



CALL TO ORDER

MINUTES

A. Minutes of September 12, 2023

OLD BUSINESS

NEW BUSINESS

A. Annexation

- 1) Request from **BDC Gainesville, LLC** to annex a 50.711± acres tract located southeast of the intersection of Athens Highway and Monroe Drive, having road frontage on Athens Highway and Monroe Drive (a/k/a **2544 Monroe Drive and 1570 Athens Highway**) and to establish a zoning of Heavy Industrial (H-I), with a special use.

Ward Number: Three

Tax Parcel Number(s): 15-032-000-013

Request: Enclosed anaerobic digestion facility (Bioenergy Center)

- 2) Request from the **Gainesville Housing Authority** to annex a 2.031± acres tract located on the west side of Harrison Drive, east of Lanier Parkway (I-985) (a/k/a **1368 Harrison Drive**) and to establish a zoning of Residential-II (R-II).

Ward Number: Three

Tax Parcel Number(s): 01-142-001-002 (Part)

Request: Low-income multi-family housing

B. Rezoning

- 1) Request from **Greg Loyd** to rezone a 0.397± acre tract located at the southwest side of the intersection of High Street and Dixie Street (a/k/a **812 Dixie Street**) from General Business (G-B) to Residential-II (R-II).

Ward Number: Three

Tax Parcel Number(s): 01-033-002-001

Request: Four condominium units

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: September 6, 2023
Date Submitted: September 18, 2023
Final Approval Date: September 18, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of September 12, 2023
Meeting Date: October 10, 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. 2023-09-12 PAB DRAFT minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
SEPTEMBER 12, 2023

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

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

Members Absent: Board Member Kelvin Simmons

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

Others Present: Council Member Barbara Brooks

MINUTES OF AUGUST 8, 2023

There was a motion to approve the minutes as presented.

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

OLD BUSINESS

A. Rezoning Request

- 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

There was a motion to remove the rezoning request from the table.

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

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

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

Motion made by Young
Motion seconded by White
Vote – 6 favor, 1 absent (Simmons)

NEW BUSINESS

A. Variance Request

- 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

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

The first request is a variance of the front yard setback requirements from 30' to 20' for an office. The second request is for site plan approval for the office to be constructed on the subject property.

The subject property was conditionally rezoned from R-I to R-O in 2001 for a future office. (Zoning Ordinance No. 2001-77). A zoning condition was placed on the property requiring site plan review and approval from the Planning and Appeals Board and City Council because a site plan was not provided at the time of the rezoning. The property is 0.34± acre in size and located within the Gateway Corridor Overlay Zone. The adjacent properties include professional offices and single-family homes. The proposed building is two-story in height and 3,300 square feet in size (55' wide x 30' deep). A total of 11 parking spaces are shown at that rear and side of the proposed office building. As well, 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. The exterior facade of the building will consist of mostly brick and/or stone materials and accent cementitious siding. A fence and vegetated buffer are proposed along the rear and right side yard property line to help screen the parking area.

The applicant is basing their hardship on meeting the Gateway Corridor Overlay Zone parking standards which 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 which also has rear yard parking.

Staff is recommending 8 conditions for the variance request and 7 conditions for the site plan approval as stated.

Applicant Presentation: **Nick Pesula**, 3502 River Road Circle, stated he is an engineer for the project and the proposed office use will be the same as the adjacent northern parcel and agrees with the recommendations by the staff.

FAVOR: None

OPPOSE: None

There was a motion to conditionally approve the request to vary the front yard setback requirement from 30-feet to 20-feet for an office building having Residential and Office (R-O) zoning with the following conditions:

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.

Motion made by Board Member Martin
Motion seconded by Vice-Chair Fleming
Vote – 6 favor, 1 absent (Simmons)

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

There was a motion to recommend conditional approval of the site plan for the subject property for an office building having Residential and Office (R-O) zoning with 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.**

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

ADJOURNMENT

There was a motion to adjourn the meeting at 5:42 p.m.

