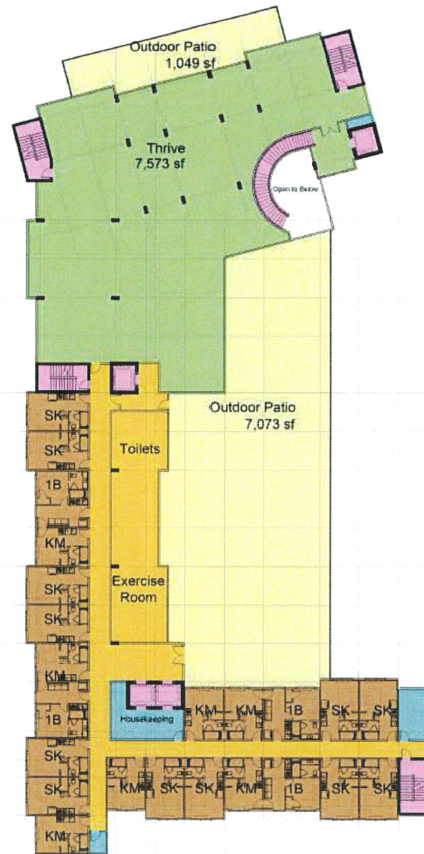
Proposed Bldg. Height: 66'-6"

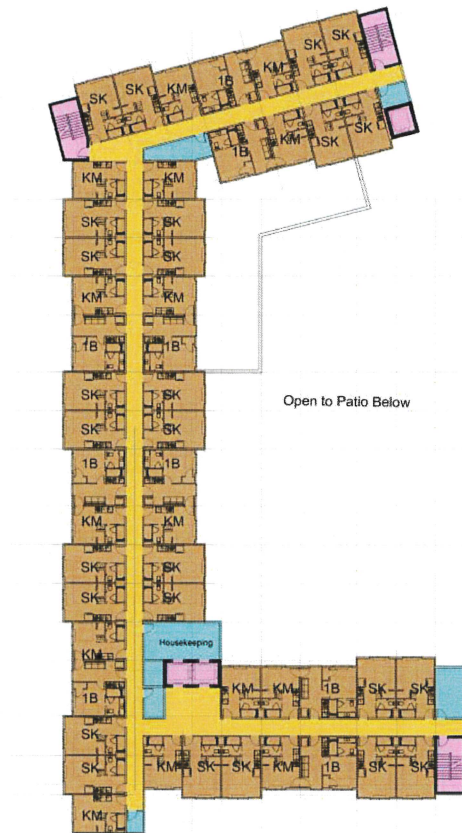


Level	Studio K		Studio M		1 Bedroom			Potential 2 Bedrooms	Units	Restaurant/ Bar & Venue	Thrive Co-working	Outdoor Patio
	Keys	%	Keys	%	Keys	%	Keys	Keys	Area	Area	Area	Area
Low Level	4		2		1		7	9	8,305 S.F.			
1st Level	10		5		3		18	9	14,493 S.F.	8,204 S.F.	2,029 S.F.	1,127 S.F.
2nd Level	12		7		4		23	9	11,779 S.F.		7,573 S.F.	8,122 S.F.
3rd Level	26		15		9		50	9	18,158 S.F.			
4th Level	26		15		9		50	9	18,158 S.F.			
5th Level	26		15		9		50	9	18,158 S.F.			
Total	104	53	59	30	35	18	198	54	89,051 S.F.	8,204 S.F.	9,602 S.F.	9,249 S.F.
Total Indoor Area = 106,857 S.F. Building Height = 66'-6"												
Note: Floor Plans and square footages are conceptual and subject to change												





















LK Architecture
2023/05/05



SIMPATICO

Gainesville Living Hospitality

AERIAL PERSPECTIVE LOOKING S







To: Kyle Barichello
Simpatico Communities

Date: June 9, 2023

From: Jamie Blakeman, PE, PTOE

Job Number: 23.5513

RE: Virtua Gainesville
Traffic Statement



INTRODUCTION

Lōkahi, LLC (Lōkahi) has prepared a Traffic Statement for the proposed living hospitality development, Virtua Gainesville, located on the southeast corner of Jesse Jewell Parkway and Scotland Avenue in Gainesville, Georgia. See **Figure 1** for the vicinity map.

Virtua Gainesville will include lodging accommodations that may be rented for short-term or long-term stays and on-site amenities open to the public and guests/tenants.

The living hospitality development will include 198 rooms, 9,602 square feet of Thrive office space and 8,204 square feet of restaurant/bar & venue space. **Attachment A** and **Figure 2** for the site plan.



Figure 1 - Vicinity Map

The objective of this Traffic Impact Statement is to analyze the proposed development's traffic related impacts to the adjacent roadway network.



EXISTING CONDITIONS

According to the Hall County Board of Assessors, the project site is located on two (2) parcels, totaling 3.17-acres. See **Attachment B** for detailed parcel information. The existing site consists of vacant land with General Business District (G-B) zoning and within the boundaries of the Westside character area. Virtua Gainesville is bordered directly by Jesse Jewell Parkway, Johnson Street, and Scotland Avenue to the north, south, and west, respectively, and restaurant, lodging, and residential land uses to the east.

Jesse Jewell Parkway is generally an east-west roadway that provides two (2) through lanes in each direction of travel divided with a two-way left-turn lane. According to the *City of Gainesville Comprehensive Plan*, dated June 7, 2022, Jesse Jewell Parkway is classified as a principal arterial. According to the Georgia Department of Transportation (GDOT) Traffic Analysis & Data Application (TADA), the 2021 annual average daily traffic (AADT) along Jesse Jewell Parkway, north of Scotland Avenue, was reported as 26,600 vehicles per day (vpd). There is a posted speed limit of 35 mph.

Scotland Avenue provides one (1) through lane in each direction of travel. According to the *City of Gainesville Comprehensive Plan*, Scotland Avenue is classified as a local roadway. There is an unposted speed limit of 25 mph.

Johnson Street provides one (1) through lane in each direction of travel. According to the *City of Gainesville Comprehensive Plan*, Johnson Street is classified as a local roadway. There is an unposted speed limit of 25 mph.

PROPOSED DEVELOPMENT

Virtua Gainesville is a living hospitality development that will include lodging accommodations that may be rented for short-term or long-term stays and on-site amenities open to the public and guests/tenants. The living hospitality development will include 198 rooms, 9,602 square feet of Thrive office space and 8,204 square feet of restaurant/bar & venue space.

Thrive is a coworking operator that is owned and operated through membership services. These membership services will be available to the public and guests/tenants. Office space may be rented monthly for a fee. These offices would not be open to the public for day-to-day rent. A Community Manager is typically present from 8 am to 5 pm, however, members have 24/7 access to the space. The restaurant/bar & venue space is expected to operate between the hours of 6 am to 10 pm.





TRIP GENERATION

The trip generation for the proposed development was calculated utilizing the Institute of Transportation Engineers (ITE) publication entitled *Trip Generation, 11th Edition*. The ITE rates are based on studies that measured the trip generation characteristics for various types of land uses. The rates are expressed in terms of trips per unit of land use type. This publication is considered to be the standard for the transportation engineering profession.

Based on the ITE descriptions, the following ITE Land Use Codes (LUC) were considered to characterize the proposed uses.

- **All Suites Hotel (LUC 311)** – An all suites hotel is a place of lodging that provides sleeping accommodations, a small restaurant and lounge, and small amounts of meeting space. Each suite includes a sitting room and separate bedroom. An in-room kitchen is often provided.
 - Virtua Gainesville proposes to provide on-site amenities (Thrive coworking operator and restaurant/bar & venue) that are planned to be open to the public and to members. Therefore, as a conservative approach, the facilities are not considered to be ancillary for the purpose of the trip generation calculations and are calculated individually. It is conceptually estimated that membership and public patrons off-site will generate approximately 70% of the trips to the on-site amenities and 30% will derive from the guests/tenants. Therefore, 70% of the total office and restaurant square footage was used for calculations.
- **Small Office (LUC 712)** – A small office building is the same as a general office building, but with less than or equal to 10,000 square feet of gross floor area. The building typically houses a single tenant. It is a location where affairs of a business, commercial or industrial organization, or professional person or firm are conducted.
 - Virtua Gainesville is proposing to provide meeting rooms and Thrive office space. Thrive is a coworking operator that is owned and operated through membership services. Office space may be rented monthly for a fee. These offices would not be open to the public for day-to-day rent.

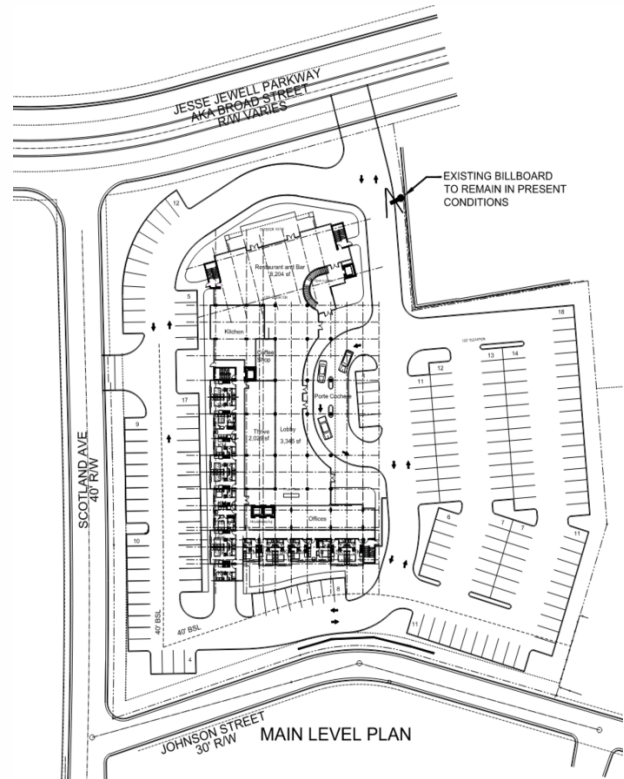


Figure 2 – Site Plan



- **High-Turnover (Sit-Down) Restaurant (LUC 932)** – This land use consists of sit-down, full service eating establishments with a typical duration of stay of 60 minutes or less. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast. Some facilities offer carry-out for a small proportion of its customers. Some facilities within this land use may also contain a bar area for serving food and alcoholic drinks.

The total trip generation anticipated for Virtua Gainesville is shown in **Table 1**.

Table 1 – Trip Generation –Proposed Development

Land Use	ITE Code	Qty	Unit	Weekday	AM Peak Hour			PM Peak Hour		
				Total	Total	In	Out	Total	In	Out
All Suites Hotel	311	198	Rooms	871	67	36	31	71	35	36
Small Office Building	712	6.70*	1000 SF GFA	96	11	9	2	14	5	9
High-Turnover (Sit-Down) Restaurant	932	5.74*	1000 SF GFA	615	55	30	25	52	32	20
Total				1,582	133	75	58	137	72	65

*70% of total square footage. 30% of trips are anticipated to derive from guests/tenants.

The proposed development is anticipated to generate a total of 1,582 weekday trips, with 133 trips occurring during the AM peak hour and 137 trips occurring during the PM peak hour. See **Attachment C** for the detailed trip generation calculations.

ACCESS & CIRCULATION ANALYSIS

Virtua Gainesville will be accessible via Jesse Jewell Parkway and Scotland Avenue. The proposed driveway along Jesse Jewell Parkway is located approximately 220 feet east of Scotland Avenue and will provide full access. The proposed driveway along Scotland Avenue is located approximately 175 feet south of Jesse Jewell Parkway and will provide full access. The existing two-way left-turn lane on Jesse Jewell Parkway will facilitate turning vehicles executing left-in/left-out movements. The circulation within the site will allow for two-way traffic with the exception of vehicles utilizing the porte-cochere. These vehicles enter using the northern opening and travel counterclockwise to exit after loading/unloading.





SUMMARY

Virtua Gainesville is a proposed living hospitality development located on the southeast corner of Jesse Jewell Parkway and Scotland Avenue in Gainesville, Georgia. The proposed development will include 198 rooms, 9,602 square feet of office space and 8,204 square feet of restaurant/bar & venue space. The on-site amenities will be open to the public and to guests/tenants. It is conceptually estimated that membership and public patrons off-site will generate approximately 70% of the trips to the on-site amenities and 30% will derive from the guests/tenants. Therefore, 70% of the total office and restaurant square footage was used for calculations.

The proposed development is anticipated to generate a total of 1,582 weekday trips, with 133 trips occurring during the AM peak hour and 137 trips occurring during the PM peak hour.

The site is accessible via two full access driveways. One of which is located along Jesse Jewell Parkway and the other located along Scotland Avenue. A porte-cochere will be provided for loading/unloading.

