



**Planning and Appeals Board Meeting Agenda
Tuesday, August 8, 2023, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501**

CALL TO ORDER

MINUTES

A. Minutes of July 11, 2023

OLD BUSINESS

NEW BUSINESS

A. Rezoning

- 1) Request from **Jose Carrillo** to rezone a 1.42± acres tract located on the northeast side of the intersection of Atlanta Highway and Hospital Drive, and the southeast side of the intersection of Atlanta Highway and Hilltop Street (a/k/a **805 Hospital Drive, SW**) from General Business (G-B) to Planned Unit Development (P-U-D).

Ward Number: Five

Tax Parcel Number(s): 00-132-005-003

Request: Mixed-use

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: July 14, 2023
Date Submitted: July 14, 2023
Final Approval Date: July 14, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of July 11, 2023
Meeting Date: August 8, 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 & Economic 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. 2023-07-11 PAB DRAFT minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
JULY 11, 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 Director Rusty Ligon, Community & Economic Deputy Director Matt Tate and Recording Secretary Gwen Fleming

Others Present: Council Members Barbara Brooks and George Wangemann

MINUTES OF JUNE 13, 2023

There was a motion to approve the minutes as presented.

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

OLD BUSINESS

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

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

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

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

The applicant is seeking special use approval within R-B zoning for an inpatient rehabilitation hospital at the site of the previous J&J Foods grocery store that will be demolished. The subject 7.95± acres 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 Health Center, Magic Years of Learning Daycare and Gainesville Gymnastics.

The rehabilitation hospital will be operated in conjunction with Lifepoint Rehabilitation 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 proposed use is for an inpatient rehabilitation hospital and will be in operation 24 hours a day / 7 days a week. Visitation hours are generally 8:00 A.M. to 9:00 P.M.

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. Primary access will be from Limestone Parkway and secondary access will be from Gabriel Drive which currently exist. The applicant is working with GDOT and small modification to the driveway fronting Limestone Parkway.

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. 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.

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

Applicant Presentation: **Emily Bagwell**, 9018 Bill Savage Road, Lula, introduced Kevin Matson as the VP for Regional Hospitals for Northeast Georgia Health System and stated he will talk about the project, its use and need.

Kevin Matson, 5667 Britt Whitmire Road, stated he and his family was born at Northeast Georgia Hospital and has spent 23 years of his career at the location. He spoke about the excitement of the Ronnie Green Heart Center opening in 2002 along with countless lives saved due to it and stated this project will be the same for patients with stroke and neurological conditions needing intensive rehab. Mr. Matson spoke about the number of patients needing continued care to recover before going back home on their own and not all families have the resources to care for a person who needs the transition. He said with the new 40 bed facility it will free up 24 beds for medical patients along with a state-of-the-art facility, beautiful gym and rehab kitchen. Mr. Matson stated part of the hospital will have what is called “Activities of Daily Living Apartment” allowing patients to spend a few nights alone without any care before going home. He said due to a rehab facility being very complex due with the rules and regulations always changing have decided to partner with Lifepoint which is a nationwide leader for inpatient rehab care, applied for a Certificate of Need through the Georgia Department of Community Health and has been granted the award. Mr. Matson stated it will impact lives with patients from the Carolinas, Tennessee and Alabama for traumatic care with the need of transition of care and will be given the chance of a full recovery with this hospital.

Emily Bagwell stated construction should start in the second quarter of 2024, met with DOT, will continue to work with the DOT and city staff for signage and stormwater as more detailed plans are available. She stated there will be an additional sewer easement at back side of the property to help serve the rowing venue and growth in the area. Mrs. Bagwell stated they agree with all the conditions and have included an allowance for a twenty percent increase in terms of parking spaces and square footage if additional beds are needed. She complimented Mr. Tate and the staff for attention to detail and always a pleasure to work with.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the special use request for an Inpatient Rehabilitation Hospital having a zoning of Regional Business (R-B) with the following conditions:

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 & 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.**

Motion made by Board Member Martin

Motion seconded by Board Member White

Vote – 7 favor

NEW BUSINESS

A. Variance Request

- 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

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

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 property is 0.69± acre in size and is located within a single-family neighborhood and fronts the cul-de-sac at the end of Patten Drive. Part of a 100-foot wide Georgia Power easement is located along the easterly side of the property. The property is heavily wooded and steeply slopes downward toward Lake Lanier about 100 feet. The applicant is basing the hardship on extreme topography

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

Applicant Presentation: **Doug Sherrill**, 131 Prominence Court, Doraville, stated he represents the owner and would like to retire in the City of Gainesville. He said once laying out the residence the foundation began to become an excessive issue due to the steepness of the topography and would like to minimize the cost on the foundation. Mr. Sherrill stated there will be a sub-wall with a basement and would like to minimize the sub-wall.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Board Member Thompson asked and it was confirmed that it would be an owner-occupied home. Board Member Young asked about the side setbacks and Mr. Sherrill stated there would not be a change in the side setbacks.

There was a motion to conditionally approve the request to vary the front yard setback requirement from 30-feet to 20-feet for a single-family home with a zoning of Residential-I (R-I) with the following condition:

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.

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

B. Rezoning Requests

- 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

Chairman Carter stated Deputy Director Tate received notification from the applicant needing more time and requested the item be tabled to the September 12, 2023 Planning and Appeals Board meeting.

There was a motion to table the rezoning request to the September 12, 2023 Planning and Appeals Board meeting.

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

- 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

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

The applicant is proposing to rezone the 1.063± acres subject property from O-I to N-B for a Dunkin Donuts restaurant. The property is located within the Gateway Corridor Overlay Zone and 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. 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 request will require coordination with the Georgia Department of Transportation (GDOT).

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.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Neighborhood* Character Area. 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.

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.

