



CALL TO ORDER

MINUTES

A. Minutes of August 8, 2023

OLD BUSINESS

A. 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

NEW BUSINESS

A. Variance

- 1) Request from **Eric Owens** to vary the front yard setback requirement on a 0.34± acre tract located on the east side of Thompson Bridge Road, north of Virginia Avenue (a/k/a **1714 Thompson Bridge Road**), having a zoning of Residential and Office (R-O).

Ward Number: One
Tax Parcel Number(s): 01-091-002-019
Request: Office building

B. Site Plan Approval Request

- 1) Request from **Eric Owens** for site plan approval on a 0.34± acre tract located on the east side of Thompson Bridge Road, north of Virginia Avenue (a/k/a **1714 Thompson Bridge Road**), having a zoning of Residential and Office (R-O).

Ward Number: One
Tax Parcel Number(s): 01-091-002-019
Request: Office building

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: August 17, 2023
Date Submitted: August 17, 2023
Final Approval Date: August 17, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of August 8, 2023
Meeting Date: September 12, 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. 2023-08-08 PAB DRAFT minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
AUGUST 8, 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, Kelvin Simmons, Ryan Thompson and Rick Young

Members Absent: Board Member Rich White

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

Others Present: Council Member George Wangemann

MINUTES OF JULY 11, 2023

There was a motion to approve the minutes as presented.

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

OLD BUSINESS

NEW BUSINESS

A. Rezoning Request

- 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

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

The applicant is proposing to rezone the subject 1.42± acres property from General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development. The property is located within the Gateway Corridor Overlay Zone and has road frontage along Atlanta Highway, Hospital Drive and Hilltop Street. Adjacent uses include auto repair / sales uses, retail uses, single-family homes and a church. 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. 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 proposed apartments are two story with a mixture of 2 & 3 bedroom with 2 baths ranging from

978 to 1,200 square feet in size. Exterior materials include a mixture of Hardie board siding and brick.

The Comprehensive Plan for the City of Gainesville places the subject property within the *Commercial* future land use category and within the *West Side* Character Area. General mixed-use, multi-family residential and higher density single-family residential are appropriate land uses. Increasing the quality of existing and new housing, as well as housing affordability should be prioritized.

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.

Applicant Presentation: James Irvin, Foothills Land Design, 164 Professional Drive, Baldwin, stated he is the site civil engineer for the applicant requesting a rezoning to build four townhome units at the location which has a shopping center. Mr. Irvin said the townhome units will be for rent to the applicant's employees due to the shortage of affordable housing and will eliminate a long commute to work. Mr. Irvin explained a color rendering of the site plan with the proposed townhomes, existing building, landscaping and parking area. He stated the development could contribute to the neighborhood revitalization and have a positive impact on property values in the surrounding area. The applicant was present to answer any additional questions.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Board Member Simmons asked about the location/placement of townhomes on the site plan along with the price range for the units. Board Member Young asked about the easement distance between the townhomes and existing building. Mr. Irvin explained the location of the townhomes and the distance for the power easement would be approximately 30-feet. He then asked the applicant and Oscar Carrillo to answer the question regarding the monthly rent.

Oscar Carrillo, 4642 Cool Springs Road, stated the rent is being considered at \$1,400 per month for the two/three-bedroom units and thought it would be a reasonable rate since rent for apartments in the city starts at \$1,800 per month. Mr. Carrillo said some employees are living in homes with too many people already.

Board Member Young asked staff about the location of the tree buffer mentioned in the conditions on the site plan. Mr. Tate explained the buffer was to provide screening along Hilltop Street and Hospital Drive, the dumpster areas and areas adjacent to the auto repair shop.

Board Member Thompson asked about a retention pond and Mr. Tate stated it would need to be addressed and referred the question to the civil engineer. Mr. Irvin stated the stormwater quality runoff reduction will be provided by removing the impervious surfaces and if needed since there isn't space for a detention pond or the elevations, maybe an underground detention.

There was a motion to recommend conditional approval to rezone the subject property for a mixed-use from General Business (G-B) to Planned Unit Development (P-U-D) 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 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.**

Motion made by Board Member Martin

Motion seconded by Board Member Simmons

Vote – 6 favor, 1 absent (White)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:45 p.m.

Motion made by Board Member Thompson

Motion seconded by Board Member Young

Vote – 6 favor, 1 absent (White)

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: August 17, 2023
Date Submitted: August 23, 2023
Final Approval Date: August 25, 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: September 12, 2023

Purpose of Request:

This request was previously tabled at the July 11th Planning and Appeals Board meeting. The applicant has asked again for the item to be tabled to the October 10, 2023 Planning and Appeals Board meeting in order to modify the original plan described below. 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 150 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. 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:

Department Director:
Rusty Ligon

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

Amount Requested: **Sources of Funds:**

Finance Comments:

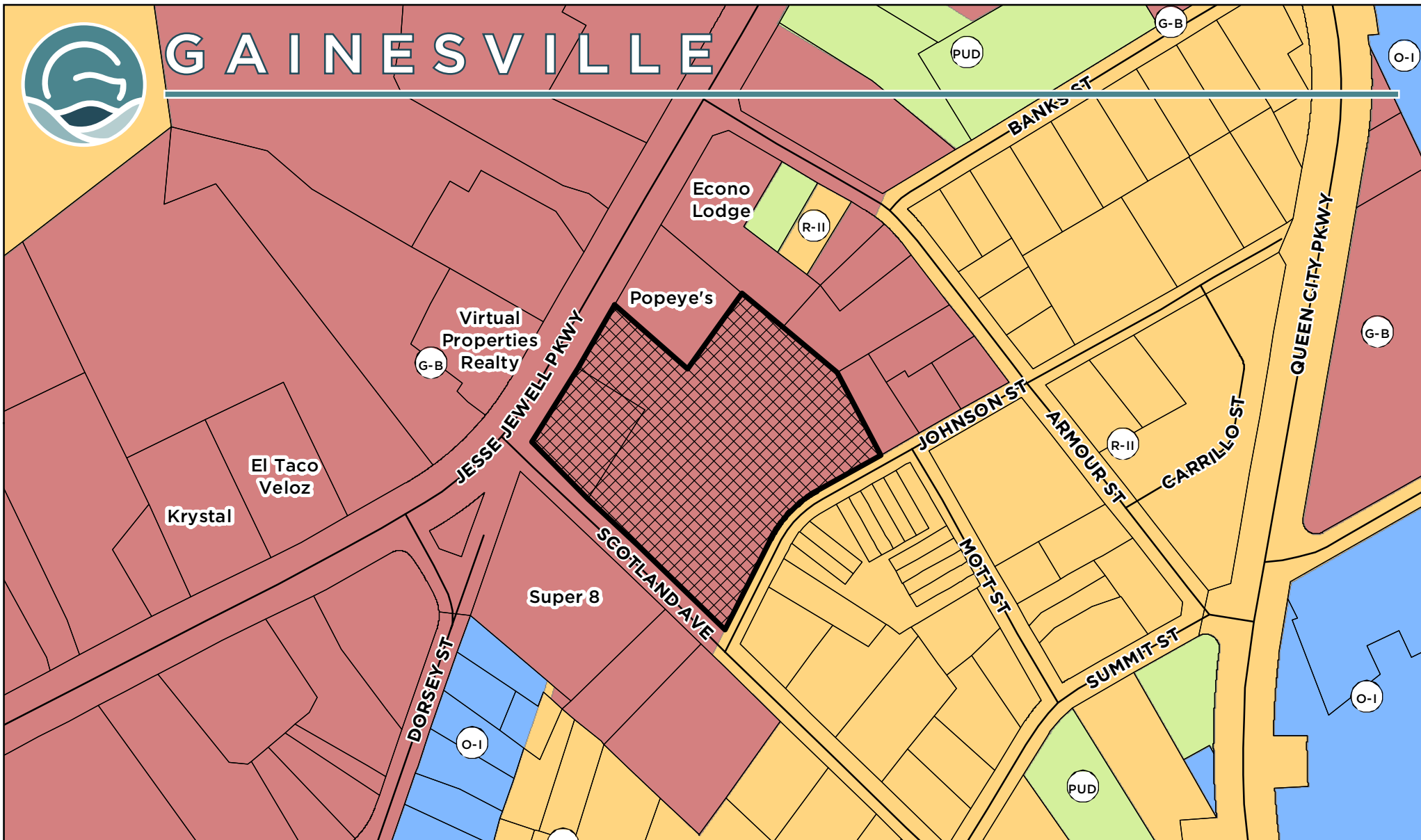
Administrative Comments:

Attachments:

1. Location Maps
2. PUD Narrative
3. Survey
4. Concept plans
5. Traffic report



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: 09/12/2023

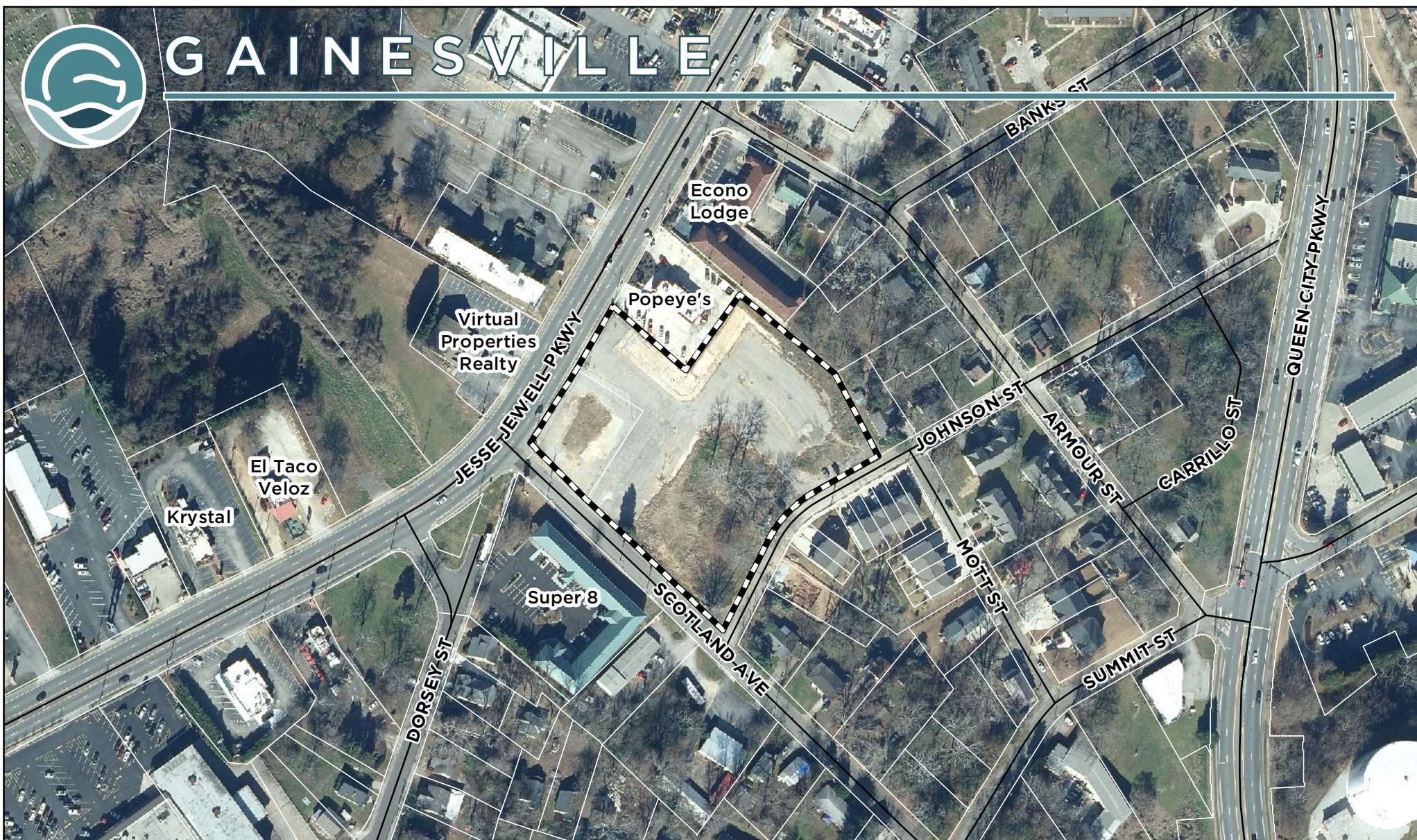
Map Prepared: 08/17/2023

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: 09/12/2023

Map Prepared: 08/17/2023

0 100 200 300 400 Feet

SCALE: 1" = 200'



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

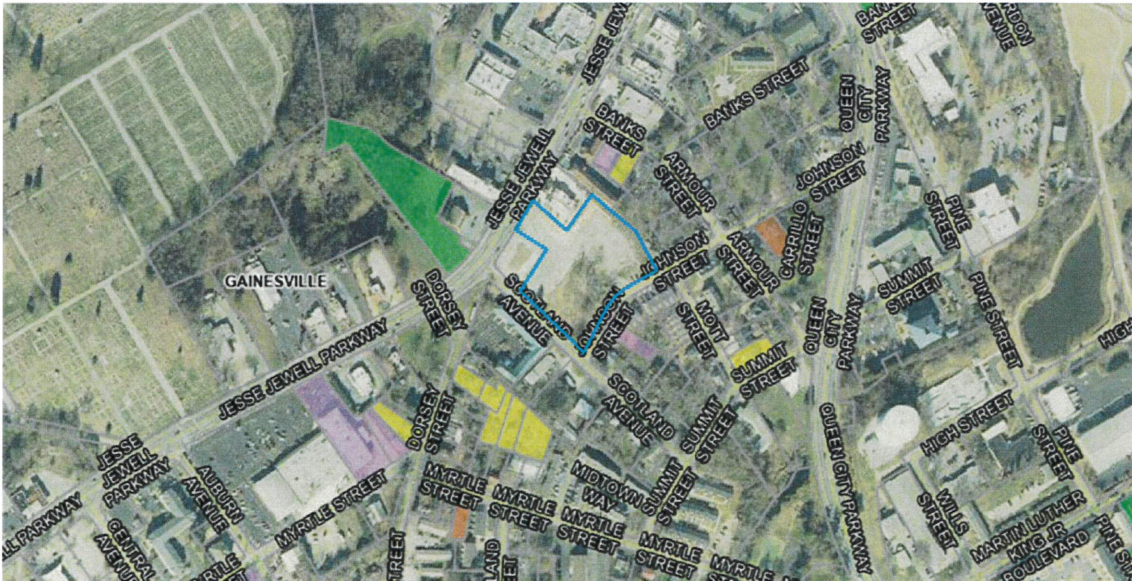
- Incentivizes and encourages business investment and job creation.
- Diversified uses within the Westside character area to attract a multitude of users.
- Continues to promote businesses that offer a unique array of goods and services to attract customers from a wide area.



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.