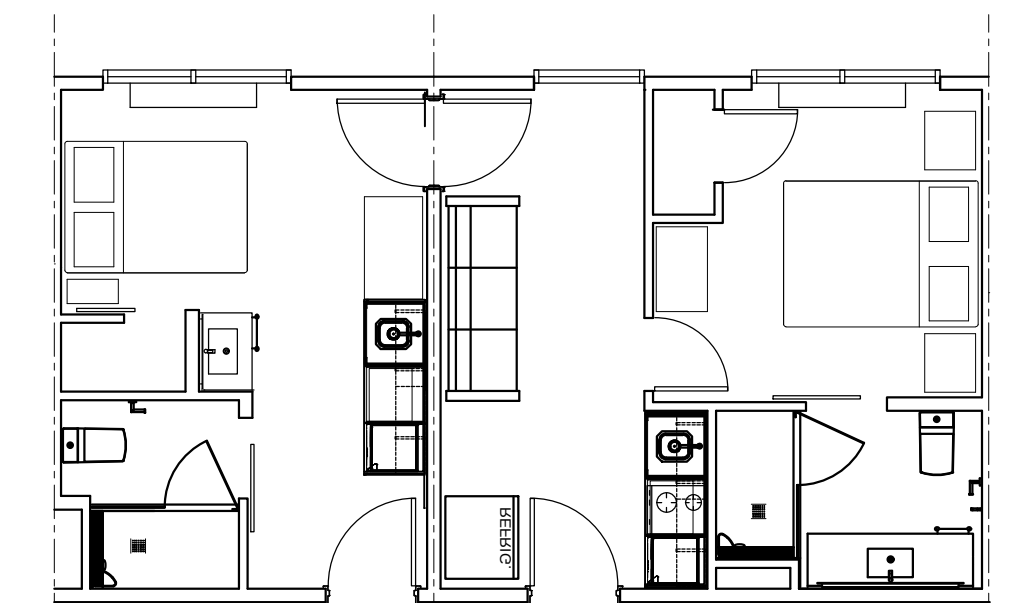
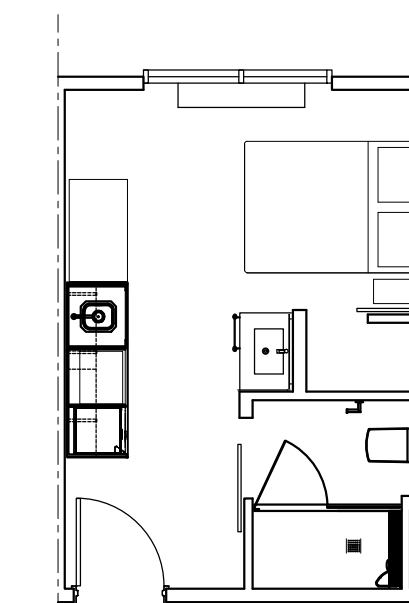
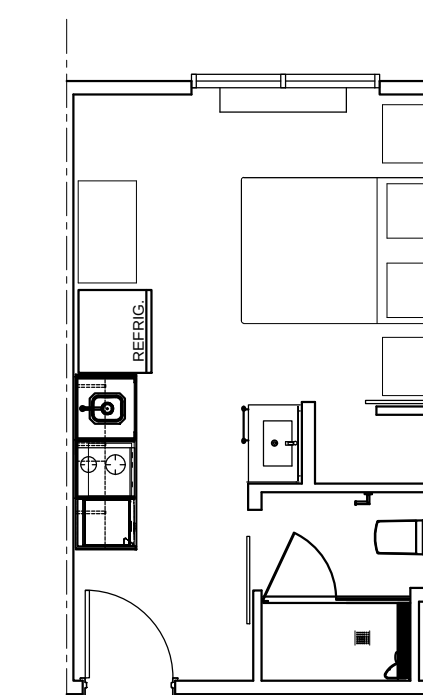
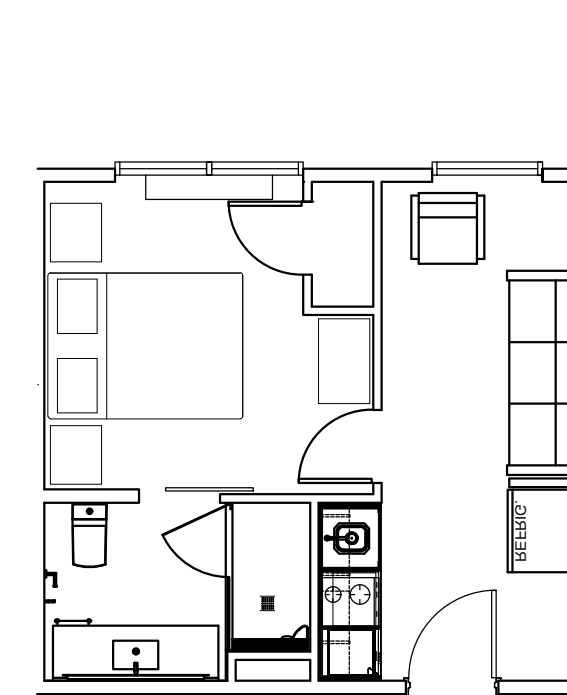
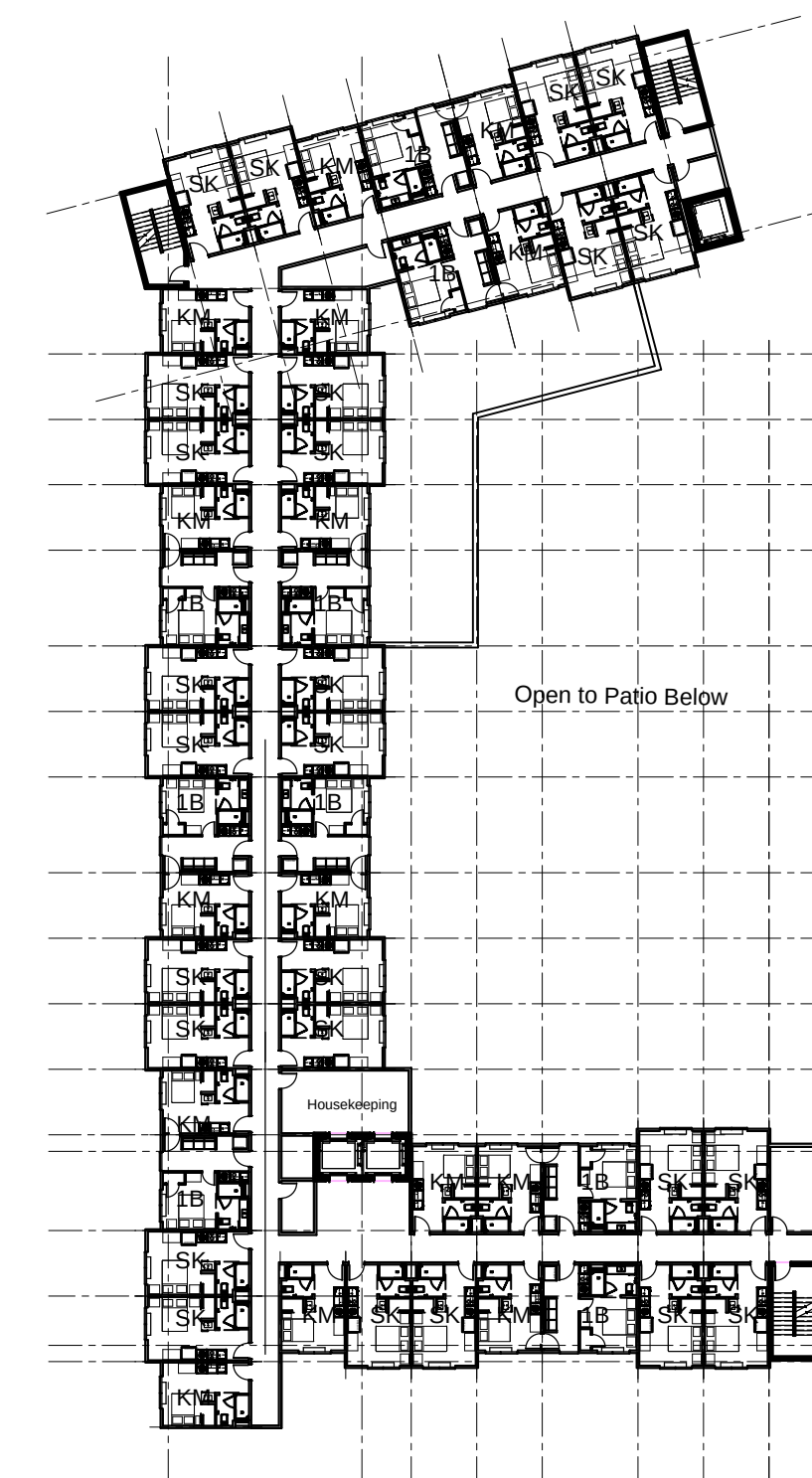
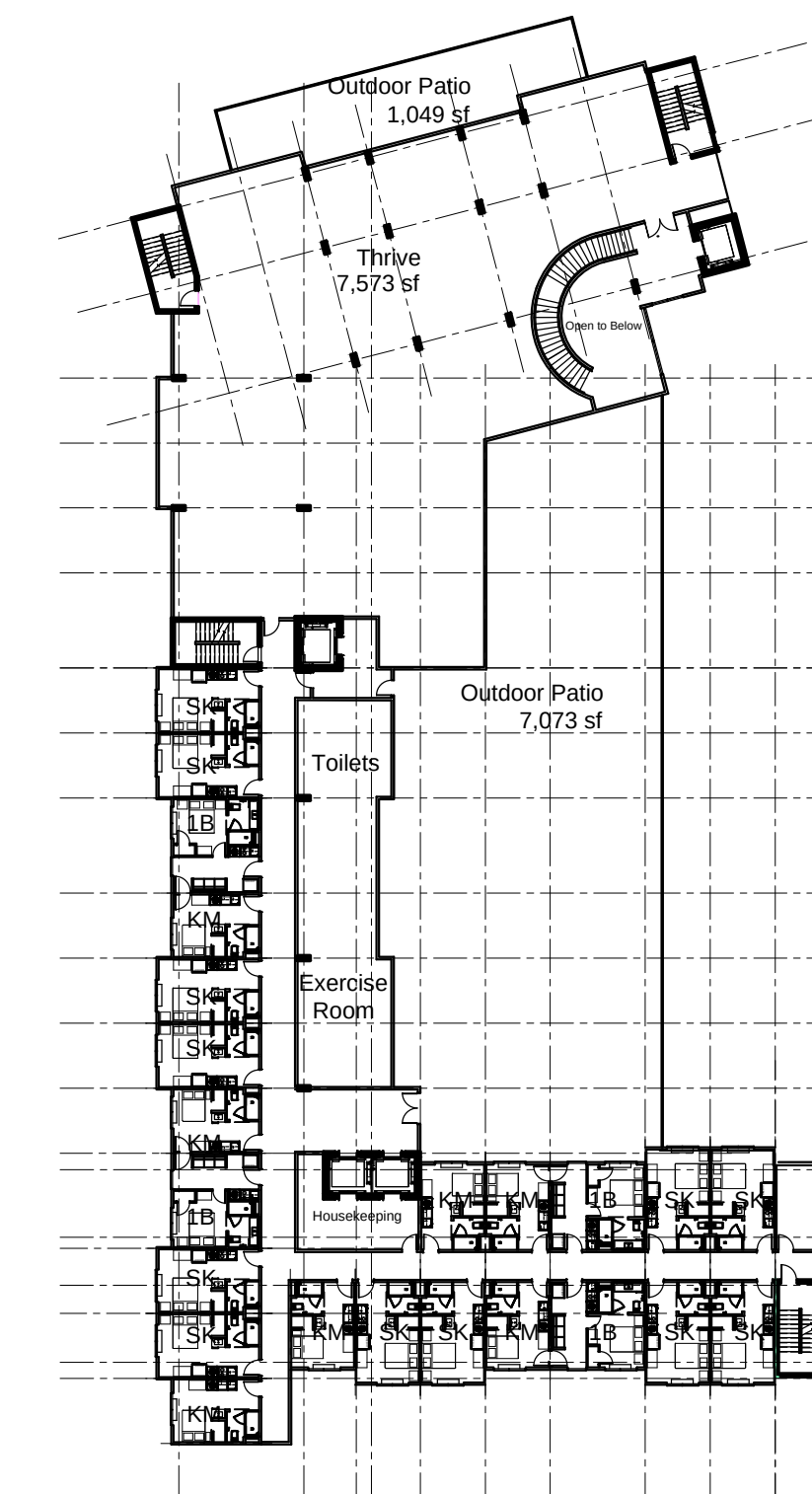
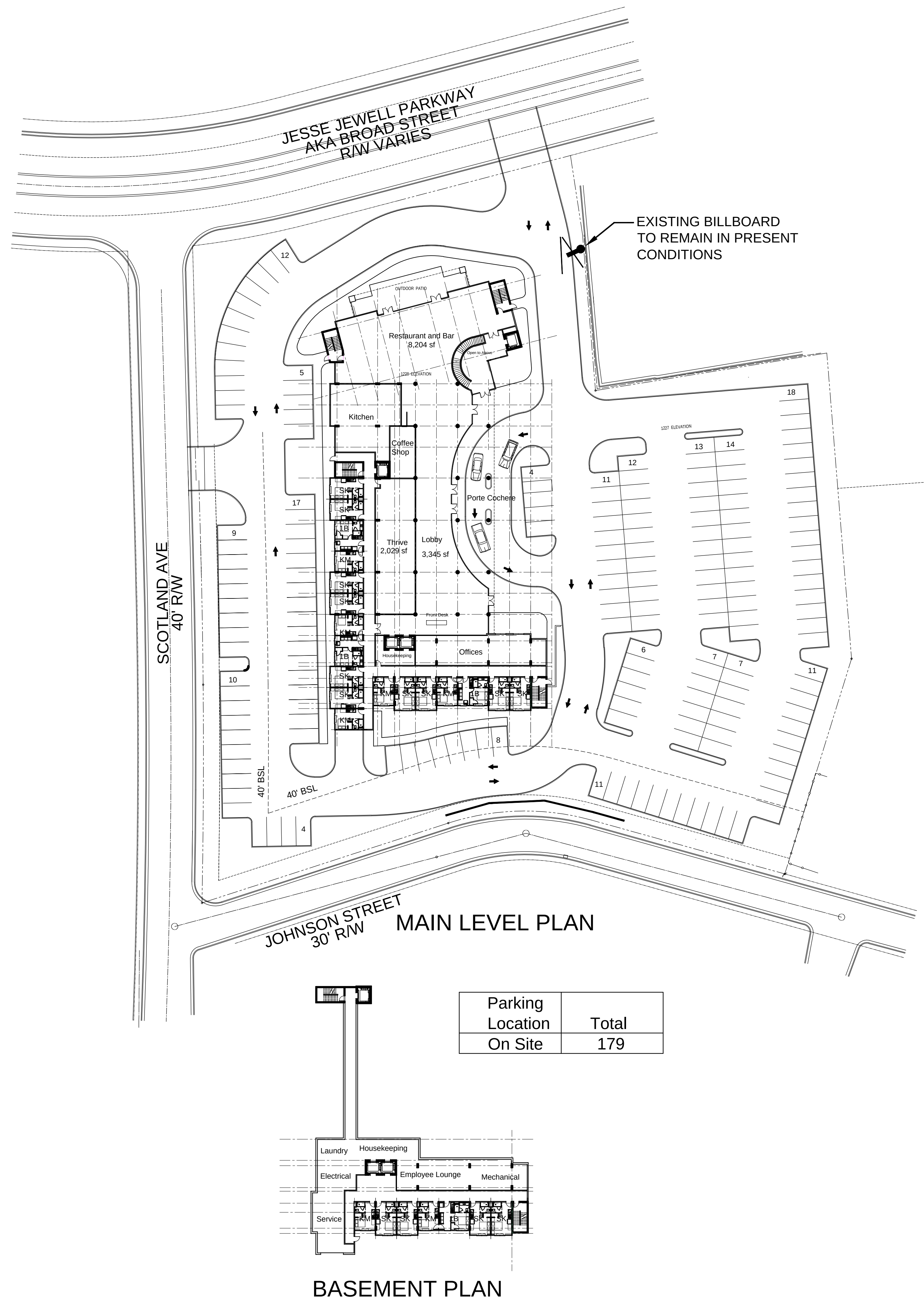
According to the GDOT, the 2021 AADT along Jesse Jewell Parkway, north of Scotland Avenue, was reported as 26,600 vpd. Jesse Jewell Parkway is anticipated to carry a total of 28,200 vpd with the proposed Virtua Gainesville development, resulting in an approximate 6% increase in annual average daily traffic.

In conclusion, the proposed Virtua Gainesville development is anticipated to have minimal impacts to Jesse Jewell Parkway and the surrounding local roadway network.



ATTACHMENT A – PROPOSED SITE PLAN





Level	Studio K		Studio M		1 Bedroom		Keys	Potential 2 Bedrooms	Apartments	Restaurant/ Bar & Venue	Thrive	Outdoor Patio
	Keys	%	Keys	%	Keys	%		Keys	Area	Area	Area	Area
Low Level	4		2		1		7	9	8,305 S.F.			
1st Level	10		5		3		18	9	14,493 S.F.	8,204 S.F.	2,029 S.F.	
2nd Level	12		7		4		23	9	11,779 S.F.		7,573 S.F.	8,122 S.F.
3rd Level	26		15		9		50	9	18,158 S.F.			
4th Level	26		15		9		50	9	18,158 S.F.			
5th Level	26		15		9		50	9	18,158 S.F.			
Total	104	53	59	30	35	18	198	54	89,051 S.F.	8,204 S.F.	9,602 S.F.	8,122 S.F.
Total Indoor Area = 106,857 S.F.												

ATTACHMENT B – HALL COUNTY ASSESSOR



Summary

Parcel Number 01029 001005
Location Address 839 SW JESSE JEWELL PKWY
Legal Description JESSE JEWELL PARKWAY
(Note: Not to be used on legal documents)
Class C4-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning G-B
Note: Refer to map zoning layer for official zoning.
Tax District GAINESVILLE-WESTSIDE TAD (District 18)
Millage Rate N/A
Acres 2.79
Neighborhood Comm-Hospitality-Motels (COMM05)
Homestead Exemption No (S0-)
Landlot/District N/A

[View Map](#)



Owner

[VIRTUA GAINESVILLE HOTEL OWNER LLC](#)
 17470 NORTH PACESETTER WAY
 SCOTTSDALE, AZ 85255

Linked Personal Property

[101995](#)

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Jesse Jewell-01	Square Feet	121,444	0	0	2.79	1

Permits

Permit Date	Permit Number	Type	Description
04/19/2019	00168	ADDITION	RETRO ON EXISTING BILLBOARD
07/08/2016	00489	OCCUPANCY	THIS PERMIT IS FOR OCCUPANCY FOR A NUTRITION CLUB AND BOOTCAMP. NCV 11/16 WSK
07/05/2016	00212	OCCUPANCY	OCCUPANCY FOR A NUTRITION CLUB AND BOOTCAMP OUTSIDE. NCV 11/16 WSK
05/08/2012	2012-00319	OCCUPANCY	
05/08/2012	2012-00320	OCCUPANCY	

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/30/2019	8341 577	98 226	\$2,350,000	MULTI PARCEL SALE VAC	HUM LLC	VIRTUA GAINESVILLE HOTEL OWNER LLC
3/2/2015			\$1,625,000	Real Estate Listing	HUM LLC	HUM LLC
9/28/2005	5462 542	98 226	\$0	NOT MARKET VALUE	PATEL RANJIT K	HUM LLC
9/2/2005	5462 542	98 226	\$0	NOT MARKET VALUE	PATEL, RANJIT	HUM, LLC
6/22/2005	5352 204		\$1,405,000	PERSONAL PROPERTY/BUSINESS	RAMSEY PROPERTIES	PATEL, RANJIT
	856 200-		\$440,000	Sale to be Reviewed		
	856 200-		\$440,000			

Valuation

	2022	2021	2020
Previous Value	\$1,378,000	\$1,378,000	\$1,148,400
Land Value	\$1,378,000	\$1,378,000	\$1,378,000
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$1,378,000	\$1,378,000	\$1,378,000

Assessment Notice

[2020 Assessment Notice \(PDF\)](#)
[2021 Assessment Notice \(PDF\)](#)
[2022 Assessment Notice \(PDF\)](#)

Tax Detail

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
2	NET COUNTY 120	0.4			4.636	\$2,555.36
17	GAINESVILLE	1			1.01	\$1,391.78
20	G'VILLE SCHOOL	1			6.395	\$8,812.31
21	G'VILLE BOND	1				\$0.00
27	EMERGENCY SERVICES	0.4			0.571	\$314.74
30	GAINESVILLE FIRE	1			1.25	\$1,722.50
31	GAINESVILLE PARK AND	1			0.896	\$1,234.69
33	GAINESVILLE POLICE S	1			0.5	\$689.00

Total Est Tax \$16,720.38

Photos



No data available for the following modules: Assessment Appeals Process, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Sketches.

NOTICE TO PROPERTY OWNERS AND OCCUPANTS In accordance with Georgia law (OCGA 48-5-264.1) please be advised that the properties located in Hall County may be visited by our appraisal staff concerning an appeal filed, return filed, construction of new improvements or additions and /or conservation use applications or during the course of the normal property appraisal process. The Appraiser/Data Collector will have a photo identification badge and will be driving an appropriately marked vehicle. If

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[Last Data Upload: 5/4/2023, 6:38:22 PM](#)

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Summary

Parcel Number 01029 001007
Location Address 853 SW JESSE JEWELL PKWY
Legal Description 853 JESSE JEWELL PKWY
(Note: Not to be used on legal documents)
Class C3-Commercial
(Note: This is for tax purposes only. Not to be used for zoning.)
Zoning H-B
Note: Refer to map zoning layer for official zoning.
Tax District GAINESVILLE-WESTSIDE TAD (District 18)
Millage Rate N/A
Acres 0.38
Neighborhood Comm-Warehouse\Garage (COMM11)
Homestead Exemption No (S0-)
Landlot/District N/A

[View Map](#)



Owner

[VIRTUA GAINESVILLE HOTEL OWNER LLC](#)
 17470 NORTH PACESETTER WAY
 SCOTTSDALE, AZ 85255

Land

Type	Description	Calculation Method	Square Footage	Frontage	Depth	Acres	Lots
Commercial	Comm-Jesse Jewell-01	Square Feet	16,359	138	114	0.38	1

Sales

Sale Date	Deed Book / Page	Plat Book / Page	Sale Price	Reason	Grantor	Grantee
9/30/2019	8341 577		\$2,350,000	MULTI PARCEL SALE VAC	HUM, LLC	VIRTUA GAINESVILLE HOTEL OWNER LLC
6/14/2017	7916 323		\$250,000	COM IMP REMOVED AFTER INIT. SALE	R I C PROPERTIES LTD	HUM, LLC
	941 289		\$269,510	Sale to be Reviewed		
	941 289		\$269,510			

Valuation

	2022	2021	2020
Previous Value	\$235,500	\$235,500	\$196,300
Land Value	\$235,500	\$235,500	\$235,500
+ Improvement Value	\$0	\$0	\$0
+ Accessory Value	\$0	\$0	\$0
= Current Value	\$235,500	\$235,500	\$235,500

Assessment Notice

[2020 Assessment Notice \(PDF\)](#)

[2021 Assessment Notice \(PDF\)](#)

[2022 Assessment Notice \(PDF\)](#)

Tax Detail

Tax Type	Description	Asmt Pct	Cov Exempt	HS Exempt	Millage	Est Tax
2	NET COUNTY 120	0.4			4.636	\$436.71
17	GAINESVILLE	1			1.01	\$237.86
20	G'VILLE SCHOOL	1			6.395	\$1,506.02
21	G'VILLE BOND	1				\$0.00
27	EMERGENCY SERVICES	0.4			0.571	\$53.79
30	GAINESVILLE FIRE	1			1.25	\$294.38
31	GAINESVILLE PARK AND	1			0.896	\$211.01
33	GAINESVILLE POLICE S	1			0.5	\$117.75

Total Est Tax \$2,857.52

Photos

No data available for the following modules: Assessment Appeals Process, Linked Personal Property, Rural Land, Conservation Use Rural Land, Residential Improvement Information, Commercial Improvement Information, Mobile Homes, Accessory Information, Prebill Mobile Homes, Permits, Sketches.

NOTICE TO PROPERTY OWNERS AND OCCUPANTS In accordance with Georgia law (OCGA 48-5-264.1) please be advised that the properties located in Hall County may be visited by our appraisal staff concerning an appeal filed, return filed, construction of new improvements or additions and /or conservation use applications or during the course of the normal property appraisal process. The Appraiser/Data Collector will have a photo identification badge and will be driving an appropriately marked vehicle. If

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Developed by



Version 3.1.7

ATTACHMENT C – TRIP GENERATION



Trip Generation Calculations

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
All Suites Hotel	311	198	Rooms	4.4	50%	50%	0.34	53%	47%	0.36	49%	51%	871	436	435	67	36	31	71	35	36	Average
All Suites Hotel	311	198	Rooms	3.11	50%	50%	0.13	53%	47%	0.22	49%	51%	616	308	308	26	14	12	44	22	22	Minimum
All Suites Hotel	311	198	Rooms	6.02	50%	50%	0.51	53%	47%	0.47	49%	51%	1,192	596	596	101	54	47	93	46	47	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
All Suites Hotel	311	198	Rooms	$T=5.16(X)-112.23$	50%	50%	$T=0.47(X)-21.50$	53%	47%	$T=0.43(X)-9.93$	49%	51%	909	455	454	72	38	34	75	37	38	Equation
All Suites Hotel				Standard Deviation	0.93		0.13		0.08													
				Number of Studies	7		9		10													
				Average Size	147		164		159													
				R ²	0.92		0.74		0.87													

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Small Office Building	712	6.70	1000 SF GFA	14.39	50%	50%	1.67	82%	18%	2.16	34%	66%	96	48	48	11	9	2	14	5	9	Average
Small Office Building	712	6.70	1000 SF GFA	4.44	50%	50%	0.76	82%	18%	0.56	34%	66%	30	15	15	5	4	1	4	1	3	Minimum
Small Office Building	712	6.70	1000 SF GFA	50.91	50%	50%	4.12	82%	18%	5.50	34%	66%	341	170	171	28	23	5	37	13	24	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
Small Office Building	712	6.70	1000 SF GFA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equation
Small Office Building				Standard Deviation	10.16		0.88		1.26													
				Number of Studies	21		21		21													
				Average Size	3		3		3													
				R ²	N/A		N/A		N/A													

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
High-Turnover (Sit-Down) Restaurant	932	5.74	1000 SF GFA	107.20	50%	50%	9.57	55%	45%	9.05	61%	39%	615	308	307	55	30	25	52	32	20	Average
High-Turnover (Sit-Down) Restaurant	932	5.74	1000 SF GFA	13.04	50%	50%	0.76	55%	45%	0.92	61%	39%	75	38	37	4	2	2	5	3	2	Minimum
High-Turnover (Sit-Down) Restaurant	932	5.74	1000 SF GFA	742.41	50%	50%	102.39	55%	45%	62.00	61%	39%	4,261	2,131	2,130	588	323	265	356	217	139	Maximum
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour			
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out	
High-Turnover (Sit-Down) Restaurant	932	5.74	1000 SF GFA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	Equation
High-Turnover (Sit-Down) Restaurant	Standard Deviation			66.72			11.61			6.18												
	Number of Studies			50			37			104												
	Average Size			5			5			6												
	R ²			N/A			N/A			N/A												



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: June 15, 2023
Date Submitted: June 22, 2023
Final Approval Date: June 27, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Loan Donuts Holdings, LLC** to rezone a 1.063± acres tract located at the southeast side of the intersection of Browns Bridge Road and McEver Road (a/k/a **2895 Browns Bridge Road, SW**) from Office and Institutional (O-I) to Neighborhood Business (N-B).
Meeting Date: July 11, 2023

Purpose of Request:

The applicant is proposing to rezone the subject property from O-I to N-B for a Dunkin Donuts restaurant. The property contains a 1,912 square foot BB&T bank building that is closed and will be demolished. The proposed Dunkin Donuts store is 1,828 square feet in size with the exterior facade consisting of mostly brick. The existing right in/ right out driveways located off of Browns Bridge Road and McEver Road will be improved per GDOT standards. The property is located within the Gateway Corridor Overlay Zone. The adjacent uses the Hall County Administration Building, Free Chapel Worship Center, Brown Package Store, Walmart Neighborhood Market, RaceTrac gas station and a closed Walgreens store.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

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

GAINESVILLE PLANNING and APPEALS BOARD

STAFF RECOMMENDATION

Applicant.....Loan Donuts Holdings, LLC
Property Owner.....Lemonade MM Browns Bridge, LLC
Location.....2895 Browns Bridge Road, SW
Request.....Rezone from O-I to N-B
Total Acres1.063± acres
Ward.....Four
Proposed Use.....Dunkin Donuts restaurant
Planning Division Staff Recommendation.....**Approval, with conditions**
DateJuly 11, 2023

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

The applicant is proposing to rezone the subject property from O-I to N-B for a Dunkin Donuts restaurant. The property contains a 1,912 square foot BB&T bank building that is closed and will be demolished. The proposed Dunkin Donuts store is 1,828 square feet in size with the exterior facade consisting of mostly brick. The existing right in/ right out driveways located off of Browns Bridge Road and McEver Road will be improved per GDOT standards. The property is located within the Gateway Corridor Overlay Zone.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	RaceTrac gas station/convenience store	Planned Unit Development (P-U-D)
South	Hall County Administration Building; Free Chapel Worship Center	Office Institutional (O-I) Neighborhood Business (N-B)
East	Brown Package Store; Walmart Neighborhood Market	Regional Business(R-B)
West	Closed Walgreens store	Planned Unit Development (P-U-D)

▪ **Other Departmental Comments**

The request will require coordination with the Georgia Department of Transportation (GDOT). There were no other departmental comments.