Applicant Presentation: **Myles Montgomery**, 7105 Shady Grove Road, Cumming, CivilScapes, Inc. stated he represents their client Dunkin Donuts. Mr. Montgomery said they have met with GDOT to work out any issues at the site and agree with all the conditions by the planning staff.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval to rezone the subject property from Office and Institutional (O-I) to Neighborhood Business (N-B) for a Dunkin Donuts restaurant with the following conditions:

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 & 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.**

Motion made by Board Member Martin

Motion seconded by Board Member White

Vote – 7 favor

C. Zoning Amendment Requests

- 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

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

The applicant proposes to amend an existing 2.86± acres property zoned Planned Unit Development (P-U-D) for a QuikTrip convenience store/ gas station. The property is also located within the Gateway Corridor Overlay Zone and has road frontage on Browns Bridge Road, McEver Road and Saint Charles Avenue. Surrounding properties include the Pine Valley subdivision, 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. 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 closed. The proposal includes demolishing the existing building for a 5,312 square foot QuikTrip store and fuel canopy with 16 fuel fueling positions located between the proposed building and Browns Bridge Road. Exterior façade of the building will consist of a mixture of brick and stone façade materials. The fuel canopy support beams will be faced with brick. The proposed building will be located similarly as the

existing pharmacy building but will be smaller and not as tall. 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. The request will require coordination with the Georgia Department of Transportation (GDOT).

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.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Neighborhood* Character Area. 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.

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.

Applicant Presentation: Tyler Smith, 340 Jesse Jewell Parkway, stated he represents the applicant, QuikTrip Corporation and introduced Shanell Robinson and Alex Simmons with Keck and Wood Engineering. Mr. Smith stated in 2002 the property was rezoned for a freestanding pharmacy and has been vacant for a while. He stated QuikTrip would like to amend the PUD zoning for a gas station/convenience store with 16 fueling stations, and 5,312 square feet convenience store operating 24 hours a day. He said QuikTrip agrees with all conditions recommended by the staff.

Shanell Robinson, 1450 Haynescrest Court, Grayson, stated all conditions have been accepted by QuikTrip including fencing made of composite materials, relocating the dumpster away from the residential subdivision, enhancing the buffer along the rear side and residential property to ensure screening and provide lighting to improve security.

FAVOR: None

OPPOSE: **Louis McClure**, 3917 Bloomfield Way, Cresswind subdivision, stated he wasn't against the QuikTrip development but is concerned with increased congestion in the area. He spoke of the traffic on Browns Bridge Road along with a fatality that occurred and is concerned with the safety of people entering Cresswind subdivision. Mr. McClure asked the conditions be modified or added regarding the effect of the entrance where the waterfall is located. He asked the applicant to meet with the Cresswind HOA Board and GDOT to discuss ways to make it safer for the residents.

Board Member Young asked if any other members of the HOA Board were present. Mr. McClure stated he serves as vice-president, and also present were two of the seven member board the president David Shaffer and secretary Linda Ferguson who fully support the project.

Chairman Carter asked Mr. Smith to address the request for QuikTrip to meet with the Cresswind HOA Board regarding the concerns.

Mr. Smith stated QuikTrip and/or the engineers would meet with the board but requested no conditions be amended or added regarding the outcome of the meeting. Mr. Smith stated

there was a meeting with some residents of the adjacent neighborhood to discuss the traffic patterns. QuikTrip has contacted GDOT regarding safety concerns, but asked no condition be imposed as to the outcome of the HOA board meeting.

Chairman Carter clarified it was agreed to hold a public meeting with the neighborhood for open communication.

Deputy Director Tate mentioned the Gainesville/Hall County Metropolitan Planning Organization (MPO) which provides transportation planning for the district said there are two projects scheduled. The short-range project is scheduled for 2024 to 2027 and includes adding an additional left turn lane to the northbound lane and southbound lane on McEver Road. The long-range project involved operational and safety improvements and possibly the widening of Browns Bridge Road from McEver Road to the Forsyth County line.

There was a motion to recommend conditional approval of the zoning amendment request for a QuikTrip convenience store / gas station with Planned Unit Development (P-U-D) zoning with the following conditions:

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 & 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 in 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 & 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 the 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.

Motion made by Board Member Thompson

Motion seconded by Board Member Young

Vote – 7 favor

- 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: 7 Single-family condominium homes

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

The subject property is zoned R-II and is 1.38± acres in size. The surrounding uses include single-family homes, rental homes, condominiums, townhomes and apartments. In 2006, the property was conditionally approved for 6 detached condominium homes of which 4 homes are built and all are leased out by the owner. The remaining residential home sites are currently padded/grassed.

Specifically, the proposal includes amending zoning conditions 1, 2 and 3 of zoning ordinance 2006-73 to increase the total number of condominium homes by one from 6 to 7; to reduce the minimum heated floor space per unit from 2,000 square feet to 1,800 square feet, and to allow for uncovered parking and visitor parking would be instead of garages for the remaining units. The two-story condominium homes will have 3 bedrooms and 2.5 bathrooms and will be architecturally similar to the two newer homes built without garages. 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.

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. The property is also located within *Traditional Neighborhoods Character Area* which encourages a range of housing to meet the needs of different household types, sizes, lifestyles, and incomes.

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.

Applicant Presentation: **Bradley Dunckel**, 3703 Timber Walk Drive, representing Cobb Investments requested to amend the zoning conditions. Mr. Dunckel stated in an effort to provide good value for potential renters who could later on purchase the homes one additional unit is requested to spread cost out when the HOA takes over, and allowing for additional density and reasonable price range of the homes needed in the city limits. He stated the two original homes constructed were approximately 2,400 square feet with the two newer homes constructed in 2022 were approximately 2,000 square feet, and two additional new homes at 1,800 square feet. He said the parking area adjacent to new units would be similar to Oak Street with parking pads.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: **Vice-Chair Fleming** asked if the new units would have a parking pad in front of the homes and Mr. Dunckel said it would be located to the side of the homes. Vice-Chair Fleming also asked if the units would be one level or two and Mr. Dunckel answered the units would be two-story homes or a story and a half, three bedroom and two bath, similar to the others but no garage.