Page 23 of 71



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



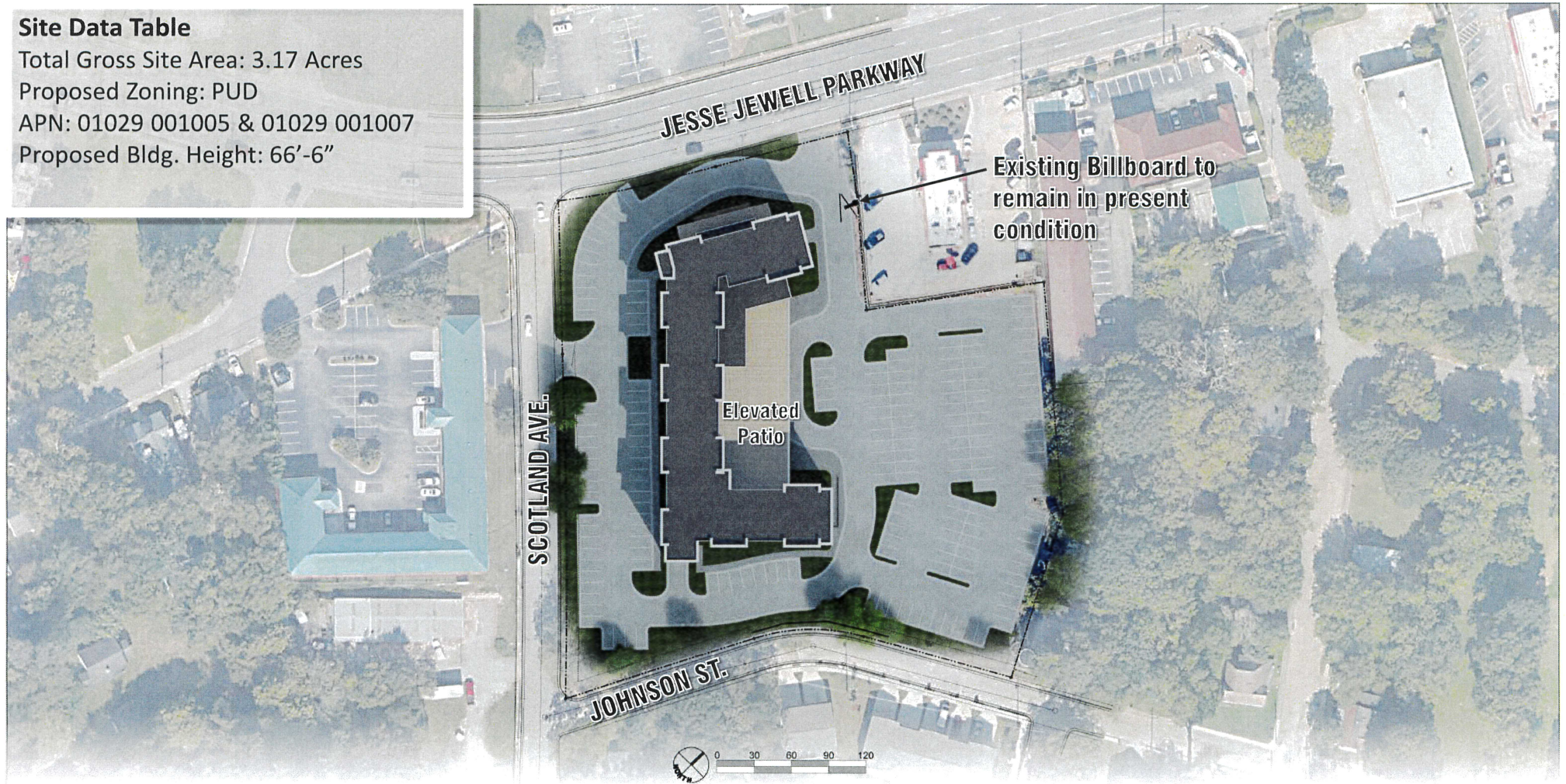
Site Data Table

Total Gross Site Area: 3.17 Acres

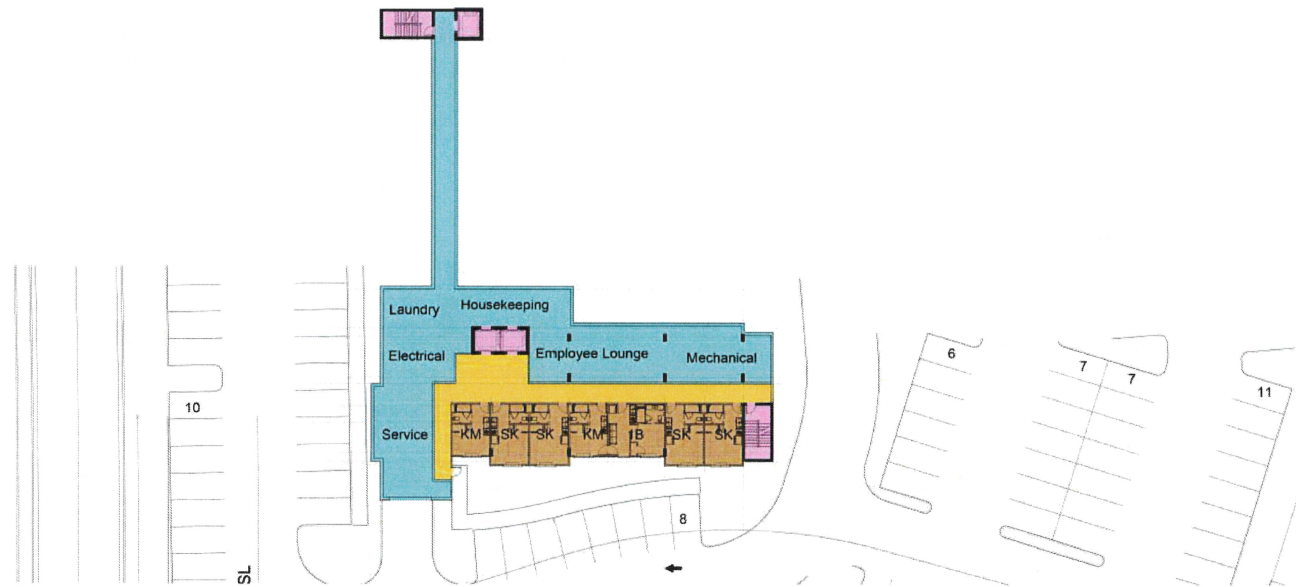
Proposed Zoning: PUD

APN: 01029 001005 & 01029 001007

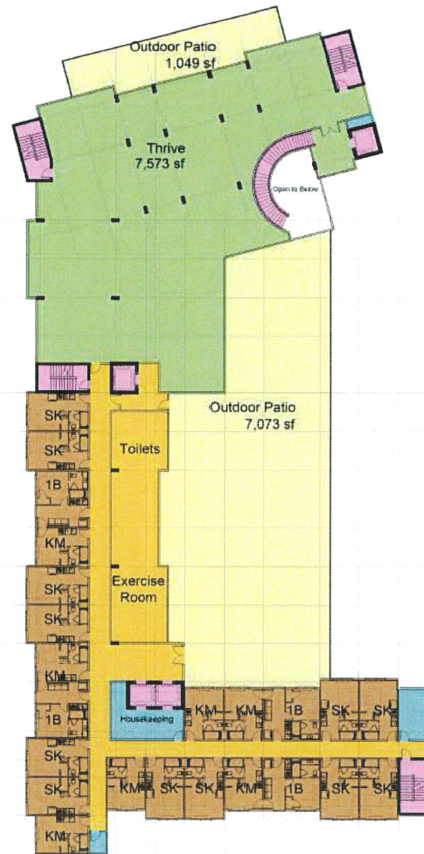
Proposed Bldg. Height: 66'-6"

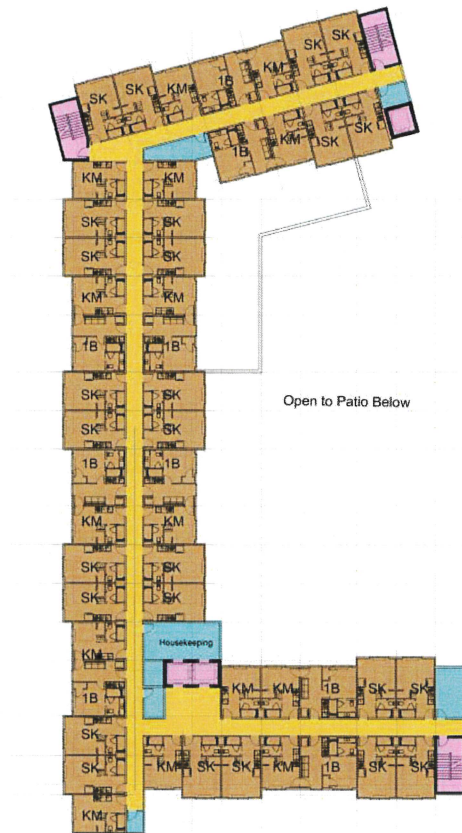


Level	Studio K		Studio M		1 Bedroom			Potential 2 Bedrooms	Units	Restaurant/ Bar & Venue	Thrive Co-working	Outdoor Patio
	Keys	%	Keys	%	Keys	%	Keys	Keys	Area	Area	Area	Area
Low Level	4		2		1		7	9	8,305 S.F.			
1st Level	10		5		3		18	9	14,493 S.F.	8,204 S.F.	2,029 S.F.	1,127 S.F.
2nd Level	12		7		4		23	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: May 10, 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.

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



Figure 1 - Vicinity Map





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.

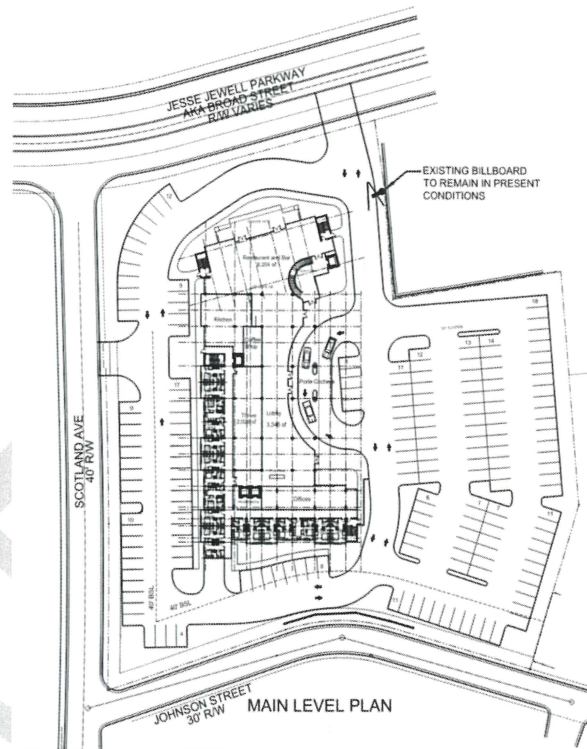


Figure 2 – Site Plan



- **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.

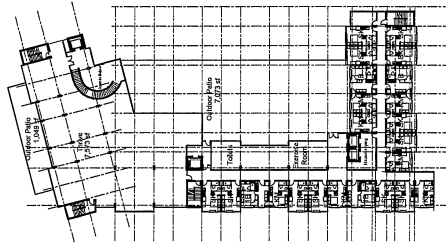
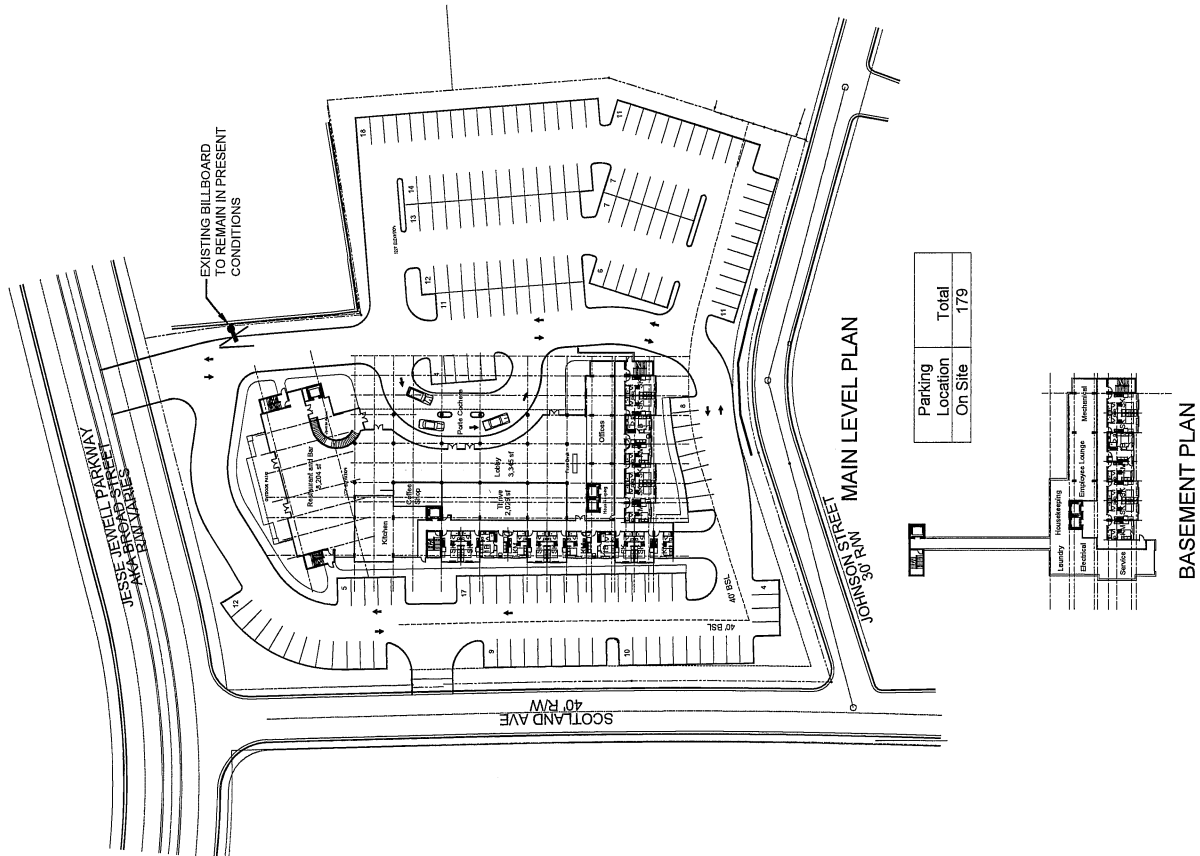
In conclusion, the proposed Virtua Gainesville development is anticipated to have minimal impacts to Jesse Jewell Parkway and the surrounding local roadway network.