Motion made by Vice-Chair Fleming
Motion seconded by Board Member Young
Vote – 6 favor, 1 absent (Simmons)

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: September 6, 2023
Date Submitted: September 18, 2023
Final Approval Date: September 20, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **BDC Gainesville, LLC** to annex a 50.711± acres tract located southeast of the intersection of Athens Highway and Monroe Drive, having road frontage on Athens Highway and Monroe Drive (a/k/a **2544 Monroe Drive and 1570 Athens Highway**) and to establish a zoning of Heavy Industrial (H-I), with a special use.
Meeting Date: October 10, 2023

Purpose of Request:

The applicant is proposing to annex a 50.711± acres property with a zoning of Heavy Industrial (H-I) zoning and a special use. The property is currently zoned Planned Industrial Development (P-I-D) in Hall County and was approved in 2012 as a construction and demolition solid waste inert landfill. The city limits are contiguous to the property along portions of its westerly and southerly boundary lines and the property is located within the Gateway Corridor Overlay Zone. The property is heavily wooded with sloping topography and contains two tributaries from Allen Creek. Adjacent uses include the U.S. Post Office, Waffle House restaurant, Copart-Atlanta North, WM-RTS Landfill, GVAR Landfill and Steel Tech Industries.

The proposed bioenergy facility will operate 365 days a year and 24 hours a day with 17 employees working across 2 shifts. The anaerobic digestion process is designed to produce renewable natural gas as well as an organic odorless soil amendment which can be land applied or mixed to create nutrient-rich topsoils. Truck traffic for process loads per day will be between 27 to 31 trucks bringing feedstock and 2 to 3 outbound trucks taking solid soil amendments. Access is proposed from a single driveway off of Monroe Drive.

The facility will include solids and liquids truck bay/building, odor control building, wastewater treatment building, 4 smaller pre-treatment tanks, 4 large digester tanks, gas filtration skid, soil amendment building, dry detention pond, maintenance and office building.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location Maps
3. Narrative
4. Site Plan
5. Survey
6. The Anaerobic Digestion Process
7. Water & Sewer confirmation letter

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... BDC Gainesville, LLC
Location..... 2544 Monroe Drive; 1570 Athens Highway
Request..... Annex with H-I zoning, with a special use
Total Acres 50.711± acres
Ward..... Three
Proposed Use..... Enclosed anaerobic digestion facility
(Bioenergy Center)
Planning Division Staff Recommendation **Approval, with conditions**
Date..... October 10, 2023

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

The applicant is proposing to annex a 50.711± acres property with a zoning of Heavy Industrial (H-I) zoning and a special use for an enclosed anaerobic digestion facility (Bioenergy Center). The special use part of this request is required within H-I zoning as the proposed use is similar to a Co-generation facility that uses waste produces to create an energy source.

The property is currently zoned Planned Industrial Development (P-I-D) in Hall County and was approved in 2012 as an open construction and demolition (C&D) solid waste inert landfill, but was never developed as such. The city limits are contiguous to the property along portions of its westerly and southerly boundary lines and the property is located within the Gateway Corridor Overlay Zone. The property is heavily wooded with sloping topography and contains two tributaries from Allen Creek which will limit the developable area to approximately 20% of the site.

The proposed bioenergy center envisions a transformative enclosed anaerobic digestion operation where soil amendments and other organics (organic feedstock) produced by the region's food manufacturers are transformed into renewable energy (biogas) and fertile soil amendments. The feedstock consists of approved soil amendment material coming from various food production sources, predominantly area poultry and agricultural industries including biosolids, sludges, etc. Biogas is further treated on-site to remove all elements which are not methane to produce renewable natural gas which is injected into the gas distribution system. Organics are diverted from landfills, incinerators, and land application and transformed into sustainable products via this cost-effective solution. The process will also recycle this wastewater (recycle water) for internal use throughout the facility processes which limits the amount discharged to the sewer. Any odor is treated, sealed and contained within a negative air pressure building.