Board Member Young asked about condition five regarding the six foot tall fence being around the entire perimeter of the homes. Deputy Director Tate answered stating the current perimeter fence needs repair and improvements with additional landscaping to provide for a better buffer.

There was a motion to recommend conditional approval of the zoning amendment request for 7 single-family condominium homes with Residential-II (R-II) zoning with the following conditions:

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

& 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 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 the approval of the Community & Economic Development Director.**
- 5. The existing 6-foot tall, double sided wooden 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 & 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.**

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

ADJOURNMENT

There was a motion to adjourn the meeting at 6:24 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: July 14, 2023
Date Submitted: July 14, 2023
Final Approval Date: July 14, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Jose Carrillo** to rezone a 1.42± acres tract located on the northeast side of the intersection of Atlanta Highway and Hospital Drive, and the southeast side of the intersection of Atlanta Highway and Hilltop Street (a/k/a **805 Hospital Drive, SW**) from General Business (G-B) to Planned Unit Development (P-U-D).
Meeting Date: August 8, 2023

Purpose of Request:

The applicant is proposing to rezone the subject property from General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development. The property contains the Supermercado Los Carrillo 2 shopping center which is approximately 10,000 square feet in size. The existing shopping center includes a grocery store, office, restaurant and hair salon. The applicant desires to build four townhome style apartment units behind the shopping center to accommodate affordable housing needs for some of the employees. The apartments will be two story with a mixture of 2 & 3 bed / 2 bath units ranging from 978 to 1,200 square feet in size. Parking will be provided in front of each residential unit and access to the residential units will be from Hospital Drive and Hilltop Street. The property is located within the Gateway Corridor Overlay Zone and the adjacent properties include auto repair, auto sales, commercial retail and two single-family homes.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with six 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. Community Benefit Statement
4. Narrative

5. Site Plan
6. Survey
7. Architectural Rendering - floor plans

GAINESVILLE PLANNING and APPEALS BOARD

STAFF RECOMMENDATION

Applicant and Property OwnerJose Carrillo
Location805 Hospital Drive, SW
Request.....Rezone from G-B to P-U-D
Total Acres1.42± acres
WardFive
Proposed Use.....Mixed-use
Planning Division Staff Recommendation.....**Approval, with conditions**
DateAugust 8, 2023

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

The applicant is proposing to rezone the subject property from General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development. The property contains the Supermercado Los Carrillo 2 shopping center which includes a grocery store, office, restaurant and hair salon. The shopping center is approximately 10,000 square feet in size and there are no proposed changes to the center at this time.

The applicant desires to build four townhome-style apartment units behind the shopping center to accommodate affordable housing needs for some of the employees. The apartments will be two story with a mixture of 2 & 3 bed / 2 bath units ranging from 978 to 1,200 square feet in size. Exterior materials include a mixture of Hardie board siding and brick. Parking will be provided in front of each residential unit and access to the residential units will be from Hospital Drive and Hilltop Street which is gated.

The property is located within the Gateway Corridor Overlay Zone and has road frontage along Atlanta Highway, Hospital Drive and Hilltop Street.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Auto sales; Single-family homes	General Business (G-B) -City Highway Business (H-B) and Residential-II (R-II) -County
South	Church; Auto sales	Light Industrial (L-I) -City Highway Business (H-B) -County
East	Auto repair shop	General Business (G-B) -City
West	Employment agency and retail; Auto sales	Highway Business (H-B) and Light Industrial (I-I) -County

▪ **Zoning History**

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

2022 – A request by Arturo Maruri to annex a 0.32± acre tract located at 1511 and 1514 Ralston Street with Residential-I (R-I) zoning for sewer for two single-family homes was approved.

2018 – A request by David Gijon to annex a 0.12± acre tract located at 1509 Ralston Street with Residential-I (R-I) zoning for sewer for a new single-family home was approved.

2015 – A request by Armando Castaneda to annex a 0.20± acre tract located at 1321 Hazel Street with Residential-II (R-II) zoning for sewer for an existing single-family home was approved.

2014 – A request by Swann Drive Villas, LLC to annex a 1.63± acres tract located at 1297 Swann Drive with Residential-II (R-II) zoning and to rezone a 1.78± acres tract located at 620 Pearl Nix Parkway from Light Industrial (L-I) to Residential-II (R-II) for multi-family apartments was approved with conditions.

2014 – A request by Ben F. Castleberry to annex a 0.19± acre tract located at 1322 Hazel Street for sewer was approved with Residential-II (R-II) zoning.

2013 – A request by the City of Gainesville to annex 115 unincorporated island parcels and right-of-way totaling 197.07± acres in size was approved with conditions.

2012 – A request by Noe Bran to annex a 0.86± acre tract located at 1 Hall Street for a church was approved with conditional Light Industrial (L-I) zoning.

Analysis

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

The adjacent properties consist of a mixture of commercial, retail and service use within the city and county. There are older residential homes fronting Hilltop Street located within unincorporated Hall County. The surrounding properties are zoned General Business (G-B) and Light Industrial (L-I) within the city and Residential-II (R-II), Highway Business (H-B) and Light Industrial (L-I) within the county. The existing retail shopping center and proposed 4 unit townhome-style apartments are not unlike existing commercial and residential uses.

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

The existing shopping center will continue to function and the proposed apartments will provide quality affordable housing for employees working within the shopping center. The proposed townhome-style apartments will increase vehicular and pedestrian traffic to an area that already experience high volumes.