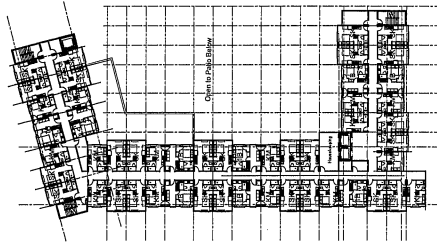
ATTACHMENT A – PROPOSED SITE PLAN

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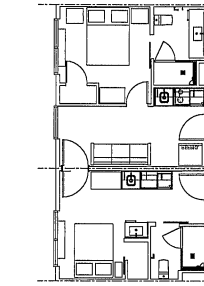
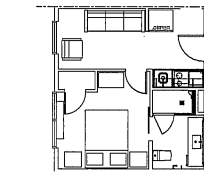
A



SECOND FLOOR PLAN



THIRD - FIFTH LEVEL PLAN



Level	Studio K	Studio M	1 Bedroom	Potential 2 Bedrooms	Apartment	Restaurant/ Bar & Venue	Thrive	Outdoor Patio Area
Low Level	4	2	1	7	9	8,305 S.F.		
1st Level	10	5	3	18	9	14,493 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	35	188	54	89,051 S.F.	9,602 S.F.	8,122 S.F.

Total Indoor Area = 106,857 S.F.

ATTACHMENT B – HALL COUNTY ASSESSOR

DRAFT

B



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 (\$0-)
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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[GDPR Privacy Notice](#)

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Version 3.1.7



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 (\$0-)
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.

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ATTACHMENT C – TRIP GENERATION

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C



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
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
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
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) ^{0.12} .23	50%	50%	T=0.47(X) ^{0.21} .50	53%	47%	T=0.43(X) ^{0.93}	49%	51%	909	455	454	72	38	34	75	37	38
				Standard Deviation																	
				Number of Studies																	
				Average Size																	
				R ²																	

				0.93			0.13			0.08											
				7			9			10											
				147			164			159											
				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
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
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
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
				Standard Deviation																	
				10.16			0.88			1.26											
				21			21			21											
				3			3			3											
				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
				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	107.20	50%	50%	9.57	55%	45%	9.05	61%	39%	615	308	307	55	30	25	52	32	20
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
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
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
High-Turnover (Sit-Down) Restaurant	932	5-74	1000 SF GFA	Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
				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
High-Turnover (Sit-Down) Restaurant				Standard Deviation				11.61				6.18									
				Number of Studies				37				104									
				Average Size				5				6									
				R ²				N/A				N/A									



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: August 17, 2023
Date Submitted: August 25, 2023
Final Approval Date: August 25, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Eric Owens** to vary the front yard setback requirement on a 0.34± acre tract located on the east side of Thompson Bridge Road, north of Virginia Avenue (a/k/a **1714 Thompson Bridge Road**), having a zoning of Residential and Office (R-O).
Meeting Date: September 12, 2023

Purpose of Request:

The applicant is proposing to vary the front yard setback requirement from 30-feet to 20-feet for a new office building. The proposed office is 2-story, 3,300 square feet in size (55' wide x 30' deep) with 11 parking spaces. The applicant states the variance is required in order to locate parking behind the building to adhere to the Gateway Corridor Overlay Zone standards. The applicant states the proposed building will be setback no closer to Thompson Bridge Road than the adjacent attorney's office where the applicant is currently located and will share the same driveway. The property is located within the Gateway Corridor Overlay Zone and the adjacent properties include professional offices and single-family homes.

Facts & Issues / History & Background:

The proposed front yard setback variance is contingent upon the City Council approving the site plan for the property.

Department Recommendation:

Planning staff recommended approval with eight 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. Statement of Hardship
4. Site plan
5. Architectural rendering

**GAINESVILLE PLANNING AND APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Eric Owens
Location..... 1714 Thompson Bridge Road
Request..... Vary front yard setback
Size0.34± acre
Zoning..... Residential and Office (R-O)
Ward..... One
Proposed Use..... Office building
Planning Division Staff Recommendation **Approval, with conditions**
Date..... September 12, 2023

▪ **Request**

The applicant is proposing to vary the front yard setback requirement from 30-feet to 20-feet for a 2-story professional office building. The finished square footage of the office will be 3,300 square feet (55' wide x 30' deep). The adjacent properties include professional offices located to the north and west. Single-family homes are located to the south and east.

▪ **Background Information and Existing Conditions**

The subject property is heavily wooded and slopes upward 6 to 8 feet from north to south above street grade. The property and adjacent tract to the north were conditionally rezoned from Residential-I (R-I) to Residential and Office (R-O) in 2001 for a future office per Zoning Ordinance No. 2001-77. Due to the fact that no site plan was provided at the time of the rezoning for the subject property, a zoning condition was placed on the property requiring review and approval from the Planning and Appeals Board and City Council prior to being developed. Therefore, the variance request is subject to site plan approval by City Council.

▪ **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 hardship is based on the Gateway Corridor Overlay Zone parking standards. The overlay zone requires a minimum of 50% of the parking spaces to be located behind or to the side of the building. The applicant states the proposed building will be setback no closer to Thompson Bridge Road than the adjacent attorney's office where the applicant office is currently located.

▪ **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?

The subject property is relatively normal in shape and size. The topography slightly slopes upward 6 to 8 feet from north to south and is above street grade.

(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 office building no closer to the front yard setback than the adjacent office building. There are also nearby residential homes and commercial buildings within the vicinity that are located as close as 10 feet from the front property line.

Reducing the size/depth of the proposed office could be an option but the proposed dimensions of the office do not appear to be out of scale. For perspective, the adjacent attorney's office building has a larger overall footprint and is similar in width (58' wide x 53' deep). However, the proposed office building is two-story. Sufficient access, parking 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 R-O which permits single-family, multi-family and office uses. The property would retain its right to be used for an office use regardless of the setback variance. In order to adhere to the current front yard setback requirement, the depth of the building would need to be reduced and the rear parking located to either side of the proposed building.

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

If the variance were to be approved, the proposed office building would not be out of character with other buildings fronting Thompson Bridge Road. 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 proposed front yard setback variance appears reasonable given the overlay zone requirement to locate parking behind the building. The property does present challenges given the location of the existing driveway and limited depth of the property. The proposed location of the office building 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**