The proposed facility will operate 365 days a year and 24 hours a day with 17 employees working across 2 shifts. The anaerobic digestion process includes:

- 1) Approximately 27 to 31 trucks arrive carrying organic feedstock consisting of mostly liquid tankers as well as 6 to 7 solid loads which are weighed. Most of the feedstock deliveries will be distributed from 5 a.m. until 4 p.m. Liquid feedstock is hauled in tanker trucks and solid feedstocks in dump trucks. Dump trucks are tarped as a minimal overhead protection when not fully enclosed. The type of truck used depends on the what each feedstock producer uses to haul their byproducts.

- 2) Materials are sorted and separated within an enclosed building,
- 3) Materials are sent to pre-tanks to mix with microbes,
- 4) Natural bio-gas is created and is further treated with renewable natural gas which is injected to the natural gas main via pipeline,
- 5) A secondary digestate-compost like product is also created and placed within an enclosed building. There will be 2 to 3 truck-loads remove the digest-compost material each day.
- 6) The digestate-compost is delivered two to three times a day to final users or for further treatment (composting, solid blending and palletizing) to sustainable agriculture & renewable energy sources.

Access is proposed from a single driveway off of Monroe Drive. The facility will include solids and liquids truck bay/building, odor control building, wastewater treatment building, 4 smaller pre-treatment tanks, 4 large digester tanks, gas filtration skid, soil amendment building, dry detention pond, maintenance and an administrative building with a control room, offices, bathrooms and storage. The digester silos are a maximum of 56-feet in height when the roof bladders are fully expanded with biogas which is about 10-feet above the road elevation of Athens Highway but below the tree line. A full description of the overall process and development standards are described within the narrative provided by the applicant.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	U.S. Post Office; Waffle House; Single-family homes across Athens Highway (SC Moon Subdivision)	General Business (G-B) - City Residential-I (R-I) and Residential-II (R-II) - County
South	Undeveloped land owned by the City of Gainesville	Residential-I-A (R-I-A) - City
East	Copart-Atlanta North (auto auction); GVAR (waste mgt. & recycling); Tech Gas Solutions	Planned Industrial Development (P-I-D) Light Industrial (I-I) - County
West	Steel Tech Industries; WM-RTS landfill	Light Industrial (L-I), Planned Unit Development (P-U-D) - City

▪ **Other Departmental Comments**

There were no departmental comments for this request.

According to the Department of Water Resources, there is adequate water and sanitary sewer capacity for the proposed use. The anticipated demand is 35,000 GPD of water and discharge approximately 80,000 GPD to the sanitary sewer system. Serving the development is contingent upon conforming with the City's industrial discharge permit requirements, as well as, submittal and approval of a detailed odor control plan.

▪ **Zoning History**

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

2020- A request by City of Gainesville to annex 4.4± acres located at 0 and 2221 Smallwood Road; 2306 and 2312 Athens Highway with a zoning of Planned Unit Development (P-U-D) was approved with conditions for the 85 Business Park.

2020- A request by City of Gainesville to rezone 1,320± acres located at 1701 Fulenwider Road, SW from Residential-I-A (R-I-A) to Planned Unit Development (P-U-D) was approved with conditions for the 85 Business Park.

2019- A request by City of Gainesville to rezone 395.69± acres located at 1701 Fulenwider Road, SW from Residential-I-A (R-I-A) to Heavy Industrial (H-I) was approved with conditions for future industrial uses.

Analysis

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

The subject property is located within a nonresidential area primarily consisting of established heavy industrial, light industrial and commercial uses. There are residential uses located within unincorporated Hall County across Athens Highway 570± feet from the proposed facility.