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

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

The Character Area map for the City of Gainesville places the subject property within the *West Side* character area. Land uses allowed in the West Side include higher density residential, mixed-use, commercial, light industrial, public and institutional and parks and recreation. Increasing the quality of existing and new housing, as well as housing affordability should be prioritized. General mixed-use, multi-family residential and higher density single-family residential are appropriate land uses.

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

The property is zoned G-B and can continue to function as a commercial retail shopping center regardless of the rezoning. The applicant proposes to rezone the property to P-U-D which is a site specific zoning and allows for a mixture of uses. The proposed residential addition behind the shopping center seems reasonable given its small scale and the need for quality affordable housing.

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

The proposal should not cause an excessive or burdensome to public facilities or services. The four residential units should have limited additional impact on existing roads over and above what currently exists from surrounding residential commercial properties. Water and sewer capacity are sufficient to serve the property. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and the nearest City of Gainesville Fire Station #1 is approximately 1.3 miles from the subject property. Given the scale of the request, minimal impacts to the City school system are anticipated as school bus service is currently provided within the immediate area.

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

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

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

Recommendation

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

Conditions

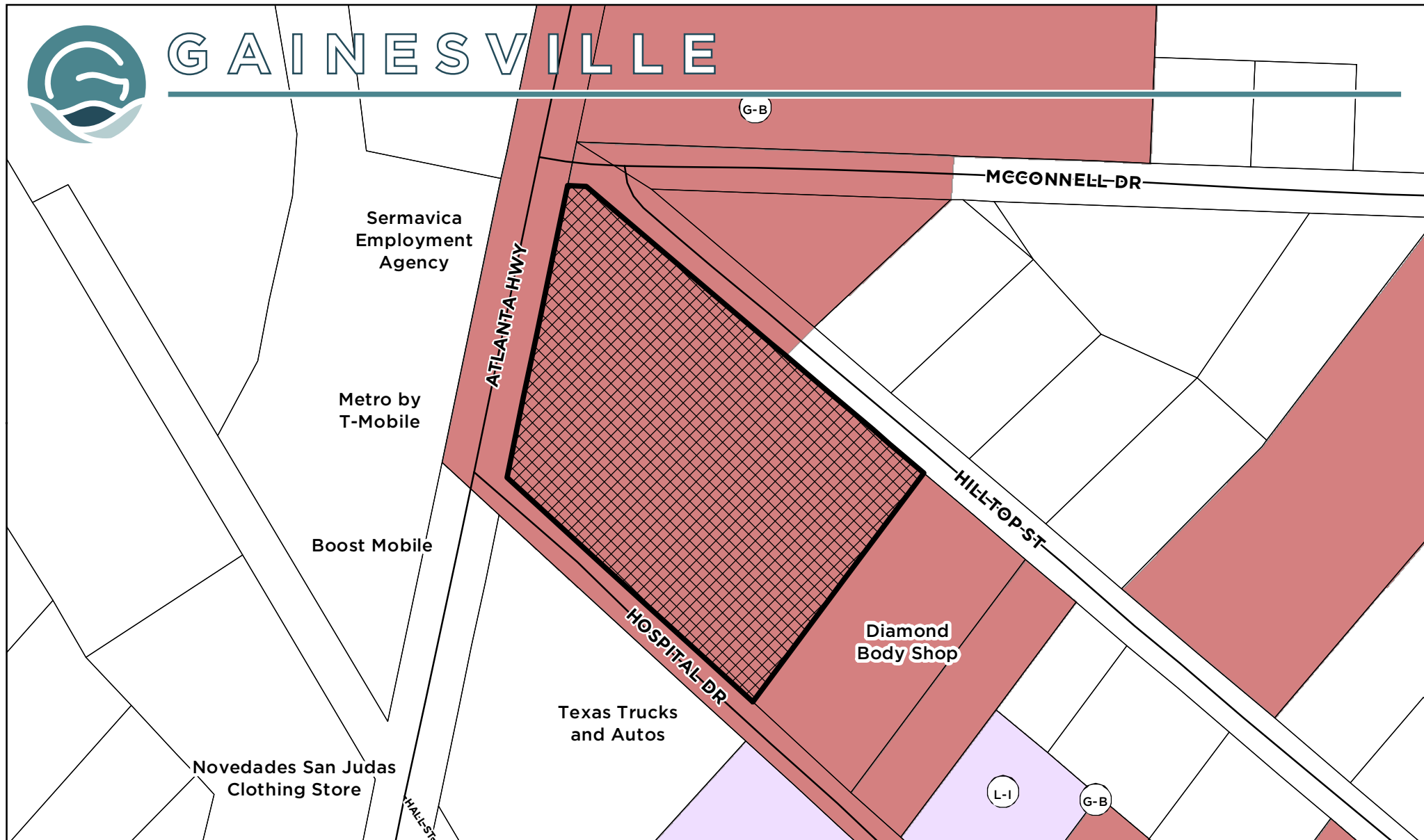
- 1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director. Any development standards not addressed within the P-U-D zoning application shall adhere to the Neighborhood Business (N-B) zoning requirements.**
- 2. A mixture of evergreen trees and deciduous trees shall be planted between the proposed residential units and the existing commercial retail shopping center, auto repair shop and roads so as not to interfere with the existing sewer easement. 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.

3. The existing dumpster(s) shall be enclosed and screened from view from the proposed residential units, adjoining properties, roads and parking areas. Any structural buffer shall consist of weather resistant materials.
4. The existing gravel areas and damaged concrete behind the retail shopping center shall be replaced with new asphalt or concrete.
5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and Hall County Traffic Engineering. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
6. Outdoor lighting shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.



GAINESVILLE



Applicant:

JOSE CARRILLO

Request:

Rezoning a +/- 1.42 AC tract currently zoned General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development.