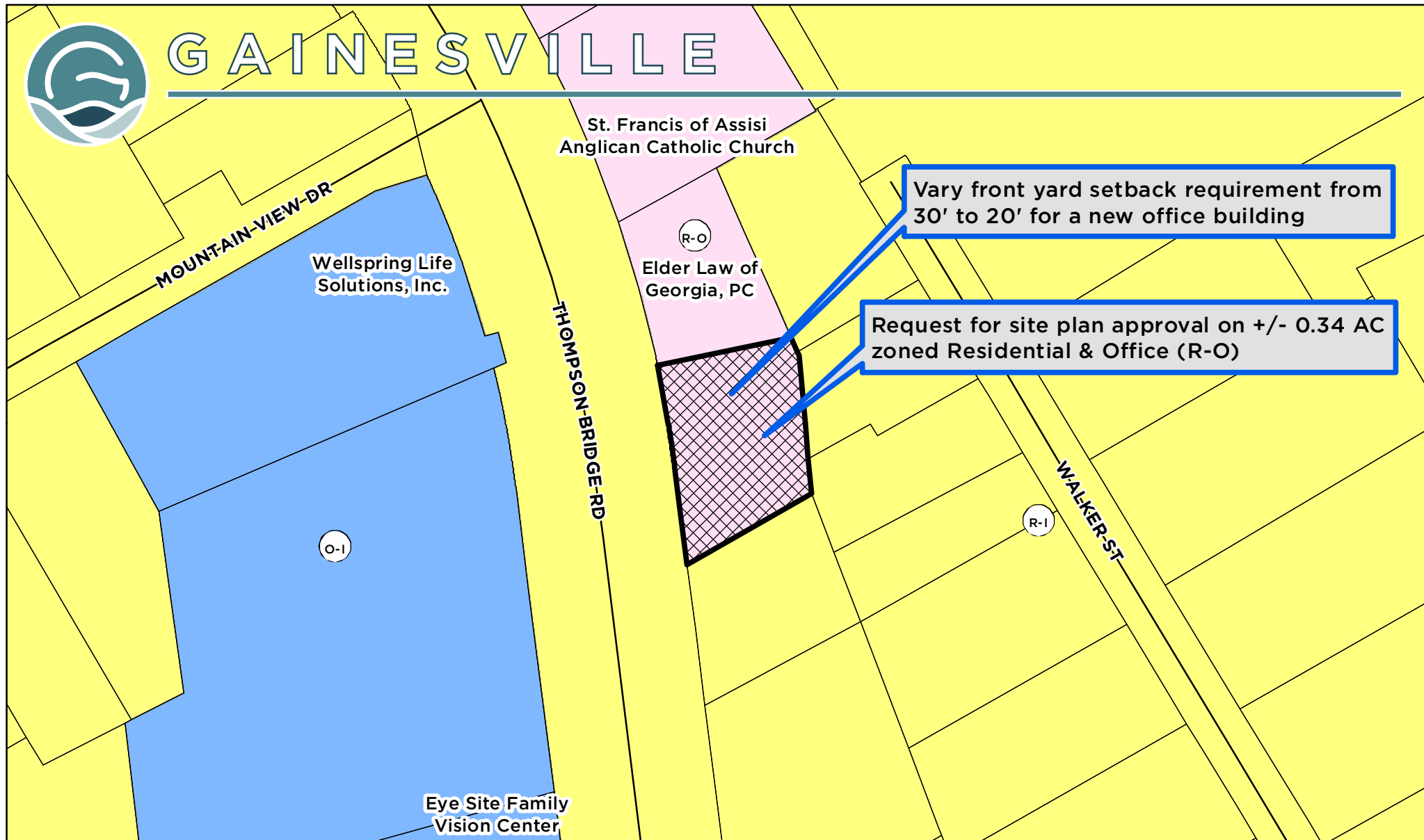
The Planning Division staff is recommending **approval** of this variance request based on the steep topography.

Conditions

1. The approval of the proposed front yard setback variance request shall be contingent upon the City Council approving the site plan for the property.
2. The proposal shall be generally consistent with the standards depicted on the concept plan and architectural rendering provided with this application per the review and approval of the Community and Economic Development Director.
3. Stormwater detention shall be located underground.
4. A trash dumpster shall not be allowed on the property.
5. 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.
6. A mixture of evergreen and deciduous buffer trees shall be planted within the required rear and right side yard buffer areas adjacent to the single-family properties. The minimum installation 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 Director of the Community and Economic Development Department.
7. The structural buffer shall match the existing 6-foot tall vinyl fence located on the adjacent property located at 1730 Thompson Bridge Road.
8. The frontage landscape and right-of-way areas shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within the frontage landscape area subject to the approval of the Community & Economic Development Director.



GAINESVILLE



Applicant: **ERIC OWENS**

VARIANCE & SITE PLAN APPROVAL REQUEST

Subject Property Address:
1714 Thompson Bridge Road

Tax Parcel:
01-091-002-019

Request:

- Vary front yard setback requirement from 30' to 20' for a new office building
- Request for site plan approval on +/- 0.34 AC zoned Residential & Office (R-O)



Subject Property



Meeting Date: 09/12/2023

Map Prepared: 08/17/2023

0 50 100 150 200 Feet

SCALE: 1" = 100'



GAINESVILLE



Applicant:

ERIC OWENS

VARIANCE & SITE PLAN APPROVAL REQUEST

Subject Property Address:

1714 Thompson Bridge Road

Tax Parcel:

01-091-002-019

Request:

- Vary front yard setback requirement from 30' to 20' for a new office building
- Request for site plan approval on +/- 0.34 AC zoned Residential & Office (R-O)



Subject Property

Aerial from 2021



Meeting Date: 09/12/2023

Map Prepared: 08/17/2023

0 50 100 150 200 Feet

SCALE: 1" = 100'

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.)

N/A - The setback reduction would create space for proposed building with required parking.

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

N/A

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

N/A

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.

Correct - relief, if granted would not cause substantial 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.

N/A - The setback reduction would only match adjacent property development(s).

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.

N/A

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

Signature of Applicant:



Date:

6-22-23

PROJECT DESCRIPTION:
CURRENTLY, THIS SITE IS UNDEVELOPED AND HAS AN EXISTING DRIVE THAT WILL BE SHARED WITH PARCEL 01091 002002. THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A TWO STORY OFFICE BUILDING WITH PARKING. THE PARKING LOT WILL UTILIZE THE EXISTING ENTRANCE OFF THOMPSON BRIDGE ROAD.

ZONING INFORMATION:

ZONING: RESIDENTIAL & OFFICE (R-O)
MINIMUM LOT SIZE: 10,000 SQ FT
MINIMUM LOT WIDTH: 100'
MAXIMUM BUILDING COVERAGE: 35%
MAXIMUM IMPERVIOUS COVERAGE: 60%
BUILDING SETBACKS:
FRONT: 30' - PROPOSED FRONT: 20'
SIDE: 10'
REAR: 20'
REAR VEGETATIVE BUFFER: 20' (10' WITH STRUCTURAL BUFFER)
MINIMUM LANDSCAPE: 20' BUFFER

PROJECT INFORMATION:

PARCEL 01091 002002
AREA = 0.284 ACRE
ZONING: R-O
PARCEL 01091 002019
AREA = 0.344 ACRE
ZONING: R-O
PROPOSED LOT COVERAGE ON PARCEL 01091 002019: 57% IMPERVIOUS

BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR ERIC OWENS BY DAVIS ENGINEERING AND SURVEYING LLC DATED 6-19-2023.

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

CONTOUR DATA FROM HALL COUNTY GIS DEPARTMENT.
CONTOUR INTERVAL = 2'

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139001796, DATED 4/4/2018.

PARKING CALCULATIONS:

PARKING REQUIREMENTS: OFFICE
MINIMUM: 1 SPACE PER 300 SQ FT
MAXIMUM: 1 SPACE PER 250 SQ FT
3,300 SQ FT BUILDING / 300 SQ FT = 11 SPACES REQUIRED
PARKING PROVIDED: 11 SPACES (1 SPACE) PROVIDED

LANDSCAPING TO MEET CITY OF GAINESVILLE CODES & ORDINANCES.
SPECIES TO BE SPECIFIED DURING DESIGN PHASE.

VARIANCE REQUEST: EX 30' FRONT B.S.L. TO 20' FRONT B.S.L.

Plan Standing 12-28-01
Published 12-28-01
Passed 12-18-01

AN ORDINANCE
NO. 1001-77

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A PARCEL OF LAND CONTAINING A 0.684 ACRE TRACT LOCATED ON THE EAST SIDE OF THOMPSON BRIDGE ROAD, 1004 FEET SOUTH OF MOUNTAIN VIEW DRIVE (AKA 1714 THOMPSON BRIDGE ROAD 1004), FROM RESIDENTIAL-1 (R-1) TO RESIDENTIAL AND OFFICE (R-O), WITH CONDITIONS, REPEALING CONFLICTING ORDINANCES, TO PROVIDE FOR SEVERABILITY, TO PROVIDE FOR AN EFFECTIVE DATE, AND FOR OTHER PURPOSES.
(Amendment to Zoning Map)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION 1. That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as Residential and Office (R-O), with conditions:

Conditions

- Any future development on Parcel Two shall require an application be made with review by both the Gainesville Planning and Appeals Board and the Gainesville City Council.
- Outdoor lighting used in this development, be it for recreational, security or general purposes, shall be of non-spill design and placed in a manner so as to minimize direct visibility by adjoining or adjacent properties.
- The buffer between the said two properties of the applicant and the City's shall be as agreed upon with regard to the height and location of the fence, and also with regard to any additional vegetative buffering.

Legal Description

Being a tract or parcel of land lying and being located in Land Lot 145 of the 9th Land District of Hall County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Mountain View Drive with the centerline of Thompson Bridge Road, from South 35 degrees 25 minutes 53 seconds East for a distance of 133.09 feet to a point on the eastern right-of-way line of Thompson Bridge Road, said point being the TRUE POINT OF BEGINNING.
Thence North 61 degrees 28 minutes 00 seconds East for a distance of 90.32 feet to a point;
Thence South 23 degrees 05 minutes 39 seconds East for a distance of 153.98 feet to a point;
Thence South 05 degrees 01 minutes 33 seconds East for a distance of 106.40 feet to a point;
Thence South 03 degrees 16 minutes 13 seconds West for a distance of 111.12 feet to a point on the eastern right-of-way line of Thompson Bridge Road;
Thence North 10 degrees 43 minutes 53 seconds West for a distance of 69.09 feet to a point on the eastern right-of-way line of Thompson Bridge Road;
Thence along a curve to the left having a radius of 990.47 feet and an arc length of 190.73 feet, being subtended by a chord of North 11 degrees 45 minutes 49 seconds West for a distance of 190.40 feet to a point on the eastern right-of-way line of Thompson Bridge Road, said point being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.62 acres, more or less.