▪ **Zoning History**

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

2022 – A request by Jeff Arkema for a special use on a 1.77± acres tract located at 2888 Browns Bridge Road, SW was approved with conditional Office and Institutional (O-I) zoning for an automotive styling center.

2022 – A request by McKinley Homes US, LLC, for a special use on a 7.74± acres tract located at 2920 Florence Drive was approved with conditional Office and Institutional (O-I) zoning for 70 residential townhomes.

2021 – A request by Tidal Wave Auto Spa to amend a 7.76± acres tract located at 1440 McEver Road zoned Planned Unit Development (P-U-D) was conditionally approved for an express car wash facility.

2021 - A request by Adventures Real Estate, LLC to rezone a 17.028± acres tract located at 2520 Browns Bridge Road from Residential-I-A (R-I-A) to General Business (G-B) was conditionally approved for an automotive related facility.

2021 – A request by Pamela Eagar to annex a 0.15± acre tract located at 2834 Browns Bridge Road with a zoning of General Business (G-B) was conditionally approved for no proposed use.

2020 – A request by CenterPoint Integrated Solutions to annex a 7.81± acres tract located at 2602 Browns Bridge Road with a zoning of General Business (G-B) was conditionally approved for a CarMax Auto Superstore.

2020 – A request by Gainesville City Board of Education to rezone a 16.67± acres tract located at 1263 and 1279 McEver Road, SW from Residential-I (R-I) to Office and Institutional (O-I) was conditionally approved for a new middle school.

2020 – A request by Gainesville City Board of Education to annex a 5.931± acres tract located at 2550 and 2560 Gould Drive with Office and Institutional (O-I) zoning with a special use was conditionally approved for a new middle school and existing single-family home.

2020 – A request by Mauricio Ortega to annex a 0.51± acre tract located at 23 Cherrywood Drive with Residential-I (R-I) zoning was approved for sewer for a single-family home.

2018 – A request by Tyler Land Holdings to amend a 2.98± acres tract located at 1209 and 1229 Hillside Gardens Lane zoned Planned Unit Development (P-U-D) was conditionally approved for a boat sales dealership.

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

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

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

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

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

▪ **Staff Analysis**

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

The surrounding uses include a mixture of nonresidential developments such as shopping centers, offices and churches. The purpose of the request is to redevelop the property from a bank to a restaurant use. The proposed change in use appears suitable given the property fronts a commercial corridor.

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

The proposed Dunkin Donuts restaurant should not adversely affect the adjacent or nearby property given the property has been occupied for commercial purposes. The normal hours of operation for a Dunkin Donuts is 5 A.M. and 9 P.M. which is longer than typical bank hours which will increase the number of right turns that occur on McEver Road and Browns Bridge Road.

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

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Commercial* use category which includes areas with focused retail, office, or other commercial service activities such as grocery stores, banks, restaurants, theaters, hotels and automotive-related businesses. Commercial uses may also as a single use in one building or grouped together in a shopping center.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Neighborhood* Character Area. The vision for this area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving "village center". Neighborhood-scale businesses are prioritized that can serve local residents.

Land uses allowed in the *Suburban Neighborhood Character Area* include single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (retail and office), public, institutional, parks and recreation.

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

The property could remain zoned O-I and developed for office and institutional purposes. The proposed restaurant is not allowed by right. Rezoning the property would allow for the proposed use.

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

The change from O-I zoning to N-B zoning should not substantially affect public facilities or services.

There is sufficient existing water and sewer capacity that can serve the property.

Existing public safety services already respond to the subject property. Gainesville Fire Station #4 off of Memorial Park Drive is located approximately 2.0± miles from the subject property. Hall County Fire Station #4 is 0.4 mile south of the property off of McEver Road.

Traffic generated from the proposed use will be more than the previous pharmacy use. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed fast food restaurant with a drive-thru would generate approximately 907 trips per week day, including 98 A.M. and 86 P.M. peak hour trips. The proposal will improve existing driveway locations on Browns Bridge Road and McEver Road which is a signalized intersection.

The proposed use will have no impact on the Gainesville City School System given the proposal is for commercial purposes.

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

It is staff's opinion the commercial use appears to be consistent with existing and expected uses of the Future Land Use Map. Some of the surrounding use consist of older commercial properties and offices.

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

Based on the subject property's proximity to city limits and other commercial properties, the proposal with the recommended zoning conditions appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with **Neighborhood Business (N-B) zoning**, based on the Comprehensive Land Use Plan and the adjacent commercial land uses.

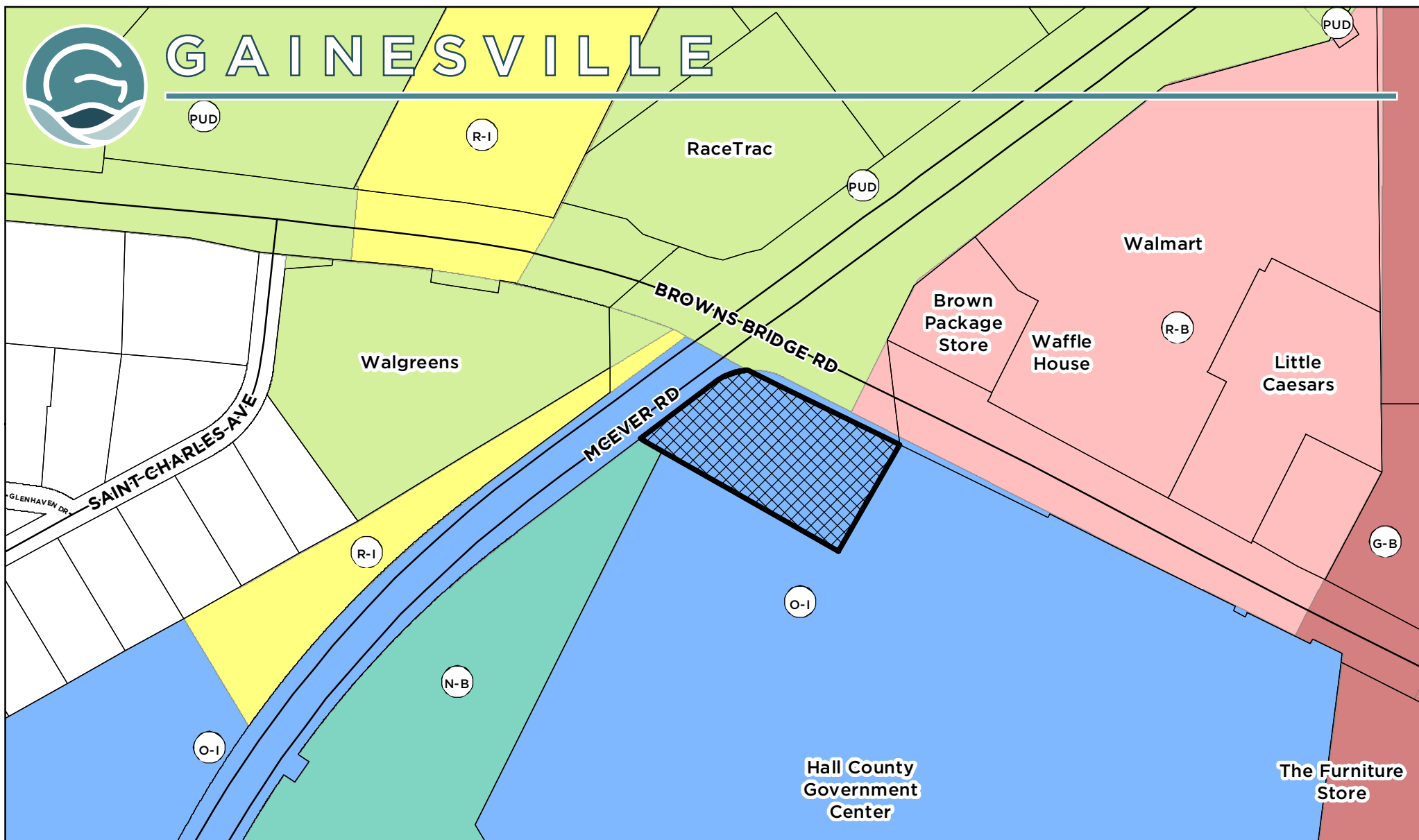
Conditions

1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director.
2. The frontage landscape areas and right-of-way areas fronting McEver Road and Browns Bridge Road shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.
3. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT). All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.
4. The proposed dumpster shall require a dumpster enclosure per the Unified Land Development Code standards and shall be architecturally compatible to the building.
5. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.

6. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
7. The proposed monument sign shall not exceed 8-feet in height and 80 square feet in size. No more than one monument sign shall be permitted.



GAINESVILLE



Applicant: **LOAN DONUTS HOLDINGS, LLC**

REZONING REQUEST

Subject Property Address:
2895 Browns Bridge Road

Tax Parcel:
08-015-005-028

Request:

Rezone a +/- 1.063 AC tract currently zoned Office & Institutional (O-I) to Neighborhood Business (N-B) for a Dunkin Donuts



Subject Property



Meeting Date: **07/11/2023**

Map Prepared: **06/12/2023**

0 100 200 300 400 Feet

SCALE: 1" = 200'



GAINESVILLE



Applicant: **LOAN DONUTS HOLDINGS, LLC**

REZONING REQUEST

Subject Property Address:
2895 Browns Bridge Road

Tax Parcel:
08-015-005-028

Request:

Rezone a +/- 1.063 AC tract currently zoned Office & Institutional (O-I) to Neighborhood Business (N-B) for a Dunkin Donuts



Subject Property

Aerial from 2021



Meeting Date: **07/11/2023**

Map Prepared: **06/12/2023**

0 100 200 300 400 Feet

SCALE: 1" = 200'

REQUEST FOR
REZONING ACTION
FROM CITY OF GAINESVILLE ZONING BOARD

FOR

**DUNKIN DONUTS
2895 BROWNS BRIDGE ROAD**

NATURE OF REQUEST

To obtain a rezoning request from O-I to N-B.

PURPOSE OF REQUEST

To allow for development of an Dunkin Donuts restaurant

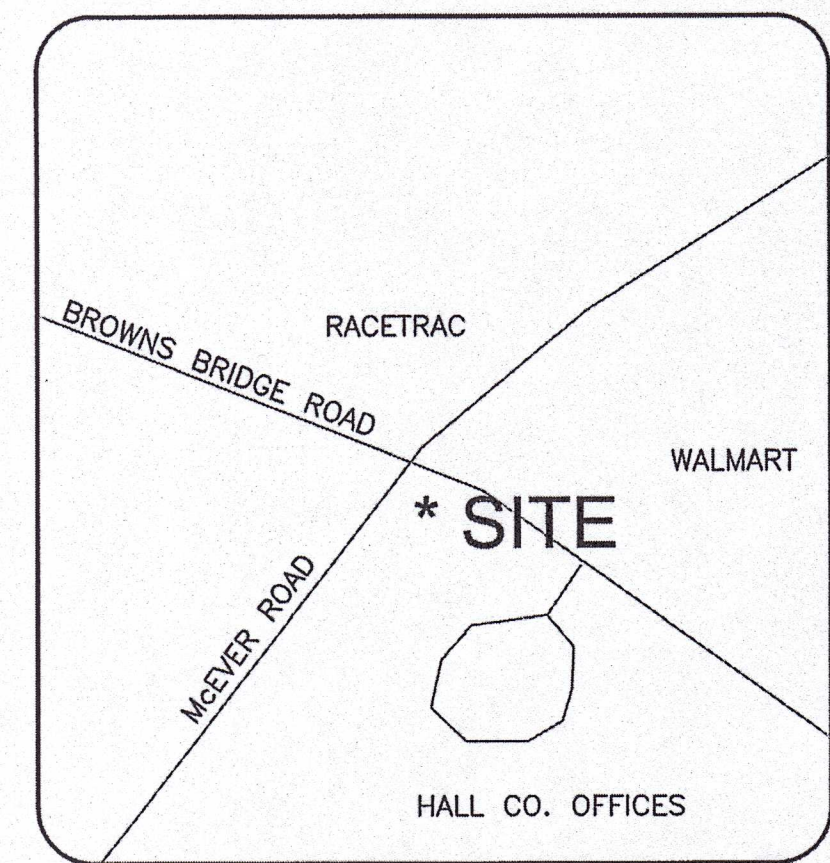
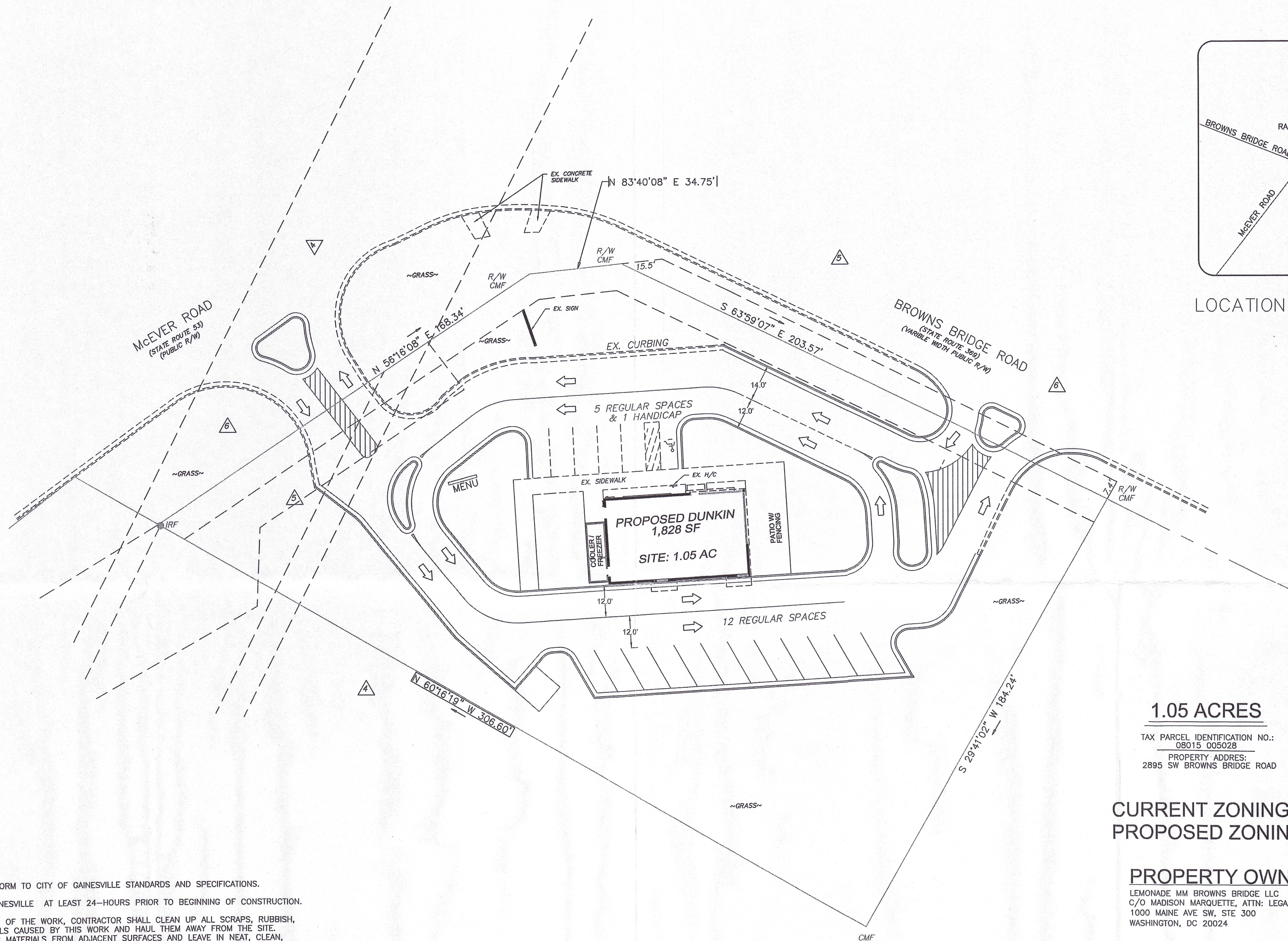
NARRATIVE

The scope of this project is to provide a proposed Dunkin Donuts located at 2895 Browns Bridge Road. Currently at this intersection there is a vacant building that was currently a bank. We have met on site with GDOT and we will be allowed to utilize the existing entrances to serve the proposed use.

This property is a 1.063 ac. tract of land. The property is currently zoned O-I, which a restaurant is not allowed. We are requesting a rezoning to N-B, which allows for restaurant use. It has frontage on McEver Road and Browns Bridge Road. We would like to propose utilizing as much of the existing asphalt and per the proposed conceptual site layout we should be able to reduce the amount of impervious surface area. This property is adjacent to the Hall County Administration Building property.

Both potable water and proposed sanitary sewer are available to this tract. During the design phase of development we will show how we are tying into sanitary sewer and meeting Stormwater runoff requirements.

We feel that the requested rezoning to allow for a proposed Dunkin Donuts would be an appropriate type of use for this area. Based on the location and that there are other restaurants located down the street; it is unlikely this proposed development will pose any problems for any of the adjacent neighbors. We do not believe that allowing this use of this property would in any way devalue or pose hardships on any of the surrounding properties.