REZONING REQUEST

Subject Property Address:

805 Hospital Drive

Tax Parcel:

00-132-005-003



Subject Property



Meeting Date: **08/08/2023**

Map Prepared: **07/13/2023**

0 50 100 150 200 Feet

SCALE: 1" = 100'



GAINESVILLE



Applicant: **JOSE CARRILLO**

REZONING REQUEST

Subject Property Address:
805 Hospital Drive

Tax Parcel:
00-132-005-003

Request:

Rezoning a +/- 1.42 AC tract currently zoned General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development.



Subject Property

Aerial from 2021



Meeting Date: 08/08/2023

Map Prepared: 07/13/2023

0 110 220 330 440 Feet

SCALE: 1" = 200'

JMCZ Investments Townhomes Benefit Statement

The biggest benefit for the community is that this project will provide a safe and energy efficient home for families and pets.

Community Benefits:

- Providing a high-quality home, a smaller footprint for residents and still be close to town for conveniences such a shopping, medical and access to 985
- Quality Construction and Development
- Less than five minutes to a major hospital
- In-town townhomes provide additional housing options within densely populated urban areas
- The development of in-town townhomes can contribute to neighborhood revitalization efforts, particularly in areas that may have experienced urban decline or disinvestment
- Well-designed and well-maintained in-town townhome communities can have a positive impact on property values in the surrounding area



LETTER OF INTENT
REQUEST FOR REZONING
CITY OF GAINESVILLE, GEORGIA

RE: ±1.42 acres located at 805 SW Hospital Dr SW, Parcel ID 00132 005003

Through its engineer and as authorized by the Applicant, JMCZ, LLC (the "Applicant") respectfully submits this Letter of Intent to the Gainesville City Council in support of an application for rezoning for 4 multi-family units with a C-B zoning. The property is currently zoned G-B. The property is located in the Gainesville Gateway District.

The site plan has 4 proposed multi-family units for rent with a density of 2.82 units per acre. The main goal of the units is to provide accommodation for the applicant's employees working at the shopping center located on the premises, due to the limited availability of housing.

The area for the proposed housing is within a gravel area behind the shopping center. New pavement will be added for the parking but gravel will be removed for grass and landscaping. This will provide a better aesthetic and better infiltration and water quality for the stormwater runoff. There are two existing driveways on the property behind the building, which will be utilized for these units.

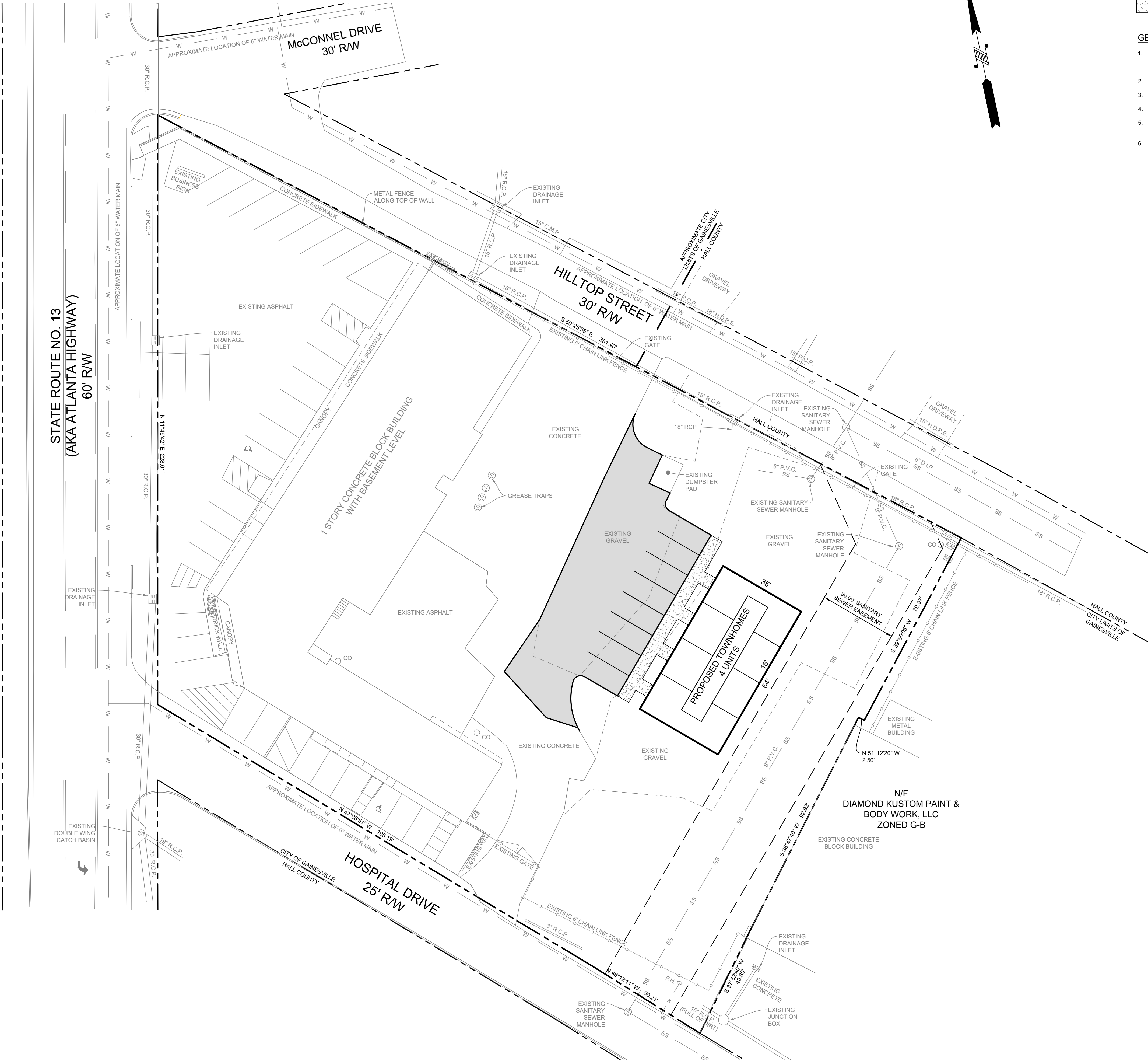
A Site plan and the appropriate authorization forms have been included in the application to allow for comprehensive review and approval of the proposed rezoning.