SECTION 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impede the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION 4. This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-5.

SECTION 5. The effective date of this Ordinance shall be upon approval by the City Council of the City of Gainesville, Georgia.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	936.47'	81.25'	81.22'	N 09°20'39" W
C2	936.47'	109.48'	109.42'	N 15°10'23" W

LINE	BEARING	DISTANCE
L1	S 23°56'16" E	14.56'

N/F ST. FRANCIS
DB 8932, pg 80
PB 4, pg 4-48
PARC: 01091 002001
ZONING: R

N/F ST. MARY LIVING TRUST
DB 8933, pg 207
PB 31, pg 202
PARC: 01091 002001
ZONING: R

N/F DONNELLY
DB 8921, pg 700
PB 703, pg 1188
PARC: 01091 002017
ZONING: R

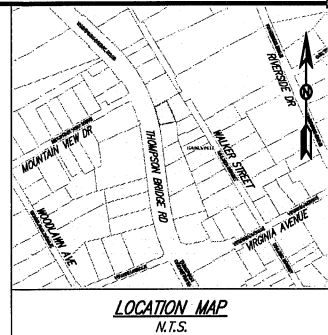
N/F 1706 MLK BLVD, LLC
DB 8994, pg 105
PB 16, pg 88
PARC: 01091 002016
ZONING: R

N/F KATHERINE BOYD ESTATE
DB 827, pg 232
PB 4, pg 49
PARC: 01091 002004
ZONING: R

NOTE: POTENTIAL UNDERGROUND
DETENTION & WATER QUALITY
TREATMENT WITHIN PARKING LOT

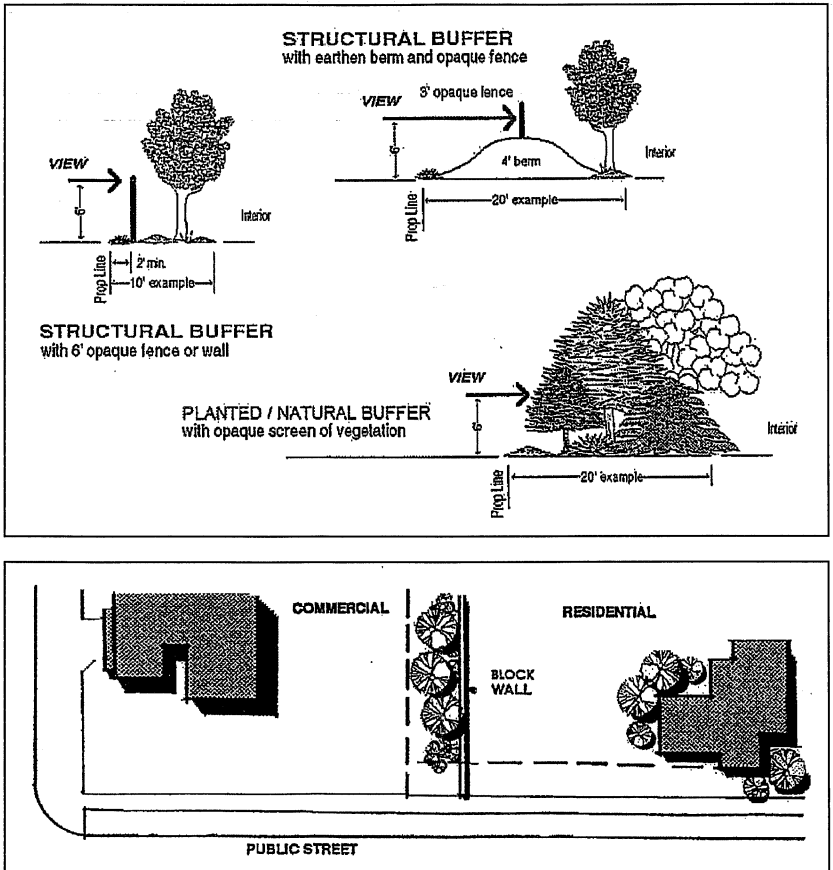
LEGEND	
-O- POWER POLE (PP)	C&G CURB AND GUTTER
HP HIGH POINT	IP IRON PIN
DI DROP INLET	P/L PROPERTY LINE
JB JUNCTION BOX	F.E.S.S. FLARED END SAFETY SECTION
OS OUTLET CONTROL STRUCTURE	PT POINT OF TANGENT
DWCB DOUBLE WING CATCH BASIN	PC POINT OF CURVATURE
HW HEADWALL	OS OUTLET CONTROL STRUCTURE
RCP REINFORCED CONCRETE PIPE	ELEV. ELEVATION
CMP CORRUGATED METAL PIPE	N/F NOW OR FORMERLY
HDPE HIGH DENSITY POLYETHYLENE	R/W RIGHT OF WAY
UCD UNDERGROUND DETENTION	LL LAND LOT LINE
TBM TEMPORARY BENCHMARK	CONC. CONCRETE
EX. EXISTING	INV. INVERT
PROP. PROPOSED	EOP EDGE OF PAVEMENT
FH FIRE HYDRANT	TYP. TYPICAL
WM WATER METER	--- FENCE
LF LINEAR FEET	--- S&T FENCE
DP DUCTILE IRON PIPE	--- OVERHEAD ELECTRIC
PVC POLYVINYL CHLORIDE	--- SOILS
R RADIUS	--- SANITARY SEWER LINE
SF SQUARE FEET	--- GAS LINE
FFE FINISH FLOOR ELEVATION	--- UNDERGROUND POWER
	--- WATERLINE
	--- COMMUNICATIONS LINE

GRID NORTH (GA WEST ZONE)
(PER REF. SURVEY)



OWNER/DEVELOPER
ERIC OWENS
5179 INDIAN CIRCLE
GAINESVILLE, GA 30506
(678)-697-9754

24-HOUR CONTACT
ERIC OWENS
(678)-697-9754
ericowens@yahoo.com



GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
0 20 40 60
(IN FEET)
1 inch = 20 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
1	6/20/2023	INITIAL SUBMITTAL
2	7/28/2023	ADDRESS CITY OF GAINESVILLE COMMENTS
3	7/31/2023	ADD LANDSCAPING
	8/10/2023	TWO-STORY BUILDING

SITE PLAN & VARIANCE PLAN FOR:
1714 THOMPSON BRIDGE RD
LAND LOT 145
9th DISTRICT
CITY OF GAINESVILLE
HALL COUNTY

DRAWN BY: **NAP**
CHECKED BY: **JND**
LAND LOT: **145**
DISTRICT: **9th**
SECTION: **-**
CITY: **GAINESVILLE**
COUNTY: **HALL**
DATE: **6/20/2023**

SHEET NO.
1 of 1
PROJECT NO.
23-023





CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: August 17, 2023

Date Submitted:

Final Approval Date:

Presenter:

Item of Business: Site Plan Approval Request

Meeting Date: September 12, 2023

Purpose of Request:

Facts & Issues / History & Background:

Department Recommendation:

Department Director:

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: August 17, 2023
Date Submitted: August 23, 2023
Final Approval Date: August 25, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Eric Owens** for site plan approval on a 0.34± acre tract located on the east side of Thompson Bridge Road, north of Virginia Avenue (a/k/a **1714 Thompson Bridge Road**), having a zoning of Residential and Office (R-O).
Meeting Date: September 12, 2023

Purpose of Request:

The subject property was conditionally rezoned in 2001 for a professional office that requires site plan approval by the Planning and Appeals Board and City Council prior to the property being developed. The proposed office is two-story and 3,300 square feet in size (55' wide x 30' deep) with 11 parking spaces. The existing driveway will be shared with the adjacent attorney's office where the applicant is currently located. A fence and vegetated buffer are proposed along the rear and right side yard property line. The applicant states there will be 5 to 10 employees and typical office hours will be from 7 a.m. to 6 p.m., Monday thru Friday. The property is located within the Gateway Corridor Overlay Zone and the adjacent properties include professional offices and single-family homes.

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. Architectural Rendering

MEMORANDUM

TO: Gainesville Planning and Appeals Board

FROM: Community and Economic Development Department

**APPLICANT /
PROPERTY OWNER:** Eric Owens

LOCATION: 1714 Thompson Bridge Road

ZONING: Residential and Office (R-O)

DATE: September 12, 2023

SUBJECT: **Site Plan Approval**

A request has been received from Eric Owens for site plan approval for the 0.34± acre subject property. The subject property and the adjacent property to the north were conditionally rezoned from Residential-I (R-I) to Residential and Office (R-O) in 2001 for a future office per Zoning Ordinance No. 2001-77. Due to the fact that no site plan was provided at the time of the rezoning for the subject property, a zoning condition was placed on the property requiring review and approval from the Planning and Appeals Board and City Council prior to being developed.