LOCATION MAP (NTS)

1.05 ACRES

TAX PARCEL IDENTIFICATION NO.: 08015 005028
PROPERTY ADDRESS: 2895 SW BROWNS BRIDGE ROAD

CURRENT ZONING: O-I
PROPOSED ZONING: N-B

PROPERTY OWNER:

LEMONADE MM BROWNS BRIDGE LLC
C/O MADISON MARQUETTE, ATTN: LEGA & RI
1000 MAINE AVE SW, STE 300
WASHINGTON, DC 20024

APPLICANT:

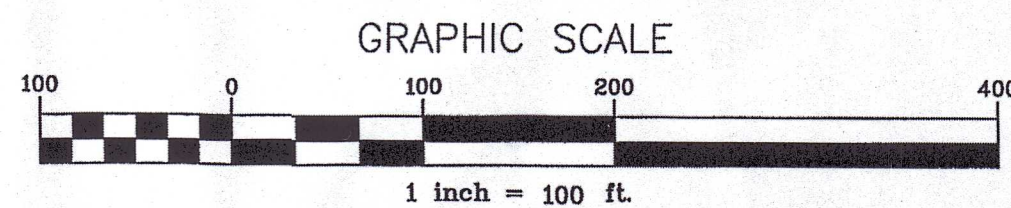
LOAN DONUT HOLDINGS, LLC
MR. JAMES LASKARIS
1050 CAMBRIDGE SQUARE, STE A
ALPHARETTA, GA 30009
PHONE: 772-260-7055
EMAIL: LASKARIS9@AOL.COM

GENERAL NOTES:

- ALL WORK TO CONFORM TO CITY OF GAINESVILLE STANDARDS AND SPECIFICATIONS.
- NOTIFY CITY OF GAINESVILLE AT LEAST 24-HOURS PRIOR TO BEGINNING OF CONSTRUCTION.
- AT THE COMPLETION OF THE WORK, CONTRACTOR SHALL CLEAN UP ALL SCRAPS, RUBBISH, AND SURPLUS MATERIALS CAUSED BY THIS WORK AND HAUL THEM AWAY FROM THE SITE. REMOVE ALL ASPHALTIC MATERIALS FROM ADJACENT SURFACES AND LEAVE IN NEAT, CLEAN, AND ORDERLY CONDITION. HOSE AND WASH DOWN ALL ASPHALT AND RELATED CONCRETE PAVING TO REMOVE ALL MUD, DEBRIS, AND OTHER EXTRANEOUS MATERIALS, JUST PRIOR TO FINAL INSPECTION.
- GRADE ALL HANDICAP RAMPS WITH A 12:1 MAX SLOPE.
- PARKING REQUIREMENTS:
RESTAURANT: 1 PARKING SPACE / 125 SF
1856 SF / 125 = 14.8 PARKING SPACES REQUIRED
PARKING PROPOSED: 18 SPACES (INCLUDING 1 H/C SPACES)

ZONING AND BUILDING SETBACKS (S/B):

PROPOSED CITY OF GAINESVILLE ZONING:
N-B (NEIGHBORHOOD BUSINESS)
BUILDING SETBACKS:
FRONT: 40' FROM RIGHT-OF-WAY LINE
10' LANDSCAPE STRIP REQUIRED



REVISIONS

NO.	DATE	REMARKS

SEAL



THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE ENGINEER AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE ENGINEER.
THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

Civilscapes, Inc.

CIVIL DESIGN & LANDSCAPE ARCHITECTURE
P.O. BOX 2115 CUMMING, GEORGIA 30028
OFFICE: 678-513-8836

REZONING PLAN FOR

DUNKIN' DONUTS

INTERSECTION OF McEever Road & Hwy 369
CITY OF GAINESVILLE * HALL COUNTY, GEORGIA

SHEET NUMBER

1

SCALE

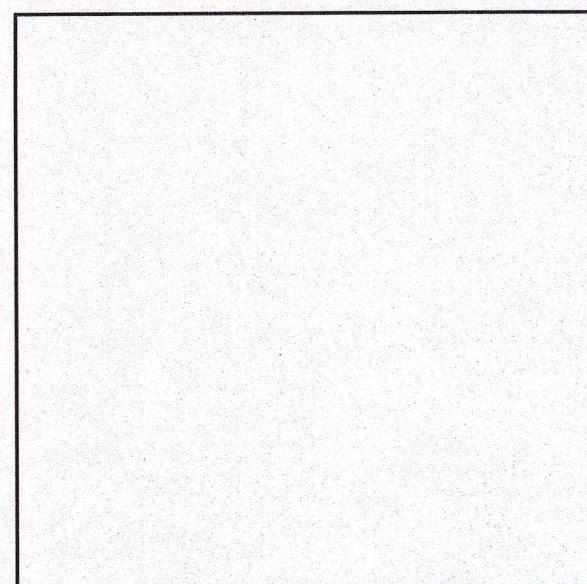
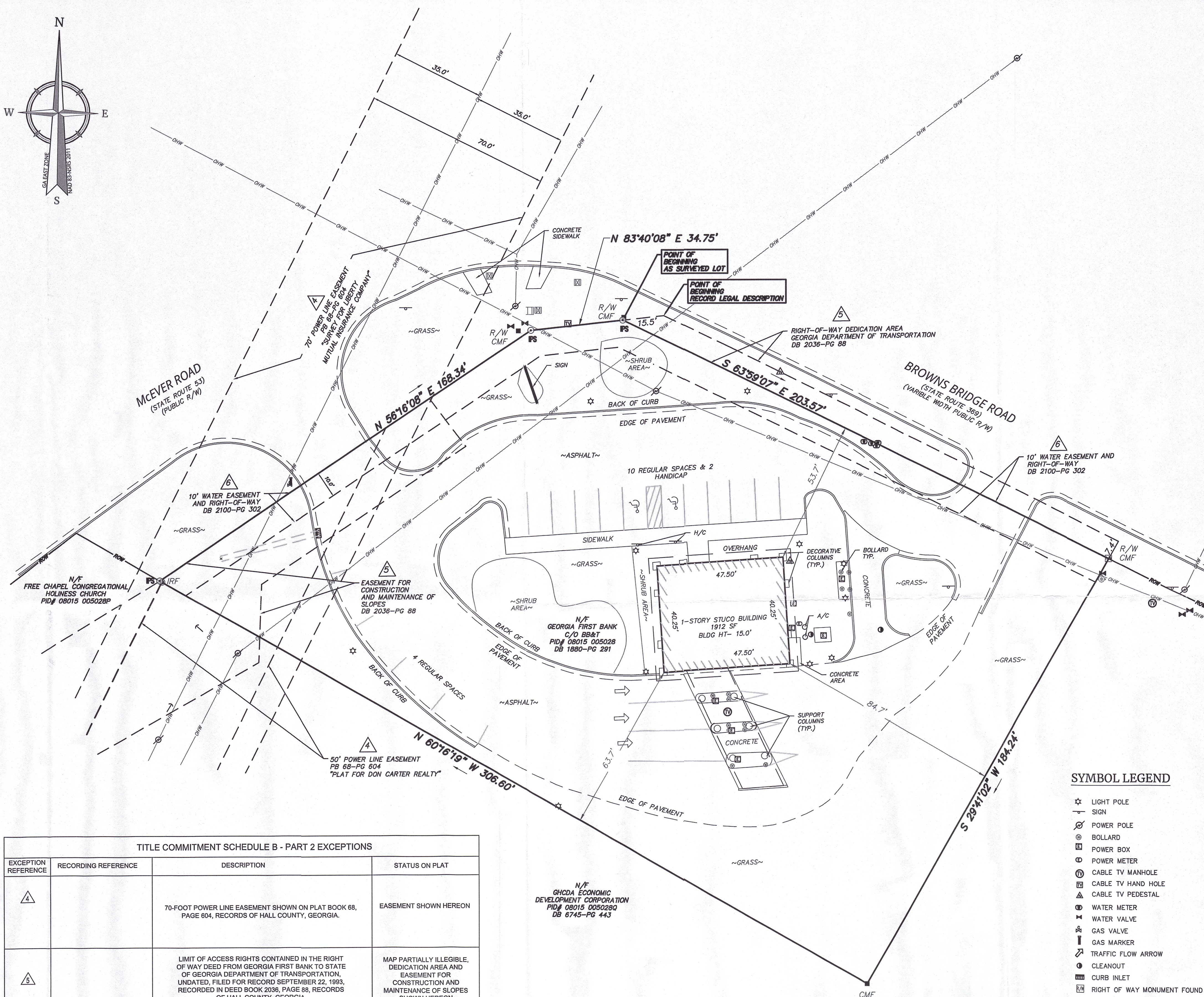
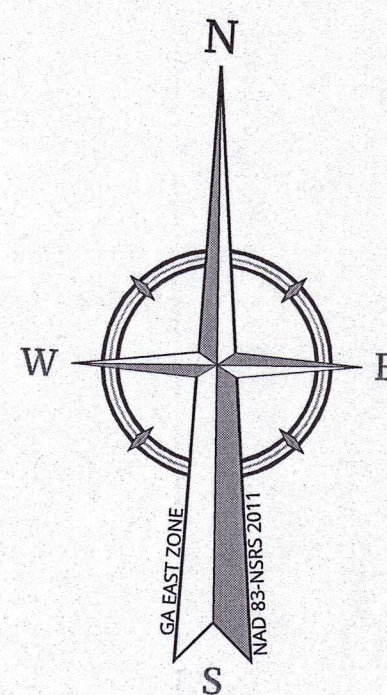
1" = 100'

DATE

4/6/04

PROJECT NO.

04-003

RESERVED FOR CLERK OF
SUPERIOR COURT

TITLE COMMITMENT SCHEDULE B - PART 2 EXCEPTIONS			
EXCEPTION REFERENCE	RECORDING REFERENCE	DESCRIPTION	STATUS ON PLAT
		70-FOOT POWER LINE EASEMENT SHOWN ON PLAT BOOK 68, PAGE 604, RECORDS OF HALL COUNTY, GEORGIA.	EASEMENT SHOWN HEREON
		LIMIT OF ACCESS RIGHTS CONTAINED IN THE RIGHT OF WAY DEED FROM GEORGIA FIRST BANK TO STATE OF GEORGIA DEPARTMENT OF TRANSPORTATION, UNDATED, FILED FOR RECORD SEPTEMBER 22, 1993, RECORDED IN DEED BOOK 2038, PAGE 66, RECORDS OF HALL COUNTY, GEORGIA.	MAP PARTIALLY ILLEGIBLE, DEDICATION AREA AND EASEMENT FOR CONSTRUCTION AND MAINTENANCE OF SLOPES SHOWN HEREON
		EASEMENT FROM GEORGIA FIRST BANK TO CITY OF GAINESVILLE, GEORGIA, DATED DECEMBER 22, 1993, FILED FOR RECORD DECEMBER 22, 1993, RECORDED IN DEED BOOK 2100, PAGE 302, RECORDS OF HALL COUNTY, GEORGIA.	WATER EASEMENT AND RIGHT-OF-WAY SHOWN HEREON
		RESTRICTIONS CONTAINED IN LIMITED WARRANTY DEED FROM TRUIST BANK TO _____, DATED _____, 2022, FILED FOR RECORD _____, 2022, RECORDED IN DEED BOOK _____, PAGE _____, RECORDS OF HALL COUNTY, GEORGIA.	NOT YET DEFINED
		MATTERS AS SHOWN ON ALTA/TRANS SURVEY PREPARED BY ACCOM, BEARING THE SEAL AND CERTIFICATION OF GRAEME KAISER, GALS 3277 DATED JUNE _____, 2022, PROJECT NUMBER T8008GA, AS FOLLOWS: UTILITIES AS SHOWN.	ALL MATTERS EXCEPTED, SURVEY NOT CERTIFIED OR SEALED

SYMBOL LEGEND

-  LIGHT POLE
-  SIGN
-  POWER POLE
-  BELLARD
-  POWER BOX
-  POWER METER
-  CABLE TV MANHOLE
-  CABLE TV HAND HOLE
-  CABLE TV PEDESTAL
-  WATER METER
-  WATER VALVE
-  GAS VALVE
-  GAS MARKER
-  TRAFFIC FLOW ARROW
-  CLEANOUT
-  CURB INLET
-  RIGHT OF WAY MONUMENT FOUND
-  CONCRETE MONUMENT FOUND
-  IRON ROD FOUND
-  HANDICAP SPACE
-  PROPERTY LINE
-  LINES NOT SURVEYED
-  RIGHT OF WAY
-  EDGE OF PAVEMENT
-  OVERHEAD POWER LINE
-  STORM WATER PIPE

BLDG HT = BUILDING HEIGHT
DB = DEED BOOK
PG = PAGE



SCALE: 1" = 20'

AECOM

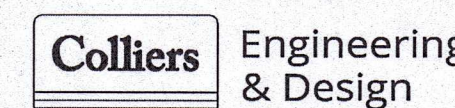
PROJECT

ALTA/NSPS LAND
TITLE SURVEY

2895 BROWNS BRIDGE ROAD
GAINESVILLE, GA

LAND LOT 15, 8TH LAND DISTRICT
HALL COUNTY, GA

CONSULTANT

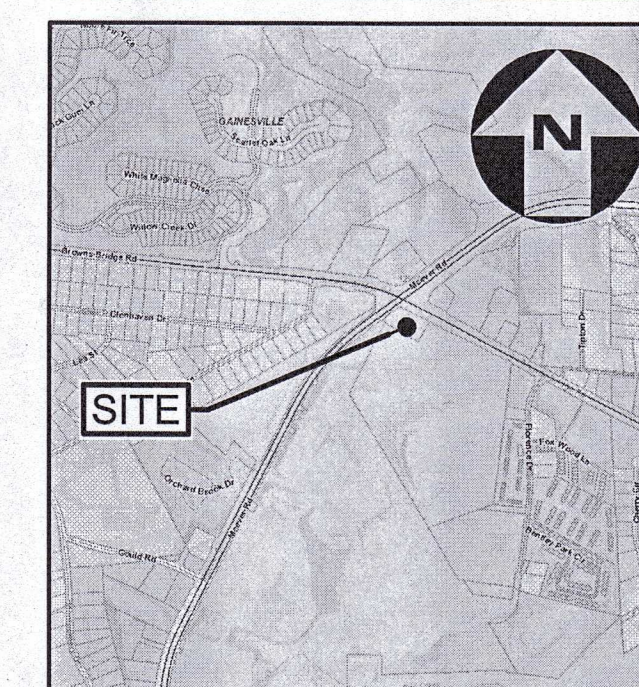


Doing Business as  **MASER**
CONSULTING

RED BANK (Headquarters)
331 Newman Springs Road,
Suite 203
Red Bank, NJ 07701
Phone: 732.383.1950
COLLIERS ENGINEERING & DESIGN, INC.
DOING BUSINESS AS MASER CONSULTING



VICINITY MAP



REVISION

*	*	*
*	*	*
*	*	*
*	*	*
*	*	*
I/R	DATE	DESCRIPTION

ISSUE BLOCK

SCALE:	1" =
DATE:	AUGUST 2, 20
FIELDWORK BY:	
DRAWN BY:	D
CHECKED BY:	
APPROVED BY:	
COPYRIGHT:	

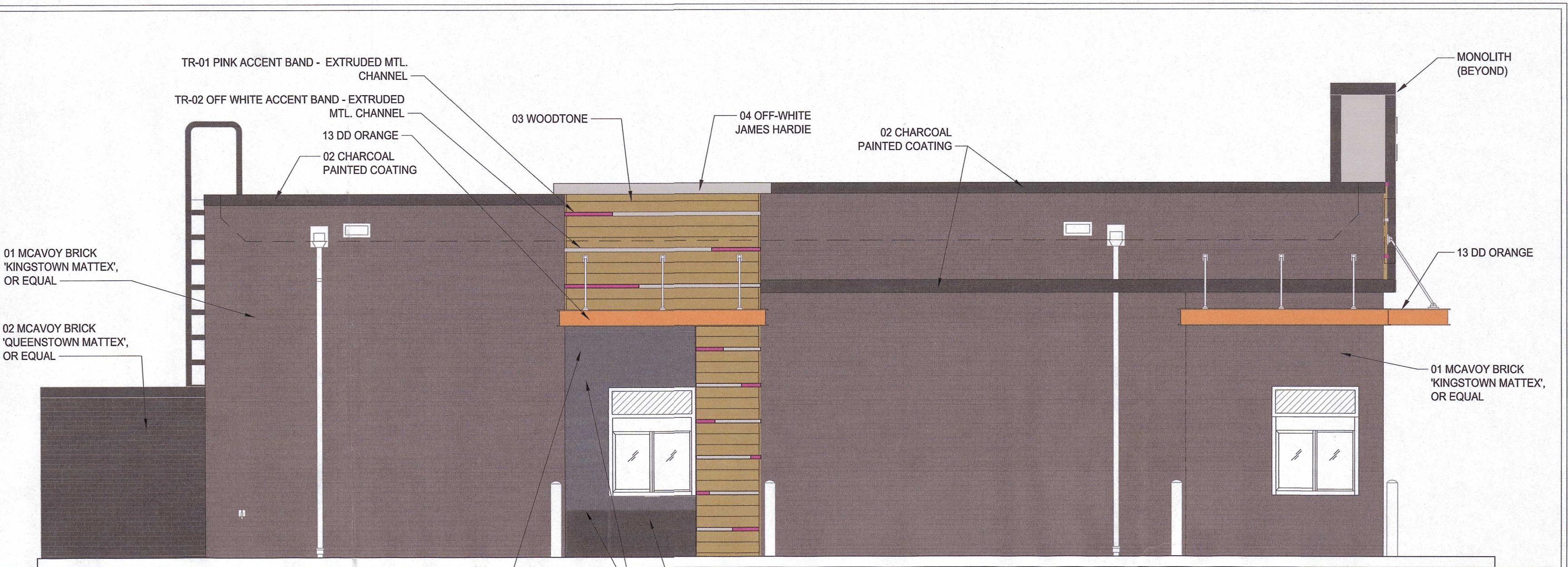
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SHEET TITLE

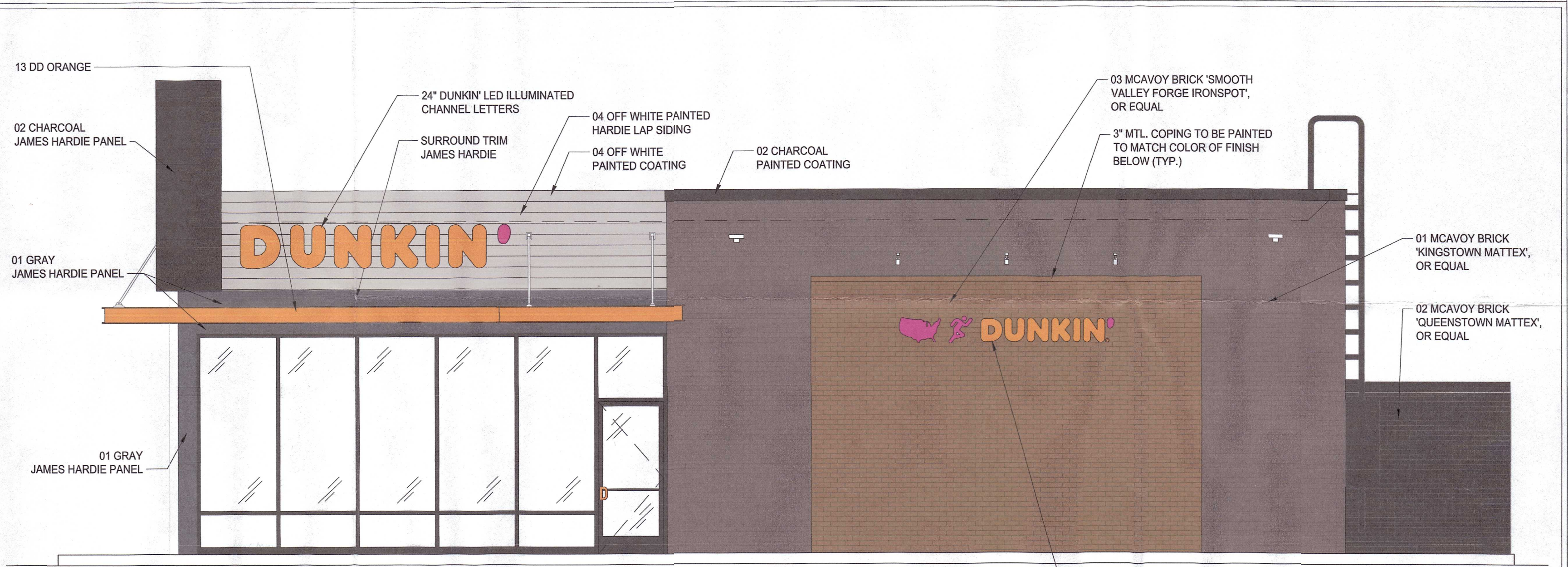
ALTA/NSPS
LAND TITLE SURVEY

SHEET NUMBER

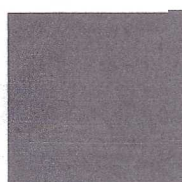
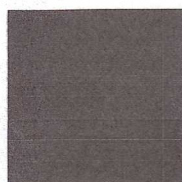
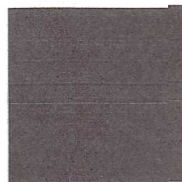
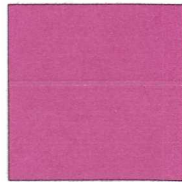
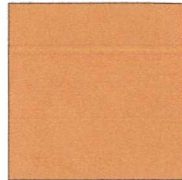
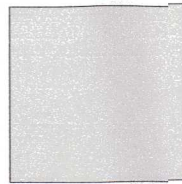
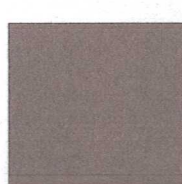
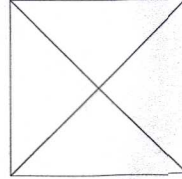
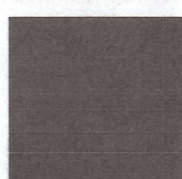
02 OF 02



2	DRIVE THRU ELEVATION
1/4" = 1'-0"	NOTE:



4		SIDE ELEVATION	
1/4" = 1'-0"		NOTE:	

	01 GRAY		09 CHARCOAL
	02 CHARCOAL		12 DD PINK
	03 WOODTONE PATTERN		13 DD ORANGE
	04 OFF WHITE FINISH		01 MCAVOY BRICK 'KINGSTOWN MATTEX' OR EQUAL
	05 MID-TONE FINISH (NOT USED)		02 MCAVOY BRICK 'QUEENSTOWN MATTEX' OR EQUAL
			03 MCAVOY BRICK 'SMOOTH VALLEY FORGE IRONSPOT' OR EQUAL

The graphic design is divided into two main horizontal sections. The top section features a large, dark grey, stylized letter 'H' on the left, enclosed within a thin black rectangular border. To the right of the 'H' is a large, empty white rectangular space. The bottom section features the word 'dukin' in a dark grey, rounded, lowercase sans-serif font, positioned on the left. To the right of the word is a large, empty white rectangular space.