Sincerely,

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

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

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



LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVING
- PROPOSED PEDESTRIAN CONCRETE

GENERAL NOTES:

1. APPLICANT: JMCZ INVESTMENTS, LLC
5915 BARK CAMP ROAD
MURRAYVILLE, GA 30543
2. 24 HOUR CONTACT: JOSE CARRILLO @ 770-549-6103
3. ENGINEERING CONTACT: JAMES IRVIN @ (706) 778-0067
4. TOTAL SITE AREA: 1.42 ACRES
5. EXISTING ZONING: G-B
PROPOSED ZONING: PUD
6. THIS PROPERTY IS LOCATED IN THE GAINESVILLE GATEWAY
OVERLAY DISTRICT.

fhd foothills
land
design

166 PROFESSIONAL DRIVE
MURRAYVILLE, GA 30543
PHONE: (706) 778-0067
FAX: (706) 778-0069
www.foothillsld.com

OWNER/DEVELOPER:
JMCZ INVESTMENTS, LLC
5915 BARK CAMP ROAD
MURRAYVILLE, GA 30543

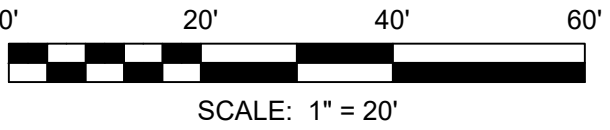
REZONING PLAN
JMCZ INVESTMENTS
LAND LOT 166, 9TH DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GA

REVISIONS:	NO.	DESCRIPTION	DATE

DATE: JUNE 2, 2023

SCALE: 1" = 20'

SHEET:
1
JOB #23077



THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYOR'S NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP CITY OF GAINESVILLE, GA. COMMUNITY PANEL NO. 130263 0189 G, EFFECTIVE DATE: APRIL 4, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.
2. IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
3. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.99991188. (GRID DISTANCE/SCALE FACTOR-GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
4. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2017).
5. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION TKO GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.
6. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 2'-FOOT INTERVALS.
7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 35,489 FEET AND AN ANGULAR CLOSURE OF 0'00'01" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. FIELD PARTY D.T. & D.C.
8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 180,787 FEET.
9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
10. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
11. THIS PROPERTY DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
12. THE FIELD SURVEY WAS CONDUCTED ON MARCH 10 AND 13, 2023, APRIL 17, 2023 AND MAY 4, 2023.
13. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

REFERENCES:

1. DEED BOOK 4235, PAGE 442
2. SURVEY FOR B & L INVESTMENTS (1.42 ACRES), PREPARED BY PATTON-PATTON, INC. DATED 07/10/1998.

AREA: 1.42 ACRES

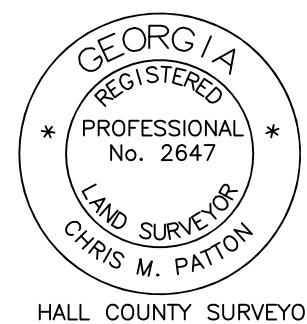
SURVEYOR'S CERTIFICATE

It is hereby certified that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision; that all monuments shown thereon actually exist. The field data upon which this plat is based has a closure precision of one foot in 35,489 feet, and an angular error of 0'00'01" per angle point, and was adjusted using Least Squares Rule. This plat has been calculated for closure and is found to be accurate within one foot in 180,787 feet.

By: *Chris M. Patton*
Chris M. Patton
Registered Georgia Land Surveyor No. 2647

Patton Land Surveying
P.O. Box 256 Gainesville, GA. 30503
Phone: (770) 532-6492
E-Mail: cpattton@pattonsurveying.com
Date: MAY 5, 2023

SURVEYOR'S CERTIFICATION:



AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED 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.

Chris M. Patton
CHRIS M. PATTON, G.A. R.L.S. #2647
DATE: MAY 5, 2023

STATE WATERS BUFFER:

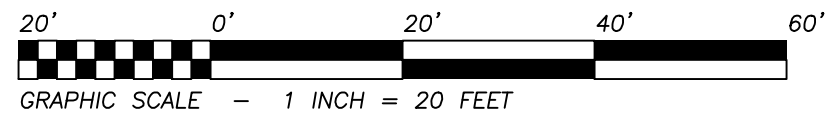
AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

ZONING AND BUILDING SETBACKS:

INFORMATION PROVIDED BY HALL COUNTY G.I.S.
WEB SITE LOCATED AT:
<http://gis.hallcounty.org/Public/WebPages/Map/FundViewer.aspx>