The proposed office building is two-story in height and 3,300 square feet in size (55' wide x 30' deep). The exterior facade of the building will consist of mostly brick and/or stone materials and accent cementitious siding. A total of 11 parking spaces are proposed at that rear and side of the structure. The existing driveway on Thompson Bridge Road will be shared with the adjacent attorney's office property where the applicant's office is currently located. According to the site plan, the building will be setback 20 feet from the front property line, similar to the neighboring attorney's office to allow for rear yard parking. A fence and vegetated buffer are proposed along the rear and right side yard property line to help screen the parking area. The applicant states there will be 5 to 10 employees and typical office hours will be from 7 a.m. to 6 p.m., Monday thru Friday.

The property is located within the Gateway Corridor Overlay Zone. The overlay zone requires parking and stormwater detention to be located to the side or rear yard and 50% of the exterior building facade materials must be brick or stone masonry. The site plan appears to adhere to the overlay design standards. While most of the nearby structures are one-story in design, the proposed building is still below the maximum 3-story height requirement within R-O zoning. The adjacent properties include professional offices located to the north and west. Single-family homes are located to the south and east.

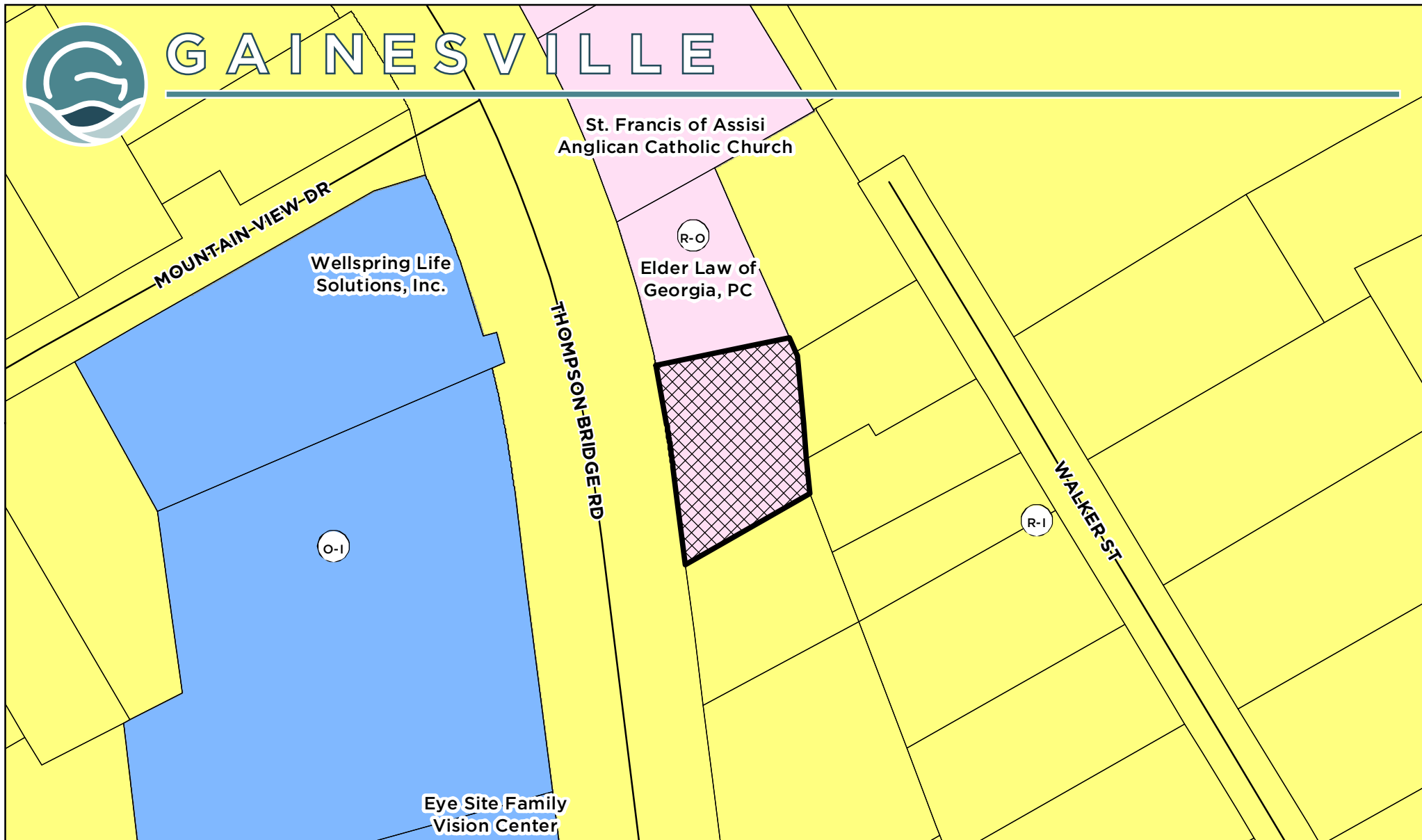
If approved, Staff is recommending the following conditions.

Conditions

1. The proposal shall be generally consistent with the standards depicted on the concept plan and architectural rendering provided with this application per the review and approval of the Community and Economic Development Director.
2. Stormwater detention shall be located underground.
3. A trash dumpster shall not be allowed on the property.
4. 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.
5. A mixture of evergreen and deciduous buffer trees shall be planted within the required rear and right side yard buffer areas adjacent to the single-family properties. The minimum installation 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 Director of the Community and Economic Development Department.
6. The structural buffer shall match the existing 6-foot tall vinyl fence located on the adjacent property located at 1730 Thompson Bridge Road.
7. The frontage landscape and right-of-way areas shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within the frontage landscape area subject to the approval of the Community & Economic Development Director.



GAINESVILLE



Applicant: **ERIC OWENS**

SITE PLAN APPROVAL REQUEST

Subject Property Address:
1714 Thompson Bridge Road

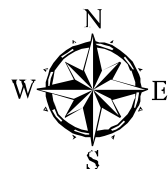
Tax Parcel:
01-091-002-019

Request:

Request for site plan approval on +/- 0.34 AC zoned
Residential & Office (R-O)



Subject Property



Meeting Date: 10/03/2023

Map Prepared: 08/17/2023

0 50 100 150 200 Feet

SCALE: 1" = 100'



GAINESVILLE



Applicant:

ERIC OWENS

Request:

Request for site plan approval on +/- 0.34 AC zoned Residential & Office (R-O)

SITE PLAN APPROVAL REQUEST

Subject Property Address:

1714 Thompson Bridge Road

Tax Parcel:

01-091-002-019



Subject Property

Aerial from 2021

Meeting Date: 10/03/2023

Map Prepared: 08/17/2023

0 50 100 150 200 Feet

SCALE: 1" = 100'



July 25, 2023

City of Gainesville
3111 Henry Ward Way
Gainesville, GA 30503

To Whom It May Concern:

Per Zoning Condition 1 of Ordinance No. 2001 -77, our client, Eric Owens, must provide an application to review any future development on Parcel Two (Parcel ID: 01091 002003) located at 1714 Thompson Bridge Road. The proposed development will include a new 3,300 sq ft law office for 5-10 employees with 11 parking spaces to the side and rear of the facility. The 2 story building façade (brick and/or stucco) can be seen on the building renderings and exterior lighting shall meet City of Gainesville Code. Office hours are expected to be 7 a.m. to 6 p.m.

Eric Owens can be reached by phone at 678-697-9754 and emailed at: ericzowens@yahoo.com.

Thank you for your consideration.

Nick Pesola

Project Manager, EIT

Davis Engineering & Surveying, LLC
24 Dawson Village Way South
Dawsonville, Georgia 30534
(D) 706-926-0316 (O) 706-265-1234

PROJECT DESCRIPTION:
CURRENTLY, THIS SITE IS UNDEVELOPED AND HAS AN EXISTING DRIVE THAT WILL BE SHARED WITH PARCEL 01091 002002. THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A TWO STORY OFFICE BUILDING WITH PARKING. THE PARKING LOT WILL UTILIZE THE EXISTING ENTRANCE OFF THOMPSON BRIDGE ROAD.

ZONING INFORMATION:

ZONING: RESIDENTIAL & OFFICE (R-O)
MINIMUM LOT SIZE: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 100'
MAXIMUM BUILDING COVERAGE: 35%
MAXIMUM IMPERVIOUS COVERAGE: 60%
BUILDING SETBACKS:
FRONT: 30'- PROPOSED FRONT: 20'
SIDE: 10'
REAR: 20'
REAR VEGETATIVE BUFFER: 20' (10' WITH STRUCTURAL BUFFER)
MINIMUM LANDSCAPE: 20' BUFFER

PROJECT INFORMATION:

PARCEL 01091 002002
AREA= 0.28± ACRE
ZONING: R-O
PARCEL 01091 002019
AREA= 0.34± ACRE
ZONING: R-O
PROPOSED LOT COVERAGE ON PARCEL 01091 002019: 57% IMPERVIOUS

BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR ERIC OWENS BY DAVIS ENGINEERING AND SURVEYING LLC DATED 6-19-2023.

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

CONTOUR DATA FROM HALL COUNTY GIS DEPARTMENT.
CONTOUR INTERVAL = 2'

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C0179G, DATED 4/4/2016.

PARKING CALCULATIONS:

PARKING REQUIREMENTS: OFFICE
MINIMUM: 1 SPACE PER 300 SQ. FT.
MAXIMUM: 1 SPACE PER 250 SQ. FT.
3,300 SQ. FT. BUILDING / 300 SQ. FT. = 11 SPACES REQUIRED
PARKING PROVIDED: 11 SPACES (1 SPACE) PROVIDED

LANDSCAPING TO MEET CITY OF GAINESVILLE CODES & ORDINANCES.
SPECIES TO BE SPECIFIED DURING DESIGN PHASE.