SET REVISIONS		DATE	5/23/23
NO	DESCRIPTION		
		SCALE	
		DRAWN	
SHEET REVISIONS		CKD	
		APPD	

Dunkin - 2895 Browns Bridge Road Gainesville, GA 30504	EXTERIOR ELEVATIONS - CONCEPTUAL DESIGN	PC ##### - ARCHITECT #####
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A-5



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: June 15, 2023
Date Submitted: June 22, 2023
Final Approval Date: June 28, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **QuikTrip Corporation C/O Eric Bikas** to amend an existing Planned Unit Development (P-U-D) zoning on a 2.86± acres tract located at the southwest side of the intersection of Browns Bridge Road and McEver Road (a/k/a **2925 Browns Bridge Road, SW**).
Meeting Date: July 11, 2023

Purpose of Request:

The applicant is proposing to amend an existing Planned Unit Development for a QuikTrip convenience store/gas station. The existing Walgreens pharmacy building is 13,880 square feet in size and will be demolished. The proposed QuikTrip store is 5,312 square feet in size and will consist of brick and stone façade materials. The proposed fuel canopy will include a total of 16 fuel pumps. The subject property was conditionally approved in 2002 for a pharmacy which is now closed. The existing right in/ right out driveways located off of Browns Bridge Road and McEver Road will be improved per GDOT standards. The property is located within the Gateway Corridor Overlay Zone. The adjacent uses include single-family homes in the county, Manor Lake Assisted Living facility, Open Haven Church, RacTrac gas station, Brown Package Store, Walmart Neighborhood Market, BB&T (closed), Hall County Administration Building and Free Chapel Worship Center.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. QuikTrip staff rep
2. Location Maps
3. Narrative
4. Site plan
5. Survey

6. Elevations

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant.....QuikTrip Corporation C/O Eric Bikas
Property Owner.....WTB/Gainesville, LLC
Location.....2925 Browns Bridge Road, SW
Request.....Amend P-U-D zoning
Size.....2.86± acres
Ward.....Four
Proposed Use.....QuikTrip convenience store/ gas station
Planning Division Staff Recommendation.....**Approval, with conditions**
DateJuly 11, 2023

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

The applicant proposes to amend an existing Planned Unit Development (P-U-D) zoning for a QuikTrip convenience store/ gas station. The property is located at the southwest side of the intersection of Browns Bridge Road (SR 369) and McEver Road (SR 53) and has road frontage on Saint Charles Avenue which is a County maintained road. The property is also located within the Gateway Corridor Overlay Zone. In 2002 the existing P-U-D zoning was approved for a 13,880 square foot Eckerd pharmacy. The pharmacy building was later occupied by Rite Aid, and Walgreens which is no longer in operation and will be demolished.

The proposed QuikTrip store is 5,312 square feet in size, sixteen feet in height and will consist of brick and stone façade materials. The proposed building will be located similarly as the existing pharmacy building but will be smaller and not as tall. The proposed building is 20 feet in height and the canopy is a maximum of 25.5 feet in height. The existing pharmacy building is 35 feet in height. The proposed fuel canopy will include 16 fuel fueling positions located between the proposed building and Browns Bridge Road and the canopy support beams will be faced with brick. The building and canopy will be setback a minimum 25' from the property line adjacent to all right-of-way areas. The existing 50-foot vegetated buffer adjacent to the residential neighborhood will remain. Two monument signs are proposed up to 10 feet in height, 86.7 square feet of total sign area, each with LED price changer boards.

The existing right in/ right out driveways located off of Browns Bridge Road and McEver Road will be reused and improved per Georgia Department of Transportation.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	RaceTrac gas station; Cresswind neighborhood Open Haven Church,	Planned Unit Development (P-U-D) Residential-I (R-I)
South	Hall County Administration Building; Free Chapel Worship Center	Office and Institutional (O-I) Neighborhood Business (N-B)
East	Brown Package Store; Walmart Neighborhood Market; BB&T (closed)	Regional Business (R-B) Office and Institutional (O-I)
West	Pine Valley subdivision	Residential-I (R-I) - County

▪ **Other Departmental Comments**

The request will require coordination with the Georgia Department of Transportation (GDOT). There were no other departmental comments for the request.

▪ **Zoning History**

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

2022 – A request by Jeff Arkema for a special use on a 1.77± acres tract located at 2888 Browns Bridge Road, SW was approved with conditional Office and Institutional (O-I) zoning for an automotive styling center.

2022 – A request by McKinley Homes US, LLC, for a special use on a 7.74± acres tract located at 2920 Florence Drive was approved with conditional Office and Institutional (O-I) zoning for 70 residential townhomes.

2021 – A request by Tidal Wave Auto Spa to amend a 7.76± acres tract located at 1440 McEver Road zoned Planned Unit Development (P-U-D) was conditionally approved for an express car wash facility.

2021 - A request by Adventures Real Estate, LLC to rezone a 17.028± acres tract located at 2520 Browns Bridge Road from Residential-I-A (R-I-A) to General Business (G-B) was conditionally approved for an automotive related facility.

2021 – A request by Pamela Eagar to annex a 0.15± acre tract located at 2834 Browns Bridge Road with a zoning of General Business (G-B) was conditionally approved for no proposed use.

2020 – A request by CenterPoint Integrated Solutions to annex a 7.81± acres tract located at 2602 Browns Bridge Road with a zoning of General Business (G-B) was conditionally approved for a CarMax Auto Superstore.

2020 – A request by Gainesville City Board of Education to rezone a 16.67± acres tract located at 1263 and 1279 McEver Road, SW from Residential-I (R-I) to Office and Institutional (O-I) was conditionally approved for a new middle school.

2020 – A request by Gainesville City Board of Education to annex a 5.931± acres tract located at 2550 and 2560 Gould Drive with Office and Institutional (O-I) zoning with a special use was conditionally approved for a new middle school and existing single-family home.

2020 – A request by Mauricio Ortega to annex a 0.51± acre tract located at 23 Cherrywood Drive with Residential-I (R-I) zoning was approved for sewer for a single-family home.

2018 – A request by Tyler Land Holdings to amend a 2.98± acres tract located at 1209 and 1229 Hillside Gardens Lane zoned Planned Unit Development (P-U-D) was conditionally approved for a boat sales dealership.

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

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

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

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

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

▪ **Staff Analysis**

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

Over the past 20 years the subject property has been occupied by Eckerd, Rite Aid and Walgreens Pharmacy. During that time the neighboring RaceTrac and Walmart Neighborhood Market fueling stations were established. The adjacent and nearby properties consist of a mixture of commercial, office, institutional and residential uses. The adjacent zoning districts are Residential-I (R-I), Office and Institutional (O-I), Neighborhood Business (N-B), Regional Business (N-B) and Planned Unit Development (P-U-D). It appears the proposed use is suitable.

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

The proposed change in use from a pharmacy to a convenience store with gas sales will be open 24 hours a day and it is anticipated there will be additional traffic and turning movements generated with the change in use. The restricted right in/ right out access driveways will remain which is sufficient to accommodate the change in use according to GDOT. The existing buffer zone adjacent to the single-family home located at 3005 Saint Charles Avenue in the county will need to be improved address the hours of operation and the additional traffic. It is also recommended the proposed dumpster location be relocated away from the residential property and screened from the Gateway Corridor.

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

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the property within the *Commercial* land use category which includes areas with focused retail, office, or other commercial service activities such as grocery stores, banks, restaurants, theaters, hotels and automotive-related businesses. Commercial uses may also as a single use in one building or grouped together in a shopping center.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Neighborhood* Character Area. The vision for this area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving "village center". Neighborhood-scale businesses are prioritized that can serve local residents.

Land uses allowed in the *Suburban Neighborhood Character Area* include single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (retail and office), public, institutional, 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 P-U-D and is restricted to a pharmacy use. The existing building has been occupied by three different pharmacies over the past 20 years and has remained vacant for approximately two years. A different use requires the P-U-D zoning to be amended or the property to be rezoned to a different zoning classification. The proposed P-U-D amendment is a site-specific zoning that assures the developer will adhere to the proposed development quality and standards as presented by the applicant and any associated zoning conditions.

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

The proposal should not cause an excessive or burdensome use of public facilities or services. The development will continue to utilize City water and sewer services of which capacity is sufficient.

Existing public safety services already respond to the subject property. Gainesville Fire Station #4 off of Memorial Park Drive is located approximately 2.0± miles from the subject property. Hall County Fire Station #4 is 0.6 mile south of the property off of McEver Road.

Traffic generated from the proposed use will be more than the previous pharmacy use. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the previous 13,880 square foot pharmacy with a drive-thru would generate approximately 1,345 trips per week day, including 116 A.M. and 135 P.M. peak hour trips. A convenience store with gas sales generates 8,672± new trips per weekday (50% entering, 50% exiting), including 272 A.M. and 320 P.M. peak hour trips. A traffic impact study was not required for the proposal based on GDOT's assessment of the existing restricted right in/ right out driveways. Other accessible routes to Browns Bridge Road from the Pine Valley subdivision are located further west on Esther Drive and Montgomery Drive. In addition, access to McEver Road is available further south at its signalized intersection with Gould Road.

It is staff's opinion the existing U-turns occurring at the intersection of Browns Bridge Road and Saint Charles Avenue will increase due to the change in use. The applicant should coordinate with GDOT and Gainesville Public Works to explore what additional signage or modifications can be made so as not to further compound this issue.

The proposed use will have no impact on the Gainesville City School System given the proposal is for commercial purposes.

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

The subject property is located along a heavy commercial corridor at the southwest corner intersection of Browns Bridge Road (SR 369) and McEver Road (SR 53). The proposed use appears appropriate based on the Comprehensive Plan and the adjacent and nearby commercial development along both roads.

(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 and nearby commercial uses, it appears the proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property, with the recommended zoning conditions.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this Planned Unit Development (P-U-D) zoning amendment request, based on the Comprehensive Land Use Plan and the adjacent and nearby commercial uses.

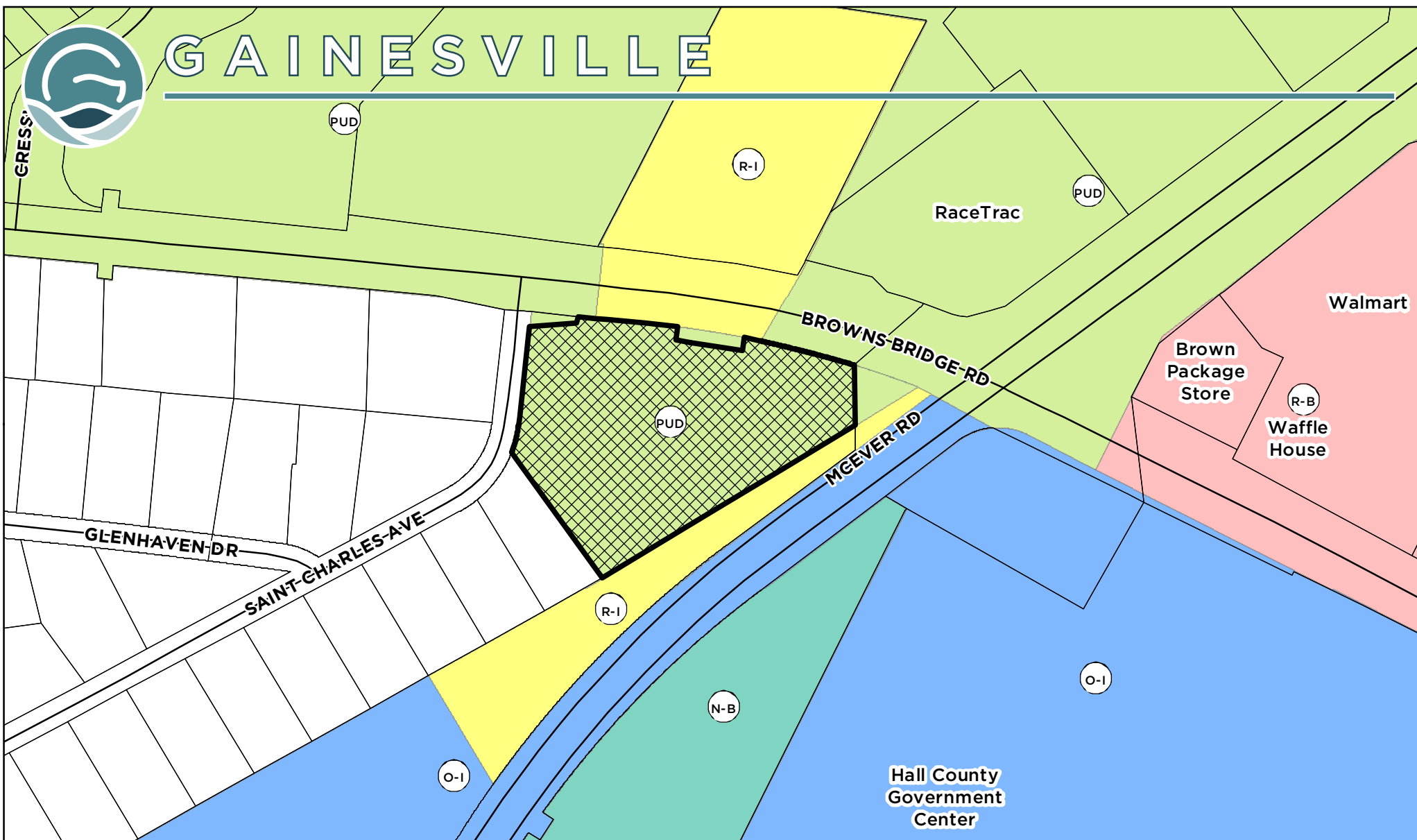
Conditions

1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director.
2. The owner/developer shall replace the existing fence with a new opaque fence. The new fence shall be located along the westerly-southwesterly side of the parking lot and rear access drive behind the proposed building. The fence shall be 8 feet height, brown in color and made of weather resistant composite materials. The location and type of fence shall be subject to the approval of the Community and Economic Development Department Director.
3. The existing 50 foot wide vegetated buffer shall be maintained along the westerly-southwesterly property line. In addition, a mixture of evergreen trees shall be planted between the detention pond area and the adjacent single-family home located at 3005 Saint Charles Avenue. The minimum height of the trees shall be 10 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
4. The frontage landscape areas and right-of-way areas fronting McEver Road, Browns Bridge Road and Saint Charles Avenue shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.
5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT). All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.
6. The owner/developer shall coordinate with GDOT and the Gainesville Public Works Department to explore signage and other modifications made to the left turn lane on Browns Bridge Road to Saint Charles Avenue to discourage U-turns at the intersection.
7. The proposed dumpster shall be located at northern or eastern side of the property away from the adjacent residential property and shall require a dumpster enclosure per the Unified Land Development Code standards and shall be architecturally compatible to the building.
8. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.
9. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
10. The two proposed monument signs shall be placed in a similar location as the existing monument signs on the property and no closer than 125 feet of the Saint Charles Avenue road frontage. The signs shall not exceed 8-feet in height and 80

square feet in size. The LED price changers shall adhere to the Unified Land Development Code standards for changeable copy signs and limited to amber and/or white in color lighting.



GAINESVILLE



Applicant: **QUIKTRIP CORPORATION C/O ERIC BIKAS**

Request:

ZONING AMENDMENT REQUEST

Amend an existing Planned Unit Development (P-U-D) zoning on +/- 2.86 AC tract for a gas station/convenience store

Subject Property Address:
2925 Browns Bridge Road

Tax Parcel:
08-016-001-004



Subject Property



Meeting Date: **07/11/2023**

Map Prepared: **06/12/2023**

0 100 200 300 400 Feet

SCALE: 1" = 200'



GAINESVILLE



Applicant: **QUIKTRIP CORPORATION C/O ERIC BIKAS**

ZONING AMENDMENT REQUEST

Subject Property Address:
2925 Browns Bridge Road

Tax Parcel:
08-016-001-004

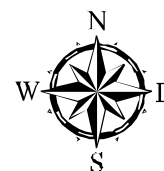
Request:

Amend an existing Planned Unit Development (P-U-D) zoning on +/- 2.86 AC tract for a gas station/convenience store



Subject Property

Aerial from 2021



Meeting Date: 07/11/2023

Map Prepared: 06/12/2023

0 100 200 300 400 Feet

SCALE: 1" = 200'

NARRATIVE

Application of Quiktrip Corporation to Amend Planned Commercial Development
Tax Parcel 08016 001004
2925 Browns Bridge Road, SW

Quiktrip Corporation ("QT") applies to amend the Planned Commercial Development ("PCD") zoning of the subject property. The property includes 2.874 acres, located at the intersection of State Routes 53 and 369 (public right of way varies) in the Gateway Corridor Overlay Zone. Abutting the property to the west is Saint Charles Avenue (40' public right of way). The current PCD provides for utilization of the property as a freestanding pharmacy. The building on the property is currently vacant. QT wishes to utilize the property for a QuikTrip convenience store with 24-hour operation and gasoline sales.

QT intends to construct a 5,312 square-foot convenience store. The convenience store will be approximately 10 feet in height at the top of the cornices and 16 feet in height at the top of masonry consistent with the attached elevations. The property will include eight Multiple Produce Dispensers (MPDs) approximately 8 feet 3" in height and fifty parking spaces. The site plan calls for two dumpsters with brick enclosures and no roof.