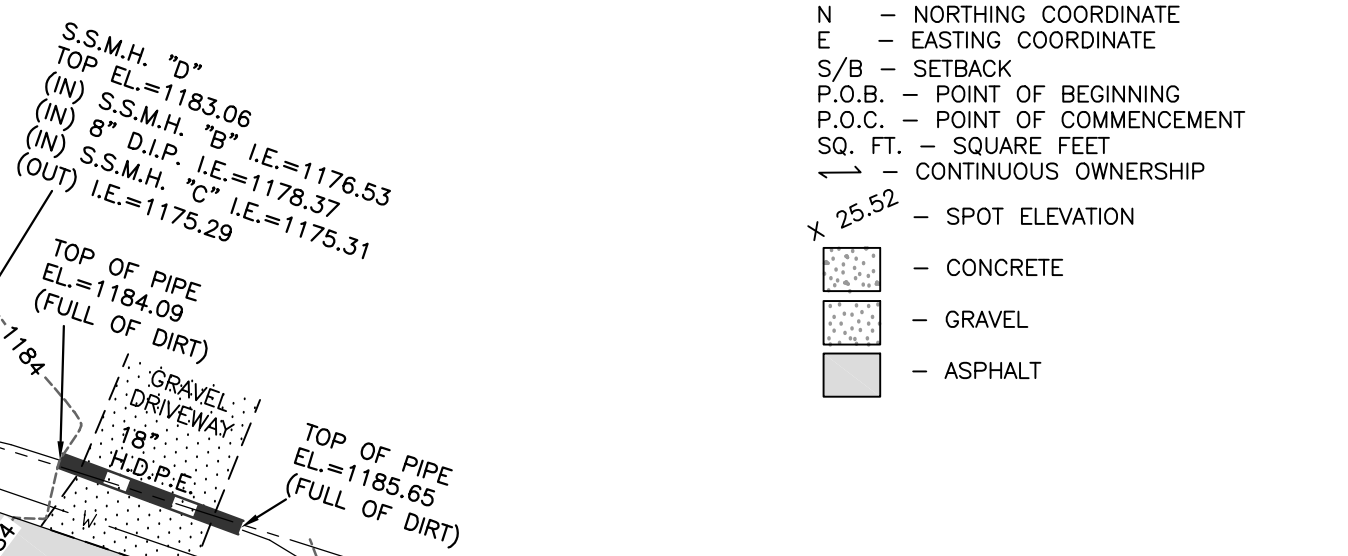
OVERLAY DISTRICT: GAINESVILLE GATEWAY DISTRICT
CURRENT CITY OF GAINESVILLE ZONING:
G-B - GENERAL BUSINESS DISTRICT

BUILDING SETBACKS:
FRONT: 40' FROM RIGHT-OF-WAY LINE
SIDE: 0' FROM PROPERTY LINE
REAR: 0' FROM PROPERTY LINE
MAX BUILDING HEIGHT: 75'
MAX BUILDING COVERAGE: 60% OF LOT AREA



LEGEND:

- C.T.F. - CRIMP TOP PIN FOUND
- R.B.F. - REBAR FOUND
- O.T.F. - OPEN TOP FOUND
- P.K.N.F. - PARKER KALON NAIL FOUND
- P.K.N.S. - PARKER KALON NAIL SET
- R.B.S. - 1/2" REBAR SET & CAP
- STAMPED "LSF 1029"
- C.P. - CALCULATED POINT
- D.I. - DROP INLET
- J.B. - JUNCTION BOX
- W.I. - WEIR INLET
- C.R. - CABLE RISER
- T.R. - TELEPHONE RISER
- T.P. - TELEPHONE POLE
- A.C. - AIR CONDITIONER
- P.B. - POWER TRANSFORMER BOX
- P.P. - POWER POLE
- L.P. - LIGHT POLE
- G.W. - GUY WIRE
- W.M. - WATER METER
- W.V. - WATER VALVE
- F.H. - FIRE HYDRANT
- F.D.C. - FIRE DEPARTMENT CONNECTION
- B.F.P. - WATER BACKFLOW PREVENTER
- C.O. - SANITARY CLEANOUT
- S.S.M.H. - SANITARY SEWER MANHOLE
- G.M. - GAS METER
- B.P. - BOLLARD POST
- H.C.P. - HANDICAP PARKING
- B.M. - BENCHMARK
- R.L. - ROOF LINE
- E.P. - EDGE OF PAVEMENT
- B.C. - BACK OF CURB
- S.W.C.B. - SINGLE WING CATCH BASIN
- D.W.C.B. - DOUBLE WING CATCH BASIN
- I.E. - INVERT ELEVATION
- EL. - ELEVATION
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- D.I.P. - DUCTILE IRON PIPE
- R.W. - RETAINING WALL
- T.W. - TOP OF WALL
- T - OVERHEAD TELEPHONE LINE
- W - BURIED WATER MAIN
- SS - BURIED SEWER LINE
- O - CHAIN LINK FENCE
- D - WOOD FENCE
- X - WIRE FENCE
- O - WROUGHT IRON FENCE
- OWP - OVERHEAD POWER LINES
- FENCE GATE
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- C/L - CENTERLINE
- R - CURVE RADIUS
- C - CURVE ARC LENGTH
- A - CURVE CENTRAL ANGLE
- C.BRG - CHORD BEARING
- C.DIST - CHORD DISTANCE
- L - LAND LOTS
- N - NORTHING COORDINATE
- E - EASTING COORDINATE
- S/B - SETBACK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- SQ. FT. - SQUARE FEET
- CONTINUOUS OWNERSHIP
- SPOT ELEVATION
- CONCRETE
- GRAVEL
- ASPHALT



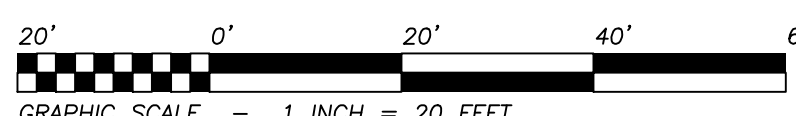
OWNER'S CERTIFICATE:

State of Georgia
City of Gainesville, County of Hall

The undersigned certifies that he or she is the owner and subdivisor of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith meet all applicable requirements and standards of the Gainesville Unified Land Development Code. The owner further acknowledges this plat and allotment to be his free act and deed, and dedicates to the Public forever all areas shown or indicated on this plat as public streets, easements or other public use areas, and all water system, sewerage and other public improvements (hereinafter "facilities"). However, the City of Gainesville will not take ownership and maintenance of these facilities until such time as the undersigned petitions for and the Governing Body of the City of Gainesville accepts the dedication and acceptance of the facilities as provided in section 9-13-14-12 of the Gainesville Unified Land Development Code and provided a maintenance bond as required in sections 9-13-13-9 and 10.