VARIANCE REQUEST: EX 30' FRONT B.S.L. TO 20' FRONT B.S.L.

AN ORDINANCE

NO. 2021-77

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING OF A PARCEL OF LAND CONTAINING A 0.64± ACRE TRACT LOCATED ON THE EAST SIDE OF THOMPSON BRIDGE ROAD, 1004 FEET SOUTH OF MOUNTAIN VIEW DRIVE (AKA: 1714 THOMPSON BRIDGE ROAD WID, FROM RESIDENTIAL-7 (R-7) TO RESIDENTIAL AND OFFICE (R-O), WITH CONDITIONS; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
(Amendment to Zoning Map)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION 1. That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as Residential and Office (R-O), with conditions.

- Conditions**
- Any future development on Parcel Two shall require an application be made with review by both the Gainesville Planning and Appeals Board and the Gainesville City Council.
 - Outdoor lighting used in this development; be it for recreational, security or general purposes, shall be of non-spill design and placed in a manner so as to minimize direct visibility by adjoining or adjacent properties.
 - The buffer between the said two properties of the applicant and the City's shall be as agreed upon with regard to the height and location of the fence, and also with regard to any additional vegetative buffering.

Legal Description

Being a tract or parcel of land lying and being located in Land Lot 145 of the 9th Land District of Hall County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Mountain View Drive with the centerline of Thompson Bridge Road; then South 35 degrees 25 minutes 53 seconds East for a distance of 133.69 feet to a point on the eastern right-of-way line of Thompson Bridge Road, said point being the TRUE POINT OF BEGINNING.

Thence North 61 degrees 28 minutes 00 seconds East for a distance of 90.32 feet to a point; Thence South 23 degrees 05 minutes 29 seconds East for a distance of 153.98 feet to a point; Thence South 05 degrees 01 minutes 53 seconds East for a distance of 105.40 feet to a point; Thence South 63 degrees 16 minutes 13 seconds West for a distance of 111.12 feet to a point on the eastern right-of-way line of Thompson Bridge Road.

Thence North 19 degrees 43 minutes 53 seconds West for a distance of 69.09 feet to a point on the eastern right-of-way line of Thompson Bridge Road.

Thence along a curve to the left having a radius of 936.47 feet and an arc length of 190.73 feet, being subtended by a chord of North 11 degrees 45 minutes 49 seconds West for a distance of 190.40 feet to a point on the eastern right-of-way line of Thompson Bridge Road, said point being the TRUE POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.62 acres, more or less.

SECTION 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION 4. This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-5.

SECTION 5. The effective date of this Ordinance shall be upon approval by the City Council of the City of Gainesville, Georgia.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	936.47'	81.25'	81.22'	N 09°20'39" W
C2	936.47'	109.48'	109.42'	N 15°10'23" W

LINE	BEARING	DISTANCE
L1	S 23°56'16" E	14.56'

N/F ST. FRANCIS
DB 8932, pg 80
PB 4, pg 4-48
PARC: 01091 002001
ZONING: R

N/F ST. MARY LIVING TRUST
DB 8201, pg 287
PB 31, pg 202
PARC: 01091 002001
ZONING: R

N/F DONNELLY
DB 8021, pg 707
PB 703, pg 1186
PARC: 01091 002017
ZONING: R

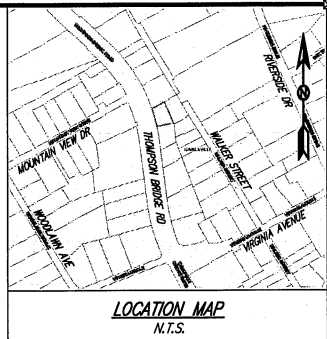
N/F 1706 MLK BLVD, LLC
DB 8894, pg 105
PB 16, pg 68
PARC: 01091 002016
ZONING: R

N/F KATHERINE BOYD ESTATE
DB 627, pg 232
PB 4, pg 49
PARC: 01091 002004
ZONING: R

NOTE: POTENTIAL UNDERGROUND DETENTION & WATER QUALITY TREATMENT WITHIN PARKING LOT

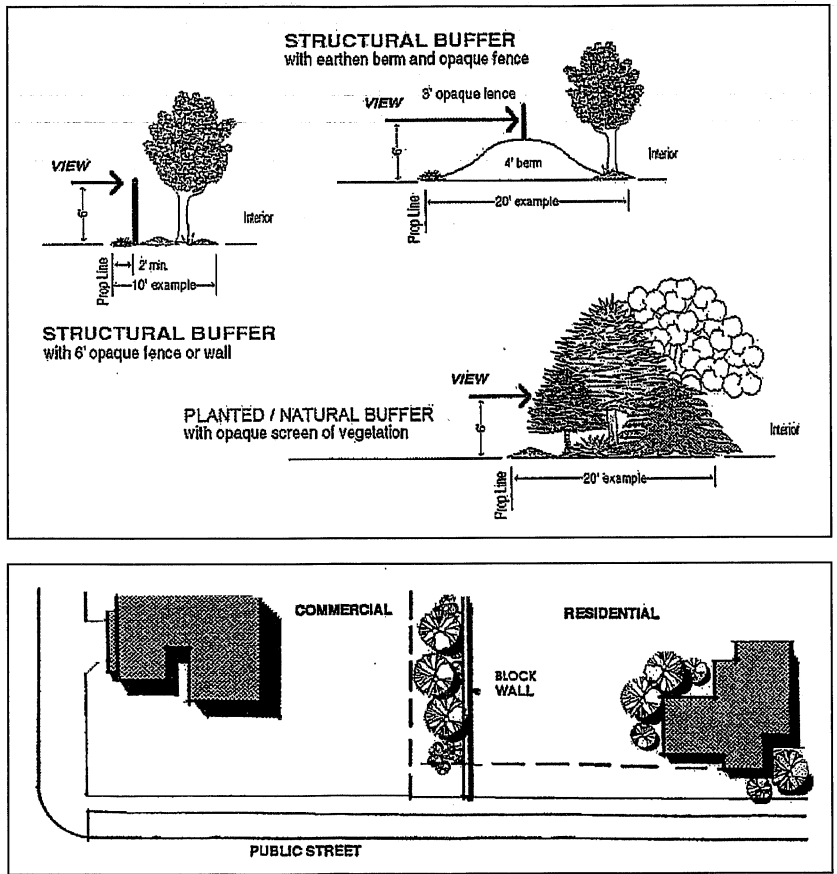
LEGEND			
HP	HIGH POINT	C&G	CURB AND GUTTER
DI	DROP INLET	IF	IRON FIN
JB	JUNCTION BOX	P/L	PROPERTY LINE
OCS	OUTLET CONTROL STRUCTURE	F.E.S.S.	FLARED END SAFETY SECTION
DWCB	DOUBLE WING CATCH BASIN	PT	POINT OF TANGENT
HW	HEADWALL	PC	POINT OF CURVATURE
RCP	REINFORCED CONCRETE PIPE	OCS	OUTLET CONTROL STRUCTURE
CMP	CORRUGATED METAL PIPE	ELEV.	ELEVATION
HDPE	HIGH DENSITY POLYETHYLENE	N/F	NOW OR FORMERLY
UGD	UNDERGROUND DETENTION	R/W	RIGHT OF WAY
TBM	TEMPORARY BENCHMARK	LL	LAND LOT LINE
EX	EXISTING	CONC.	CONCRETE
PROP.	PROPOSED	INV	INVERT
FI	FIRE HYDRANT	EDP	EDGE OF PAVEMENT
WM	WATER METER	TYR	TYPICAL
LF	LINEAR FEET	---	FENCE
DIP	DUCTILE IRON PIPE	---	SILT FENCE
PVC	POLYVINYL CHLORIDE	---	OVERHEAD ELECTRIC
R	RADIUS	---	SOILS
SF	SQUARE FEET	---	SANITARY SEWER LINE
FTE	FINISH FLOOR ELEVATION	---	GAS LINE
		---	UNDERGROUND POWER
		---	WATERLINE
		---	COMMUNICATIONS LINE

GRID NORTH (GA WEST ZONE)
(PER REF. SURVEY)



OWNER/DEVELOPER
ERIC OWENS
5179 INDIAN CIRCLE
GAINESVILLE, GA 30506
(678)-697-9754

24-HOUR CONTACT
ERIC OWENS
(678)-697-9754
ericowens@yahoo.com



GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
1	6/20/2023	INITIAL SUBMITTAL
2	7/25/2023	ADDRESS CITY OF GAINESVILLE COMMENTS
3	7/25/2023	ADD LANDSCAPING
4	8/10/2023	TWO-STORY BUILDING

SITE PLAN & VARIANCE PLAN FOR:
1714 THOMPSON BRIDGE RD
LAND LOT 145
9th DISTRICT
CITY OF GAINESVILLE
HALL COUNTY

DRAWN BY: **NMP**
CHECKED BY: **JKD**
LAND LOT: **145**
DISTRICT: **9th**
SECTION: **-**
CITY: **GAINESVILLE**
COUNTY: **HALL**
DATE: **6/20/2023**

SHEET NO.
1 of 1
PROJECT NO.
23-023