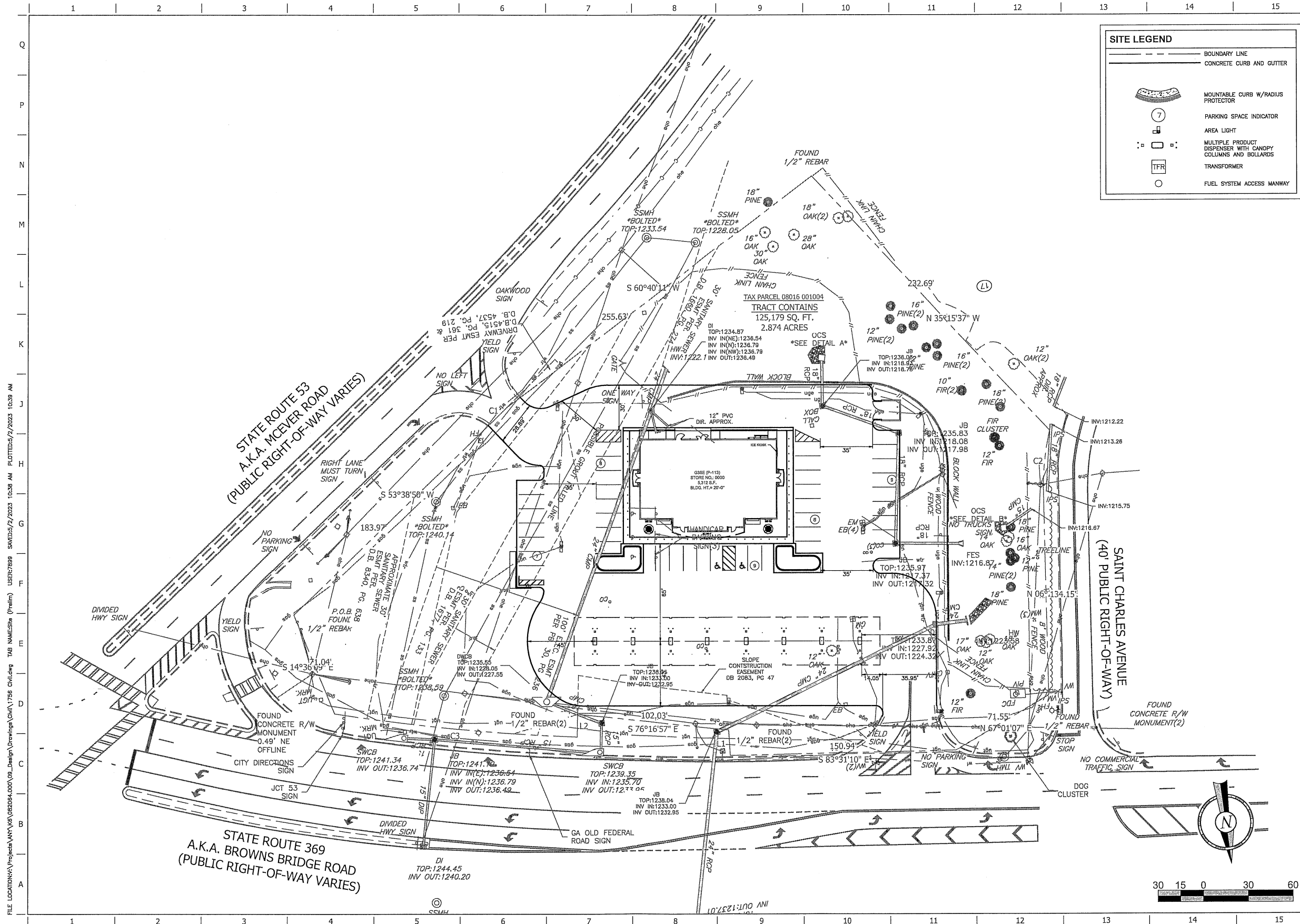
QT requests Two Horizontal Monument Signs, including LED gas price signage for cash and credit, depicting the QT logo, QT Kitchens, and Guaranteed Gasoline. QT proposes that each sign be up to 10 feet in height (including a 3' high black brick base) and include approximately 86.7 feet of sign area each.

QT will maintain the existing buffers under the current PCD, including a 50-foot vegetative buffer along the westerly property line. All buildings and canopies will be set back a minimum of 25 feet from the property line.

Outdoor lighting will be of non-spill design, consistent with the lighting of the QT store 1720 located at 551 Jesse Jewell Parkway in Gainesville.

Perimeter landscaping will be provided adjacent to street frontages. However, the existing right of way contains an abnormal extension into the site along Brown's Bridge Road as depicted on the enclosed site plan. The proposed perimeter planting width in this location will be a minimum of five feet from the right of way.

QT proposes to reuse and maintain the existing driveway access aprons. The Georgia Department of Transportation has given written confirmation that it will issue a permit upon plan submittal.



SITE LEGEND

- BOUNDARY LINE
- CONCRETE CURB AND GUTTER
- MOUNTABLE CURB W/RADIUS PROTECTOR
- PARKING SPACE INDICATOR
- AREA LIGHT
- MULTIPLE PRODUCT DISPENSER WITH CANOPY COLUMNS AND BOLLARDS
- TRANSFORMER
- FUEL SYSTEM ACCESS MAINWAY

PROJECT NO.: 082064

CH

6745 Sugarloaf Parkway, Suite 100
Suwanee, GA 30087
770.447.8959 - www.chcompanies.com

QuikTrip No. 1756

MCEVER & BROWNS BRIDGE ROAD
GAINESVILLE, GEORGIA

QT

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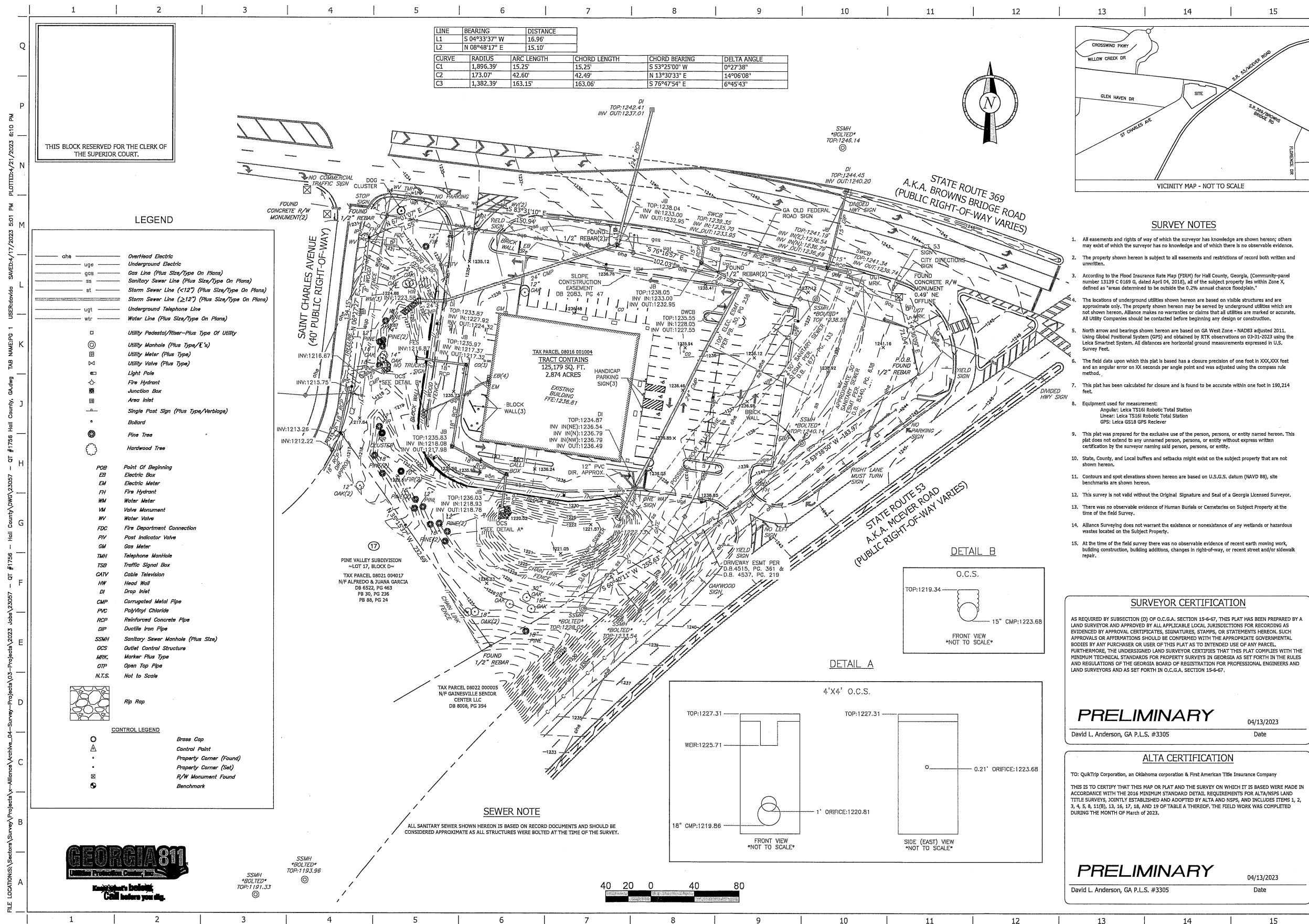
PROTOTYPE: P-113 (02/01/23)
DIVISION:
VERSION: 001
DESIGNED BY: KC
DRAWN BY: KC
REVIEWED BY: MM

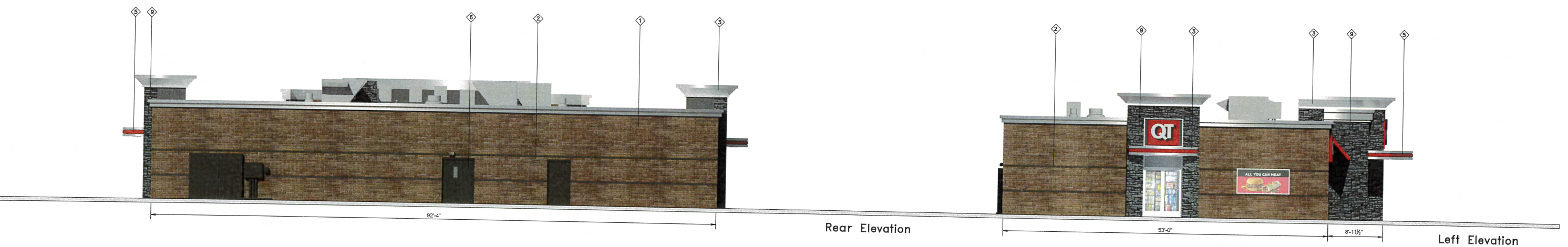
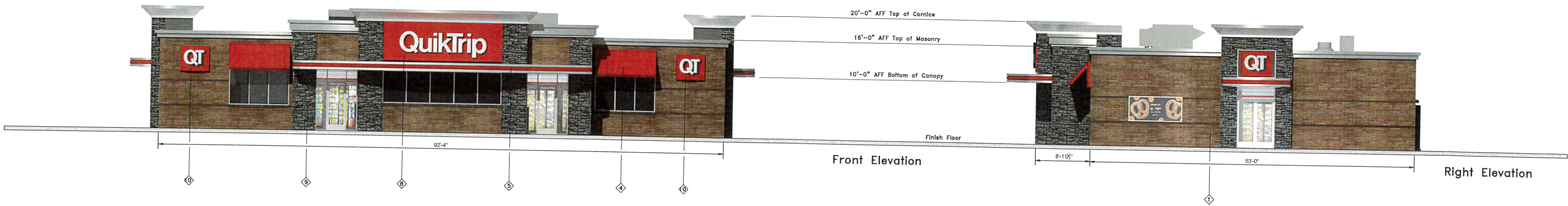
REV	DATE	DESCRIPTION

SHEET TITLE:
SITE (PRELIM)

SHEET NUMBER:
1

FILE LOCATION: \\N:\Projects\1756\1756.dwg USER: 7/18/2023 10:38 AM PLOTTED: 7/18/2023 10:39 AM
TAB: NAME: SITE (Prelim) USER: 7/18/2023 10:38 AM







QuikTrip.
4705 South 129th East Ave.
Tulsa, OK 74134-7008
P.O. Box 3475
Tulsa, OK 74101-3475
(918) 615-7700

Store #
1756

Non-Standard G3SE Black Stone

Serial #
07-1756-G3SE

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

Issue Date:
05.17.23

Address:
2825 Browns Bridge Rd

City, State:
Gainesville, GA

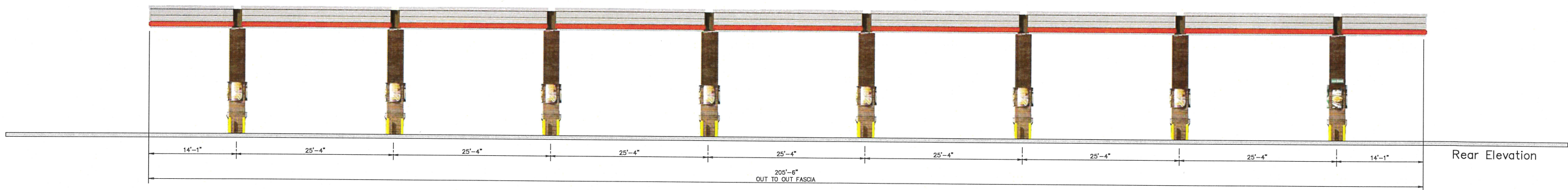
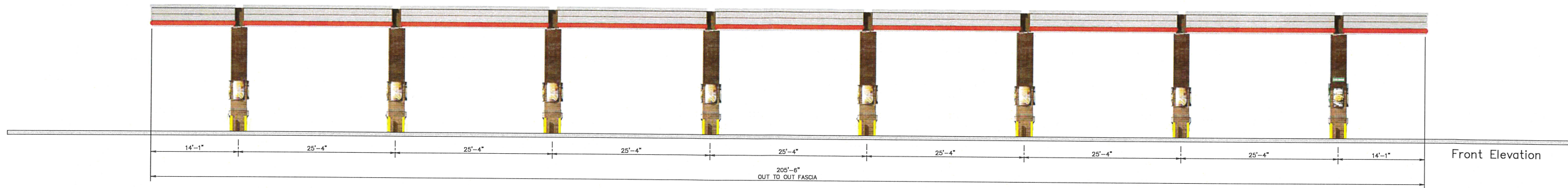
Drawn By:
JK

Rev/Notes:

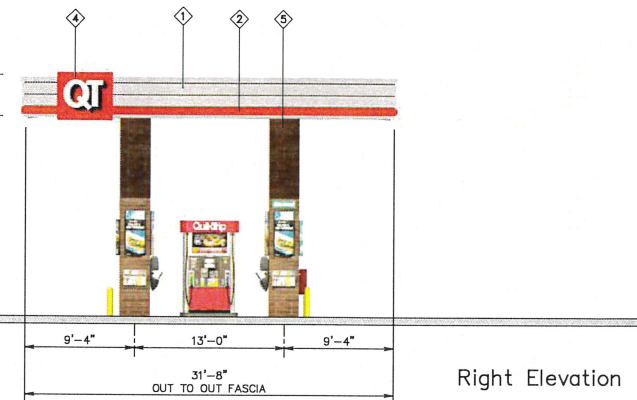
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APPROVED
Joe K 05/17/2023

FINISH	MANUFACTURER	SPECIFICATION
1 BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
2 MIDNIGHT	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
3 BRUSHED ALUMINUM	REYNOLDS	PASCLA
4 QT RED	SHERWIN-WILLIAMS	STANDING SEAM AWNING
5 RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
6 QT BROWN	SHERWIN-WILLIAMS	METAL PAINT
7 BLACK	ALL COURT FABRICS	POLYPRO 99 MESH
8 GL-60R	ALLEN INDUSTRIES	SIGNAGE
9 BLACK	ALLEN GERY	STACKED STONE
10 IDB-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE



18'-6" Min. / 25'-6" Max.
 AFF Top of Canopy
 15'-0" Min. Store Side Canopies / 20'-0" Max.
 17'-0" Min. Store Front Canopies / 22'-0" Max.
 AFF Bottom of Canopy



QuikTrip

4705 South 129th East Ave.
 Tulsa, OK 74134-7008
 P.O. Box 3475
 Tulsa, OK 74101-3475
 (918) 615-7700

Store #
 1756

Vertical 8 Canopy Elevations

Serial #
 07-1756-GV08

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

Issue Date:
 05.17.23

Address:

2825 Browns Bridge Rd

Drawn By:
 JK

Rev/Notes:

City, State:

Gainsville, GA

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①	FINISH	MANUFACTURER	SPECIFICATION
1	BRUSHED ALUMINUM	REYNOLDS	CANOPY
2	RED POLYCARBONATE	ALLEN INDUSTRIES	ILLUMINATED BAND
3	QT BROWN	LANE	METAL PAINT
4	IDC-20	ALLEN INDUSTRIES	ILLUMINATED SIGNAGE
5	BRONZESTONE	INTERSTATE BRICK	ATLAS STRUCTURAL BRICK
6	BLACK	ALL COURT FABRICS	POLYPRO 95 MESH

MH15-E3PGQ-CC-87
Horizontal Monument Sign

- QT Logo
- Three (3) Product LED Gas Price Sign with Cash & Credit
- QT Kitchens
- Guaranteed Gasoline
- 86.7 Square Feet Sign Area

Notes:
1.) Engineering provided by QT.
2.) Steel supports provided by sign installer.



Item #QT-MH15-E3PGQ-CC-87

Project Information

Client
QuikTrip
Location

Sales House Design CT Project Manager James Gentry

Date / Description	
01/26/22	Issue Date
02/01/22	Rev. 1

Notes

Store #

1756

Declaration

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- Regarding Fabrication Fit & Finish of All QT Signs:
- Visible fabrication seams and welded joints are to be sanded smooth, filled and finished to QT specifications.
 - Any visible fasteners are to be countersunk and have painted heads.
 - Face retainers must fit flush and have even, minimal seams.
 - Any variation from this directive must be brought to the attention of the QT Quality Control Manager without delay.

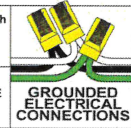


FILE NUMBER: E212503

Listed Electric Sign Complies with UL48 CSA C22.2 No.207

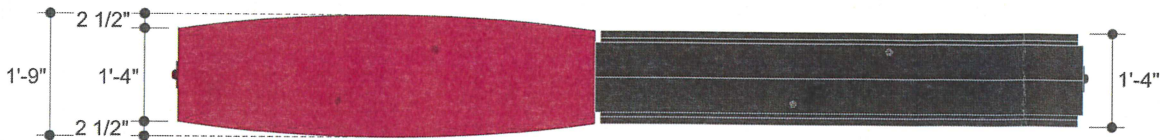


THIS SIGN IS INTENDED TO BE INSTALLED IN ACCORDANCE WITH THE REQUIREMENTS OF ARTICLE 600 OF THE NATIONAL ELECTRICAL CODE AND/OR OTHER APPLICABLE LOCAL CODES. THIS INCLUDES PROPER GROUNDING AND BONDING OF THE SIGN.

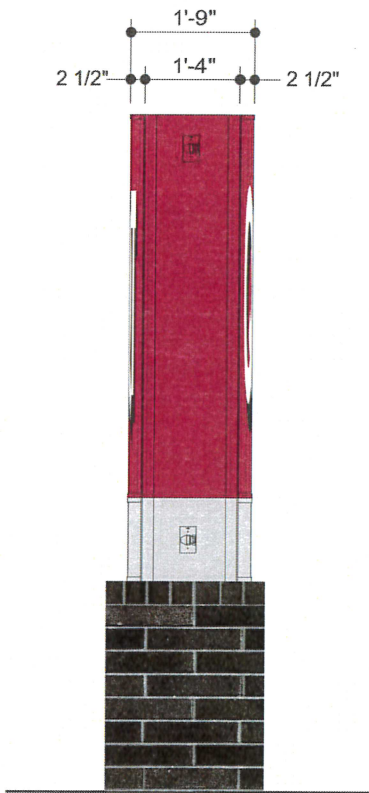


Color Specifications

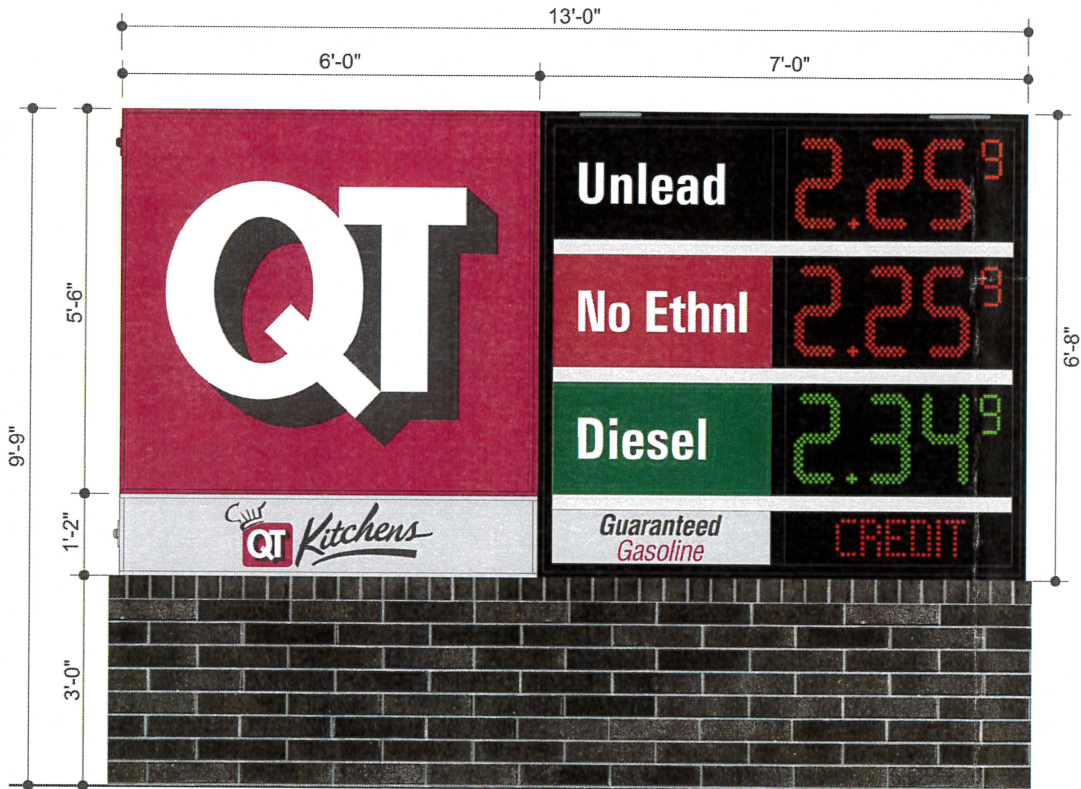
- All Paint Finishes to be Akzo Nobel
- Opaque Silver
 - Translucent White
 - Black - Low Gloss
 - Matte White (Interior of Sign)
 - Match 3M Cardinal Red #3632-53
 - Match PMS 349C



Top View



Side Elevation



Front Elevation
Scale: 3/8" = 1'-0"

QT/K: 40 SF Sign Area

Pricer: 46.7 SF Sign Area

Black Brick Base



Side Elevation



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: June 15, 2023
Date Submitted: June 27, 2023
Final Approval Date: June 28, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Bradley Dunckel** to amend the zoning conditions for a property zoned Residential-II (R-II) on a 1.38± acres tract located east of the terminus of Riverside Terrace (a/k/a **1180 Riverside Terrace NE**).
Meeting Date: July 11, 2023

Purpose of Request:

The applicant is proposing to amend the zoning conditions to allow a total of 8 condominium homes for a density of 5.8 dwelling units per acre. In 2006, the property was conditionally approved for 6 homes of which four have been built. All of the homes are leased out by the owner.