Owner's name:
Owner's address:

(Owner's signature)
Date



PARCEL CONTROL NUMBER:

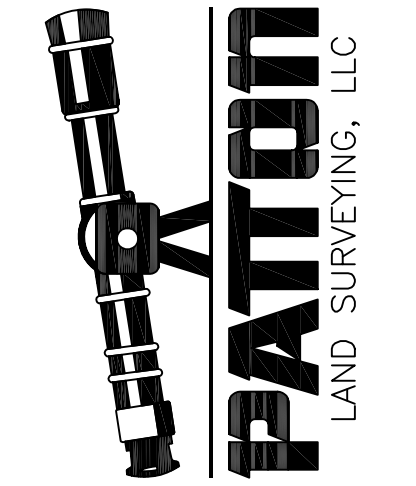
00132 005003

WATER SERVICE BY:
CITY OF GAINESVILLE

SEWER SERVICE BY:
CITY OF GAINESVILLE

REGISTERED PROFESSIONAL
LAND SURVEYORS

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
www.pattonsurveying.com
LAND SURVEYING FIRM
CERTIFICATE OF AUTHORIZATION
NUMBER LSF 001029



COMPUTATIONS BY: R.G.W.
SURVEYED BY: D.T. & D.C.
DRAFTED BY: R.G.W.
CHECKED BY: C.M.P.

RETACEMENT/TOPOGRAPHIC SURVEY FOR:

JMCZ, LLC

BEGING ALL OF LOTS 1-6, 19-20 AND A PORTION OF LOTS 7 & 21
OF HALL COUNTY HOSPITAL PROPERTY SUBDIVISION
(RECORDED IN PLAT BOOK 11, PAGE 5)

LOCATED IN:
LAND LOT 166, 9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NUMBER:

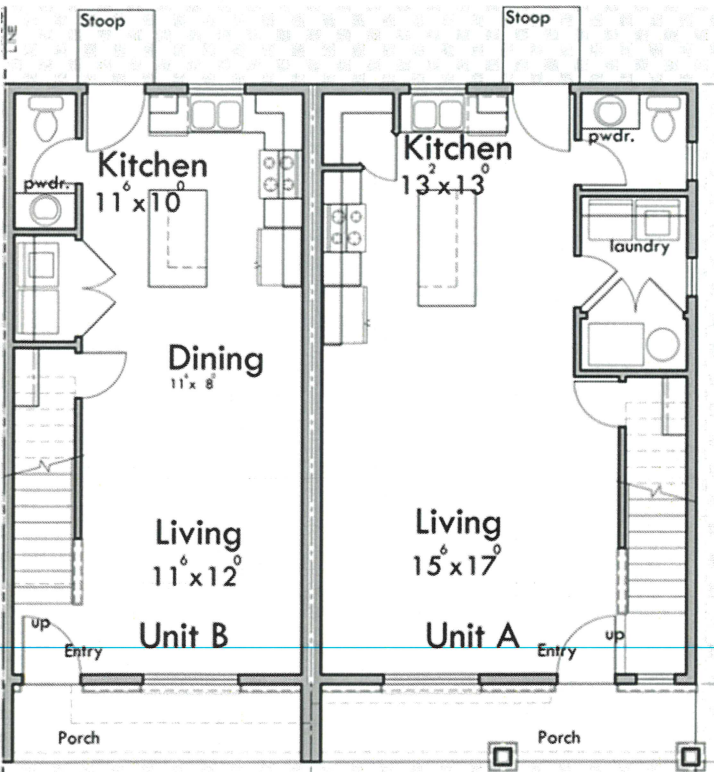
1 of 1

SCALE: 1" = 20'

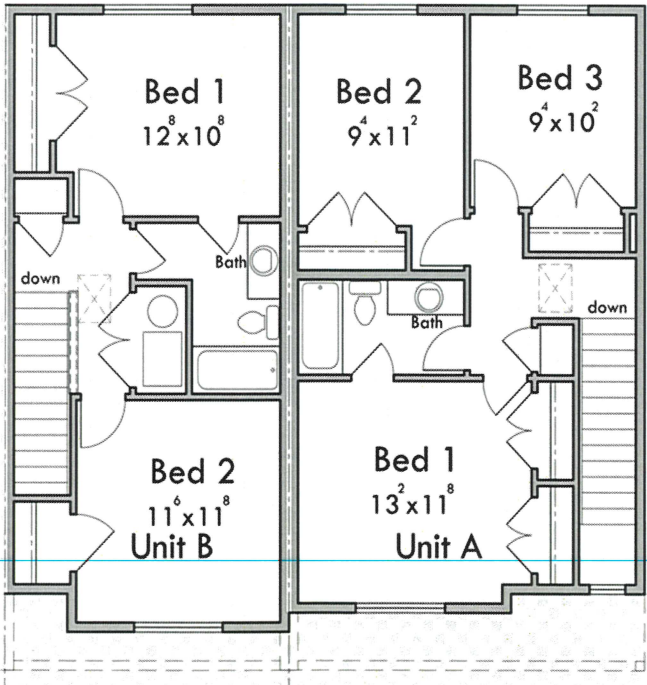
SURVEY DATE: 05/04/2023

PLAT DATE: 05/05/2023

23-028.dwg
JN. 23-028



Lower Floor



Upper Floor

Unit "B" Square Footage	Unit "A" Square Footage
Main Floor: — 496 sq.ft.	Main Floor: — 620 sq.ft.
Upper Floor: — 482 sq.ft.	Upper Floor: — 579 sq.ft.
Total Living: — 978 sq.ft.	Total Living: — 1199 sq.ft.