The proposal includes amending zoning conditions 1, 2 and 3 to increase the number of condominium homes, to decrease the minimum heated floor space per unit from 2,000 square feet to 1,800 square feet, and to allow uncovered parking and visitor parking instead of garages. The proposed two-story homes will have 3 bedrooms and 2.5 bathrooms and will be architecturally similar to the two newer homes built on the same side of the private street. Access is from an existing gated entrance off of Riverside Terrace. The adjacent and nearby uses include single-family, owner-occupied homes and rental homes, Riverside Condominiums and the Enota Gardens Apartments.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location Maps
3. Narrative

4. Revised Site Plan
5. Plat
6. Plans
7. Architectural Rendering

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant.....Bradley Dunckel
Property OwnerCobb Investments, L.P.
Location1180 Riverside Terrace, NE
Request.....Amend R-II zoning conditions
Size.....1.38± acres
WardTwo
Proposed Use.....7 Single-family condominium homes
Planning Division Staff Recommendation.....**Approval, with conditions**
DateJuly 11, 2023

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

The applicant is proposing to amend the zoning conditions for a total of 7 condominium homes. The original request was for 8 homes but was recently changed. In 2006, the property was conditionally approved for 6 homes of which 4 homes are built and leased out by the owner. The remaining residential home sites are padded/grassed and will be leased as well. The subject property is located east of the terminus of Riverside Terrace between Riverside Drive and Thompson Bridge Road.

The proposal includes amending zoning conditions 1, 2 and 3 to increase the number of condominium homes from 6 to 7, to decrease the minimum heated floor space per unit from 2,000 square feet to 1,800 square feet, and to allow uncovered parking and visitor parking instead of garages. The proposed two-story homes will have 3 bedrooms and 2.5 bathrooms and will be architecturally similar to the two newer homes built on the same side of the private street. Access is from an existing gated entrance off of Riverside Terrace. Stormwater detention is currently provided and located at the northwesterly corner of the property.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Condominiums on Riverside	Planned Unit Development (P-U-D)
South	Single-family rental homes	Residential-I (R-I)
East	Single-family homes	Residential-I (R-I)
West	Enota Gardens Apartments; Riverside Village Townhomes	Residential-II (R-II)

▪ **Other Departmental Comments**

There were no other departmental comments for the request.

▪ **Zoning History**

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

2023 - A request by Bradley Dunckel to rezone a 0.48± acre tract located at 1113 and 1117 Green Street Circle from Residential-I (R-I) to Office and Institutional (O-I) was approved with conditions for office uses.

2020 - A request by Clipper Petroleum, Inc to rezone a 0.41± acre tract with a special use located at 150 Christopher Drive; 1261 and 1265 Thompson Bridge Road from Residential-I (R-I) to Neighborhood Business (N-B) was approved with conditions for a convenience store with fuel pumps.

2020 - A request by Walker-Lanier, LLC to rezone a 0.50± acre tract located at 989 Lanier Avenue and 1437 Walker Street from Residential-I (R-I) to Residential-II (R-II) was approved with conditions for duplex homes.

2017 - A request by The 5 MCS, LLC to rezone a 5.24± acres tract located at 1012 Enota Avenue from Residential-I (R-I) and Planned Unit Development (P-U-D) to Planned Unit Development (P-U-D) was approved with conditions for an assisted living facility, townhome cottages and a single-family home.

2017 - A request by Montecito Development for a special use for a convenience store with fuel pumps within the Neighborhood Business (N-B) zoning district located at 1281 Thompson Bridge Road was denied.

2017 - A request by Montecito Development to rezone a 0.48± acres tract located at 149 Enota Avenue from Office and Institutional (O-I) to Neighborhood Business (N-B) zoning district with a special use was denied.

2016 - A request by Teresa Vickers for a special use for a hair salon within the Office and Institutional (O-I) zoning district located at 977 and 983 Enota Avenue was approved with conditions.

2015 - A request by JHME Properties, L.P. for a special use for a Dunkin Donuts restaurant within the Neighborhood Business (N-B) zoning district located at 1191 Thompson Bridge Road was approved with conditions.

2014 – A request by Polestar Development, LLC to rezone a 1.741± acres tract located at 1435 Thompson Bridge Road from Residential-II (R-II) to Regional Business (R-B) for a grocery store and fuel service station was approved with conditions.

2013 - A request by Michael Slate to rezone a 0.67± acre tract located at 971 Lanier Avenue NE from Residential-I (R-I) to Residential and Office (R-O) for a professional office was approved with conditions.

▪ **Staff Analysis**

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

The adjacent properties are zoned Residential-I (R-I), Residential-II (R-II) and Planned Unit Development (P-U-D) and include single-family homes, residential condominiums, townhomes and apartments. Surrounding development within the past 10 years has consisted of detached housing, attached housing office and institutional uses (Ashton Senior Living).

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

The subject property is a gated community surrounded by a mixture of residential uses with no distinct architectural style. The proposed homes appear to be of similar scale and character with the surrounding area. The average square footage of the adjacent homes is approximately

1,270 square feet ranging from 441 sf to 2,554 square feet in size. Staff recommends the proposal be reduced to a maximum of 7 home sites in order to provide parking adjacent to each home and to reduce the number of visitor parking spaces. This will also reduce the amount of impervious area and provide sufficient space to provide for a buffer adjacent to the neighboring properties zoned Residential-I (R-I).

(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 *Single-family Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from 4 to 6 dwelling units per acre. The proposed residential density for this project is 5.8 dwelling units per acre.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Traditional Neighborhoods Character Area*. Land uses allowed include Parks and recreation, single-family residential, multi-family residential, limited general mixed-use, commercial (retail and office), and public and institutional uses. Although the area is mostly built-out, opportunities for infill development should be promoted as they arise. Housing should be provided that is walkable, diverse, human-scaled and close to goods and services. A range of housing is encouraged to meet the needs of different household types, sizes, lifestyles, and incomes.

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

The property is conditionally zoned R-II which restricts the property to more than 6 homes with garages and each home with a minimum heated floor space of 2,000 square feet. The applicant is proposing a total of 7 homes. There are currently 4 homes built on the property. The remaining 3 homes would be a maximum of 1,800 square feet of heated floor space with no garages. It appears the request is somewhat reasonable given the proposal is within density range and most of the surrounding attached and detached housing does not provide garage parking. However, staff would recommend limiting the development to a maximum of 7 condominium homes for aforementioned reasons.

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

The proposal should not cause an excessive or burdensome use of public facilities or services. The development proposes to utilize City water and sewer services which are available and have capacity. Existing public safety services already respond to the adjacent and nearby properties. Gainesville Fire Station #2 is located approximately 2.0± miles off of Cleveland Highway.

Riverside Terrace is a two lane road approximately 20 feet width with no curb and gutter. Traffic generated from the proposal will be minimal given the small scale of the development. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), a total of 7 homes would generate 41± new trips per weekday (50% entering, 50% exiting), including 6 A.M. and 7 P.M. peak hour trips. A traffic impact study was not required for the proposal.

The proposed use will have minimal impact to the Gainesville City School System given the small 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 subject property is expected to remain residential in nature. Riverside Terrace is mostly built-out with older homes built in the 1950's and 1960's with the exception of the condominium homes within the subject property, Riverside Village Townhomes and nearby Longstreet Cafeteria. The proposed proposal is consistent with the Comprehensive Plan.

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

Based on the Comprehensive Plan and the adjacent mixture of residential uses, it appears the proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property, with the proposed original zoning conditions.

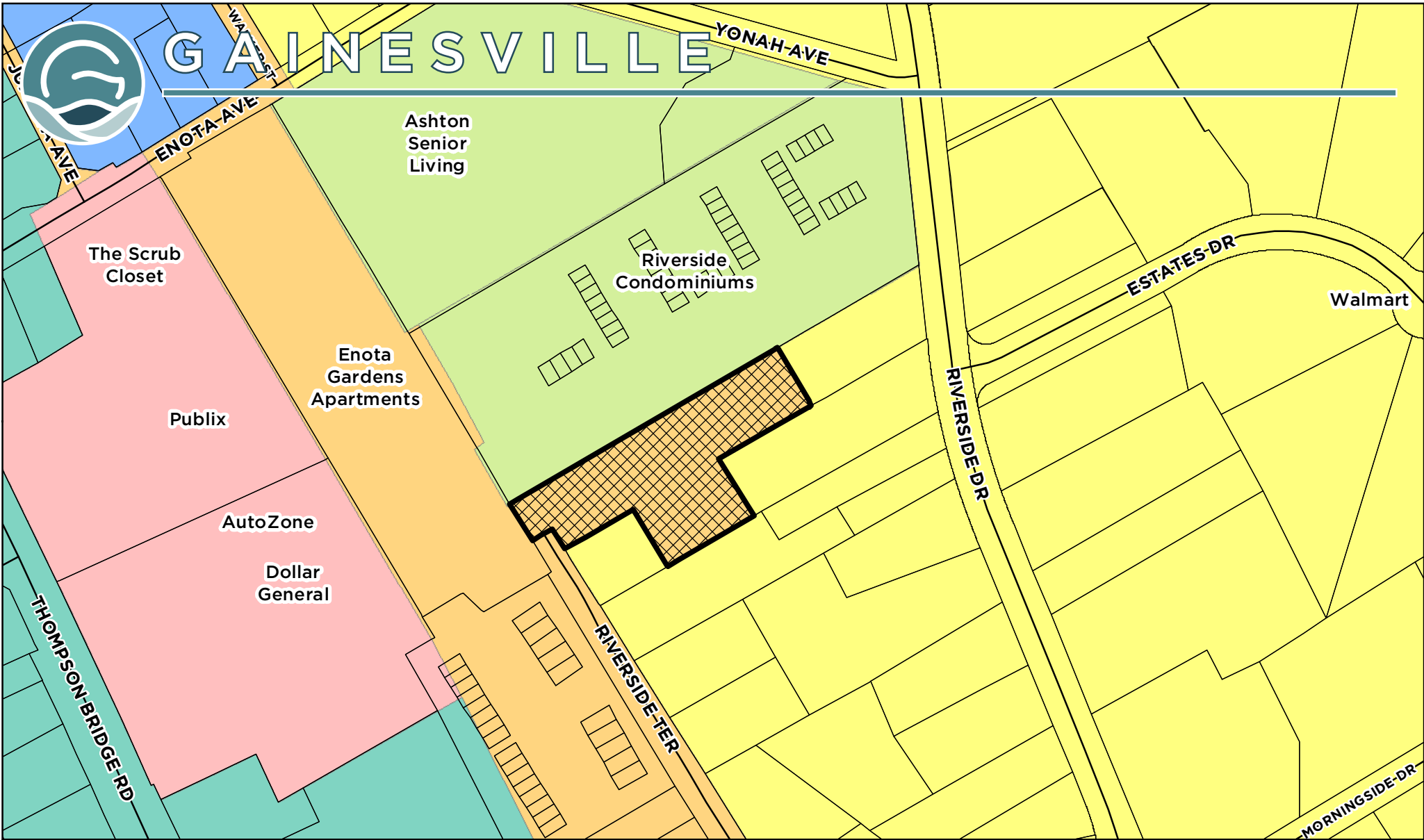
▪ **Staff Recommendation**

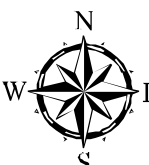
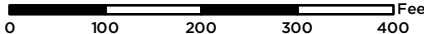
The Planning Division staff is recommending **conditional approval** of this zoning condition amendment request, based on the Comprehensive Plan and the mixture of adjacent residential uses.

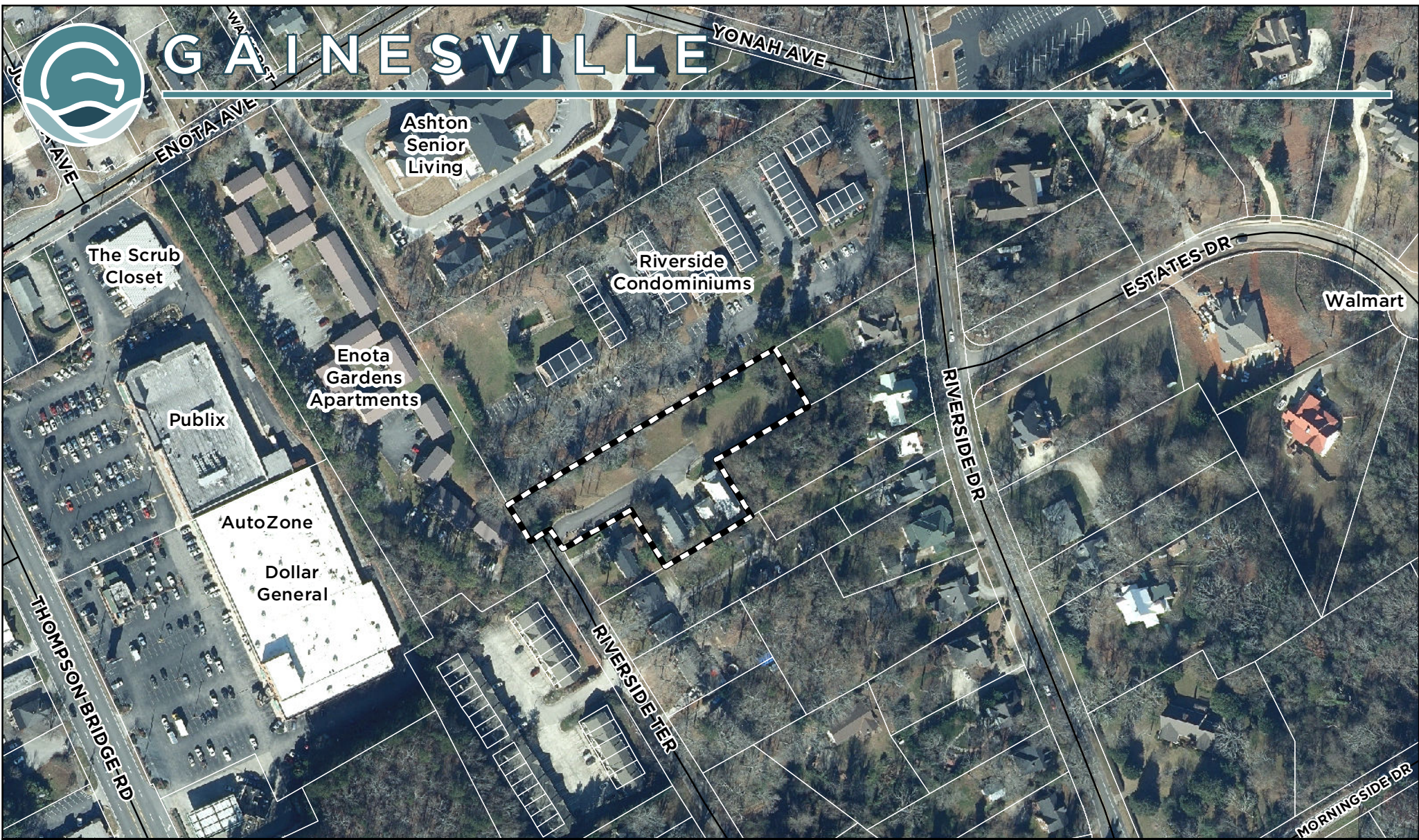
Conditions

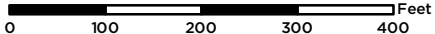
1. The use of the property shall be limited to seven (7) detached single-family residential condominiums or any use permitted in Residential-I (R-I) zoning. Single-family attached townhomes, two-family dwellings, and multi-family housing are not approved uses for the subject property. A gated entrance, subject to the requirements of the City of Gainesville's Unified Land Development Code, shall be allowed.
2. Each condominium unit shall contain a minimum heated floor space area of 1,800 square feet.
3. The architecture and overall design of the proposed single-family residential condominiums shall be consistent with the attached narrative, site plan, home elevations and floor plans, and shall be subject to the approval of the Community and Economic Development Director. Garages shall not be required for the three remaining condominium units as depicted on the revised site plan submitted with this application. As well, the exterior walls of the condominiums and any accessory buildings shall be constructed with Hardiplank siding and/or brick masonry, stone masonry, rock masonry; or a combination thereof.
4. Any existing healthy significant trees locate on the subject property shall be retained and incorporated into the design of site improvements where possible, and shall be protected throughout construction of any required and/or proposed improvements as per the approval of the Community and Economic Development Director.
5. The existing 6 foot tall, double sided wood fence located along the perimeter of the property shall be repaired and maintained. In addition, a mixture of evergreen trees shall be planted where needed between the fence and the proposed parking areas so as to be screened from the adjacent properties zoned Residential-I (R-I). The minimum install height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Director.
6. Access points, interior driveways, sidewalks, decorative streetlights, storm sewers, garbage pick-up, and all landscaping for the development shall be provided and maintained by the Homeowners' (or Condominium) Association.

7. **An updated as-built survey/plat showing all improvements to the property shall be required upon an occupancy permit being issued for the last home built within the condominium development.**



Applicant: BRADLEY DUNCKEL		Request: Amend Residential-II (R-II) zoning conditions on +/- 1.38 AC tract for 8 single-family condominium homes.	
ZONING AMENDMENT REQUEST			
Subject Property Address: 1180 Riverside Terrace	Tax Parcel: 01-075-001-016	 Subject Property	
Meeting Date: 07/11/2023	Map Prepared: 06/12/2023	 SCALE: 1" = 200'	



Applicant: BRADLEY DUNCKEL		Request: Amend Residential-II (R-II) zoning conditions on +/- 1.38 AC tract for 8 single-family condominium homes.	
ZONING AMENDMENT REQUEST			
Subject Property Address: 1180 Riverside Terrace	Tax Parcel: 01-075-001-016	 Subject Property	Aerial from 2021 
Meeting Date: 07/11/2023	Map Prepared: 06/12/2023		SCALE: 1" = 200'

Project Narrative – Zoning Amendment

LOCATION – 1180 Riverside Terrace

ACREAGE – 1.38 acres +/-

APPLICANT – Bradley Dunckel

Summary

The accompanying application seeks a zoning amendment to Ordinance 2006-73, approved on 12/19/2006. The ordinance was approved as R-II with seven conditions. The site is approved for a total of six units and currently four – single family homes have been constructed on the property. The intent of this application is to amend three of the conditions in order to allow for two additional units (8 in total) on the site. The resulting density would be 5.9 units per acre with all detached units. The proposed use is consistent with the City's 2040 Comprehensive Plan for this area, which is described as "Single Family Residential" and includes "densities ranging from four to six dwelling units per acre".

Site Description

The site is rectangular in shape and located at 1180 Riverside Terrace, approximately 1,000 LF north of its intersection with Oak Tree Drive.



Adjacencies

Property to the south and east are primarily single-family homes zoned as R-1. Property to the north and west are primarily multi-family units zoned R-II.

Future Construction

If approved, the plan includes the construction of four additional single-family detached homes. These homes would be similar in architecture to the most recently constructed homes (2022) with a mix of siding styles and color schemes. The homes would contain approximately 1,800 SF of heated area with masters on the main

and 3 bedrooms and 2.5 bathrooms in total. All homes would include front porches and second level dormers. These homes would not have garages but would utilize a common parking area with two spaces provided per home.

At present, Cobb Investments, LP owns all the existing homes and they are currently being leased. The development operates under Condominium Association Covenants and By-Laws with Cobb Investments, LP as the Declarant.

Condition Amendments

As housing costs and demographics have changed since the initial approval of the PUD, Cobb Investments, LP is requesting amendment to three conditions in order to remain competitive in the every changing single-family housing market. Housing options within the City have become scarcer with the increase in population and rising demand. These amendments will allow for additional, moderately priced inventory in a desirable City location. Specifically, the request are:

Condition #1 – Increase the allowable number of units from six to eight.

Condition #2 – Decrease the minimum heated floor space from 2,000 to 1,800.

Condition #3 – The architecture of any additional units will be consistent with 1180 & 1182 Riverside Terrace and the elevations submitted with this application. Garages shall not be required for the additional units but the Developer shall provide two parking spaces per unit.

ZONING CONDITIONS

Conditions

1. The use of the property shall be limited to the proposed six-unit site-built, detached single-family residential condominiums or any use permitted in Residential (R-I) zoning. Single-family attached townhomes, two-family dwellings, and multi-family housing are not approved uses for the subject property. A gated entrance, subject to the requirements of the City of Gainesville's Unified Land Development Code, shall be allowed.
2. Each condominium unit shall contain a minimum heated floor space area of 2,000 square feet.
3. The architecture and overall design of the proposed single-family residential condominiums shall be consistent with the attached photographs and written narrative, and shall be subject to Planning Department approval. As well, all exterior walls of the single-family residential condominiums and accessory buildings shall be constructed with hardiplank siding and/or brick masonry, stone masonry, rock masonry, or a combination thereof.
4. Any existing, healthy significant trees located on the subject property shall be retained and incorporated into the design of site improvements where possible, and shall be protected throughout construction of any required and/or proposed improvements as per Planning Department approval.
5. Access points, interior roadways, sidewalks, decorative streetlights, storm sewers, garbage pick-up, and all landscaping for the development shall be provided and maintained by the homeowners' (or Condominium) Association.
6. Access point and design along Riverside Terrace shall be reviewed and approved by the Gainesville Public Works Department. All road improvements associated with access to the subject property and found to be within the scope of the proposed development shall be at the full expense of the developer.
7. An updated as-built boundary survey/plat of the subject property, combining all tracts and portions thereof and indicating all improvements required for the proposed six-unit detached single-family residential condominium development, shall be recorded prior to obtaining a Certificate of Occupancy for the residential use.

The condominium declaration for Riverside Terrace Unit Owners' Association, Inc. is recorded in Deed Book _____ Page _____ of the Superior Court Hall County, Georgia records.

Hall County, Georgia, Clerk Superior Court
Filed in office, this 12th day of August,
2012, at 12:40 PM. Recorded in Plat
Book 265 Page 136
Charles Baker By *CK*
Charles Baker, Superior Court Clerk

Site Information
Zoning - R-II
Size - 1.36 acres
Proposed Units - 7
Proposed Density - 5.1



REVISIONS

**Riverside Terrace,
a Condominium**
LOCATED IN THE "CITY OF GAINESVILLE"
LAND LOT 139 - 9TH DISTRICT
HALL COUNTY, GEORGIA
SCALE: 1"=30' - AUGUST 25, 2008

**Zoning
Amendment
Plan**

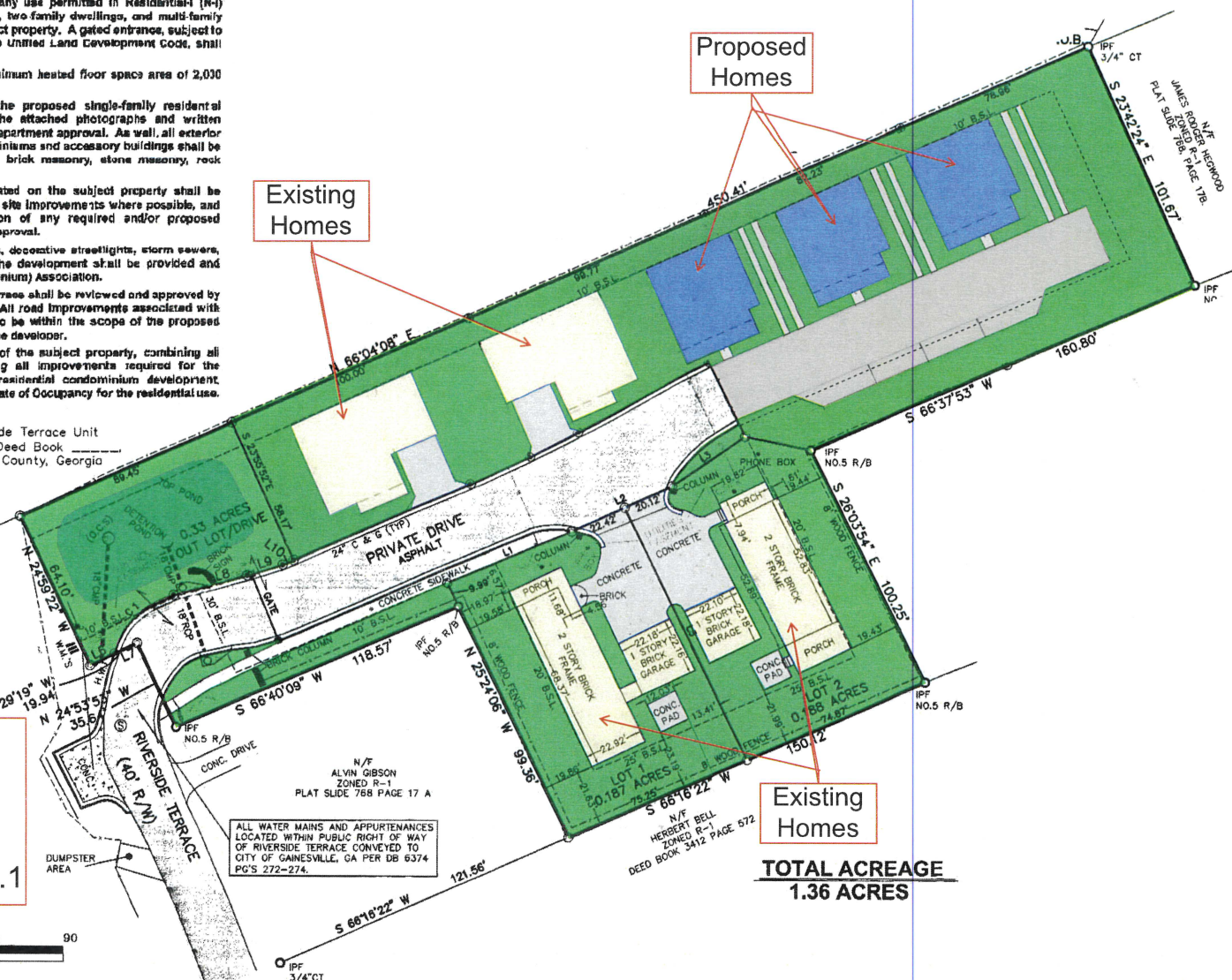
PROJECT
Riverside Terrace

CLIENT NAME
Cobb Investments
Gainesville, Ga. 30506

Applicant
Bradley Dunckel
3703 Timber Walk Dr.
Gainesville, GA 30506
bdunck@gmail.com
770-363-1997

SHEET

1
OF
1



TOTAL ACREAGE
1.36 ACRES

NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF CITY OF GAINESVILLE, COMMUNITY PANEL NO. 130263 0005 C EFFECTIVE DATE: JULY 5, 1983

EQUIPMENT USED FOR MEASUREMENT: TOPCON G.T.S. 303.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

AREA: **1.37 Acres**
59,574 Square Feet

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 211,362 FEET.

THIS SURVEY WAS NOT PREPARED FROM THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

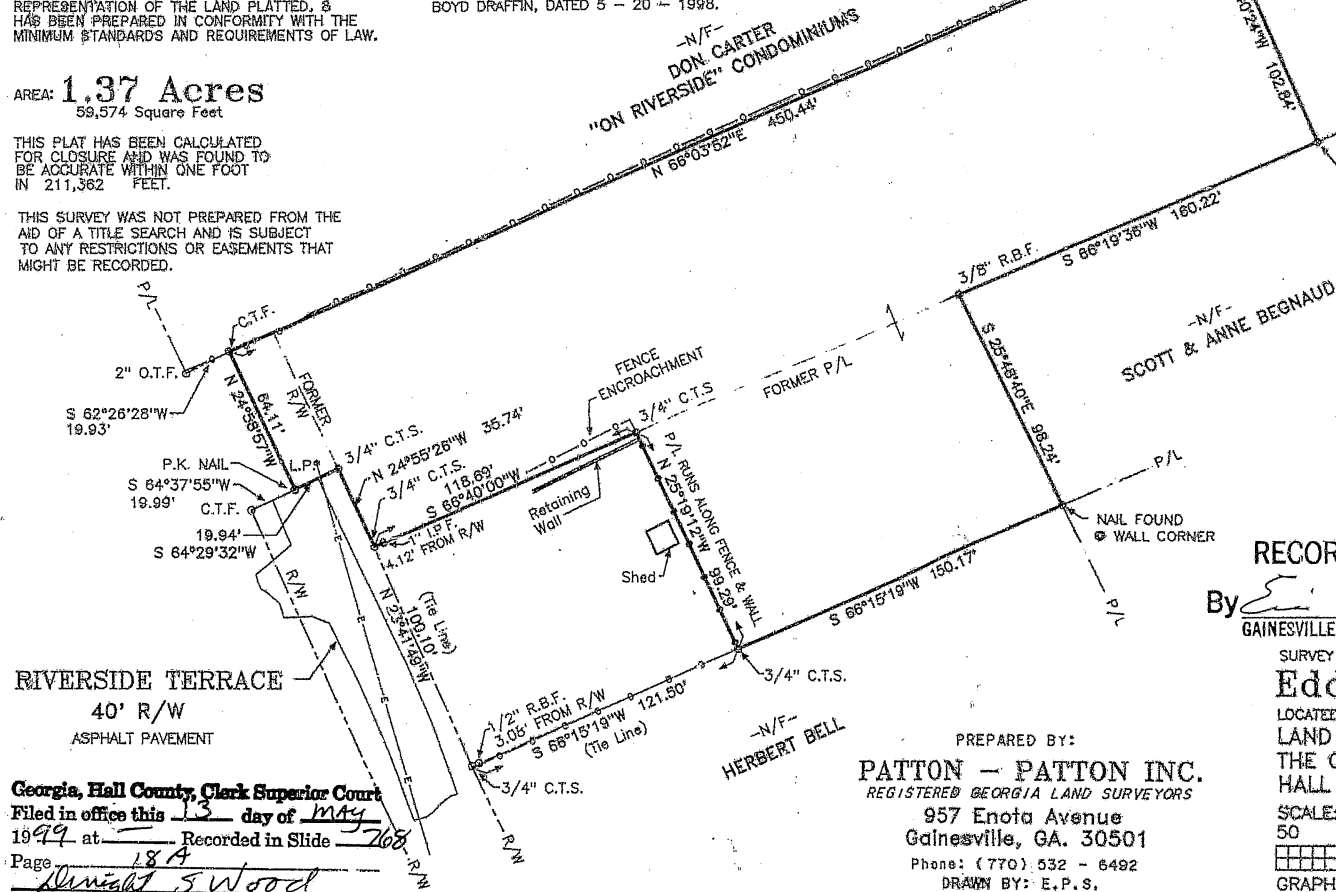
THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 18,932 FEET AND AN ANGULAR ERROR OF 00°00'05" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: C.P. & F.S. F.B. L.L.

NOTE: MAGNETIC MERIDIAN IS BASED ON A PLAT PREPARED BY FARLEY - COLLINS ASSOCIATES FOR REBECCA BOYD HOLLINGSWORTH & NANCY BOYD DRAFFIN, DATED 5 - 20 - 1998.

P/L TIE:
S 33°57'38"W 444.29'
FROM THE C/L INTER. OF
RIVERSIDE DRIVE &
YONAH DRIVE.

LEGEND:

- I.P.F. - IRON PIN FOUND
- C.T.F. - CRIMPED TOP PIN FOUND
- R.B.F. - REBAR FOUND
- O.T.F. - OPEN TOP FOUND
- A.I.F. - ANGLE IRON FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- C.T.S. - CRIMPED TOP PIN SET
- P/L - PROPERTY LINE
- R/W - RIGHT OF WAY
- N/F - NOW OR FORMERLY
- C/L - CENTER LINE
- S/B - SETBACK
- L.L.L. - LAND LOT LINE
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- C.R. - CABLE RISER
- T.R. - TELEPHONE RISER
- C.B. - CATCH BASIN
- P.B. - POWER BOX
- W.M. - WATER METER
- P.P. - POWER POLE
- S.P. - SERVICE POLE
- W.V. - WATER VALVE
- X- - FENCE
- O- - CHAIN LINK FENCE
- E- - ELECTRICAL LINE
- W- - WATER LINE
- S.S.E. - SANITARY SEWER EASEMENT
- M.H. - MANHOLE
- SS- - SANITARY SEWER LINE



RIVERSIDE TERRACE

40' R/W
ASPHALT PAVEMENT

Georgia, Hall County, Clerk Superior Court
Filed in office this 13 day of May
1999 at Recorded in Slide 768
Page 184
Dwight S Wood
Dwight S Wood, Clerk

PREPARED BY:
PATTON - PATTON INC.
REGISTERED GEORGIA LAND SURVEYORS
957 Enota Avenue
Gainesville, GA. 30501
Phone: (770) 532 - 6492
DRAWN BY: E.P.S.

RECORDING PERMIT

By E. R. 5/12/99
GAINESVILLE PLANNING COMMISSION

SURVEY FOR

Eddie Martin

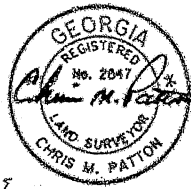
LOCATED IN:
LAND LOT - 139 ~ 9th LAND DISTRICT
THE CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

SCALE: 1" = 50' DATE: 4 - 12 - 1998

50 0 50 100 150

GRAPHIC SCALE - FEET

JN. 98 - 180-1 (Draft - 1)



1184 RIVERSIDE TERRACE

1184 RIVERSIDE TERRACE
GAINESVILLE, GA 30501

PROJECT INFORMATION

BEDROOMS: 3
BATHROOMS: 2.5

MAIN FLOOR HEATED 1,155 SF
SECOND FLOOR HEATED 713 SF
TOTAL HEATED 1,868 SF

DRAFT PLAN SET
4/24/23

DRAWING SCHEDULE

COVER	1
MAIN FLOOR	2
SECOND FLOOR	3
ELEVATIONS	4

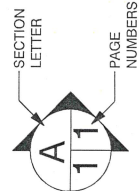


RIVERSIDE EXT

PHONE:
FAX:
MOBILE:

PAGE: 1/4
COVER

DRAWN BY:
SCALE: 3/16" = 1'-0"
DATE: Monday, April 24, 2023



Raven Residential Group

22 Brentwood Dr
Greenville
South Carolina 29609
PHONE: 770-605-6670
EMAIL: EMiller@ravenresidential.com

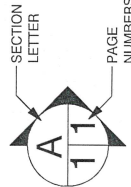
SCALE: 3/16" = 1'-0"



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MOBILE:

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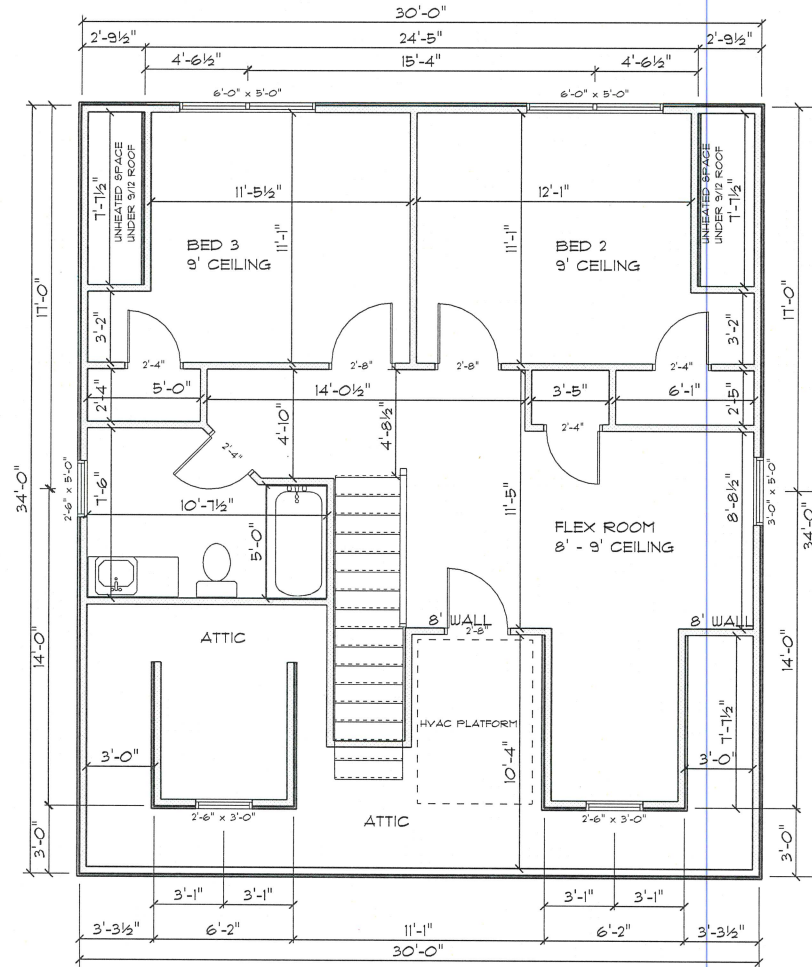
DATE: Monday, April 24, 2023

PAGE:

2/4

SECOND FLOOR

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

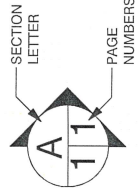


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South Carolina
29609

PHONE: 770-605-6670

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SECTION
LETTER

PAGE
NUMBERS

RIVERSIDE EXT

PHONE:
FAX:
MOBILE:

DRAWN BY:

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

DATE: Monday, April 24, 2023

PAGE: **3/4**
SECOND FLOOR



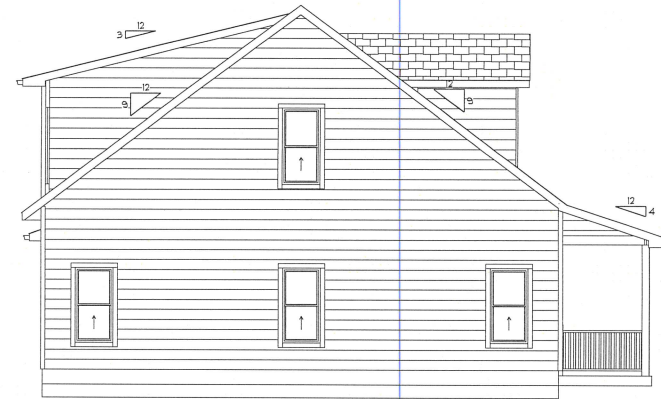
SOUTH ELEVATION

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



REAR ELEVATION

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



LEFT ELEVATION

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



RIGHT ELEVATION

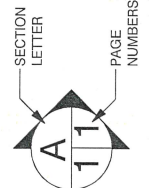
SCALE: 1/8" = 1'-0"

RIVERSIDE EXT

PHONE:
FAX:
MOBILE:

PAGE: **4/4**
ELEVATIONS

DRAWN BY:
SCALE: As Noted
DATE: Monday, April 24, 2023



Raven Residential Group

22 Brentwood Dr
Greenville
South Carolina
29609
PHONE: 770-605-6670
EMAIL: Ellen@ravenresidential.com