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

According to the applicant the proposed facility will operate 365 days a year and 24 hours a day. It is anticipated there will be 17 employees working across 2 shifts and 27 to 31 truck deliveries per day. In addition, any odor from the process is treated, sealed and contained within a negative air pressure building. The minimal number of employees and truck trips per day and the process for mitigating odors would appear not to adversely affect the adjacent or nearby properties. Given the number recycling and food related industrial uses located off of Highway 129 (E. E. Butler Pkwy and Athens Hwy), it is paramount that any odors are properly mitigated so as to not impact the nearby businesses and residential uses.

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

It is staff's opinion that the proposal is consistent with the Comprehensive Plan.

The Future Development Map for the City of Gainesville places the property within the *Industrial* land use category. This industrial land use category includes a wide range of office, business, light industrial, manufacturing, research and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Economic Development Gateways* character area. This character area represents the industrial, warehousing and other commercial enterprises that parallel the I-985 and Norfolk-Southern railroad corridor. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources. Appropriate land uses and development types include commercial, general mixed-use, industrial, limited multi-family residential, parks and recreation, public and institutional uses.

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

The property is currently zoned Planned Industrial Development (P-I-D) in Hall County and was specifically approved in 2012 as a construction and demolition solid waste inert landfill. The proposed use intends to utilize City water and sewer services and is contiguous to the city limits. Therefore, the applicant has petitioned to annex into the City for water and sewer.

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

According to Gainesville Water Resources there is sufficient water and sewer capacity for the proposed use. A traffic Impact Study was not required for the proposed use as traffic generated from the proposed use is considered minimal given that there will be only 17 employees and between 27 to 31 truck trips per day. The Gainesville Fire and Police Departments currently respond to the adjacent property. Gainesville Fire Station #1 is located off of Queen City Parkway and is 2.7± miles from the proposed access at Monroe Drive. There will be no impacts to the City school system as the proposed use is nonresidential purposes.

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

It is staff's opinion the proposed use is consistent with the Comprehensive Plan. The subject property and much of the surrounding area have been planned for public and industrial uses for many years. As well, the surrounding area has experienced mostly industrial growth due to nearby Exit 22 /I-985 and the availability of water and sewer. Most recently, the City of Gainesville is currently developing the Gainesville 85 Business Park which is located just south and east of the subject property off of Fulenwider Road, Allen Creek Road, Monroe Drive and Athens Highway.

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

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

▪ **Additional Special Use Criteria**

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

Monroe Drive is a 24 foot wide, two lane road with no curb and gutter. Monroe Drive is located partially within the City and County and serves as a connector road between Athens Highway to Candler Highway with heavy passenger and truck traffic. While the existing street appears adequate to serve the proposed development, future improvements may be necessary to accommodate increased industrial truck traffic.

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

The applicant's concept plan appears to provide for sufficient access for the anticipated traffic flow and for emergency vehicles. However, a bridge will be required to be constructed over an existing stream in order to access the site. Monroe Drive is not considered a pedestrian corridor and there are no sidewalks along either side of the right-of-way.

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

The existing public facilities are adequate to serve the proposed use.

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

There appears to be sufficient refuse, service, parking and loading areas based on the proposed concept plan. Natural buffers will also be required to reduce any visual or noise impacts on adjacent properties. According to the applicant, any odor from the process will be treated, sealed and contained within a negative air pressure building. There is ventilation near all unloading areas ensuring there are no fugitive odors. Nevertheless, it appears there could be some level of odor from the trucks delivering the feedstock to the site.

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

The proposed facility will operate 365 days a year and 24 hours a day with 17 employees working across 2 shifts. Operational impacts will be minimized due to the natural buffers, minimal truck traffic with access being limited to Monroe Drive. The adjacent uses are all non-residential except for established housing located to the north across Athens Highway.

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

The proposed height of the digester silos will be 56-feet which is nearly 10-feet about the road elevation of Athens Highway but below the existing mature tree line. A natural perimeter buffer with mature trees will be required to help screen the facility. In addition, the staff is requiring the buildings to be forest green in color which will better blend with the natural environment.

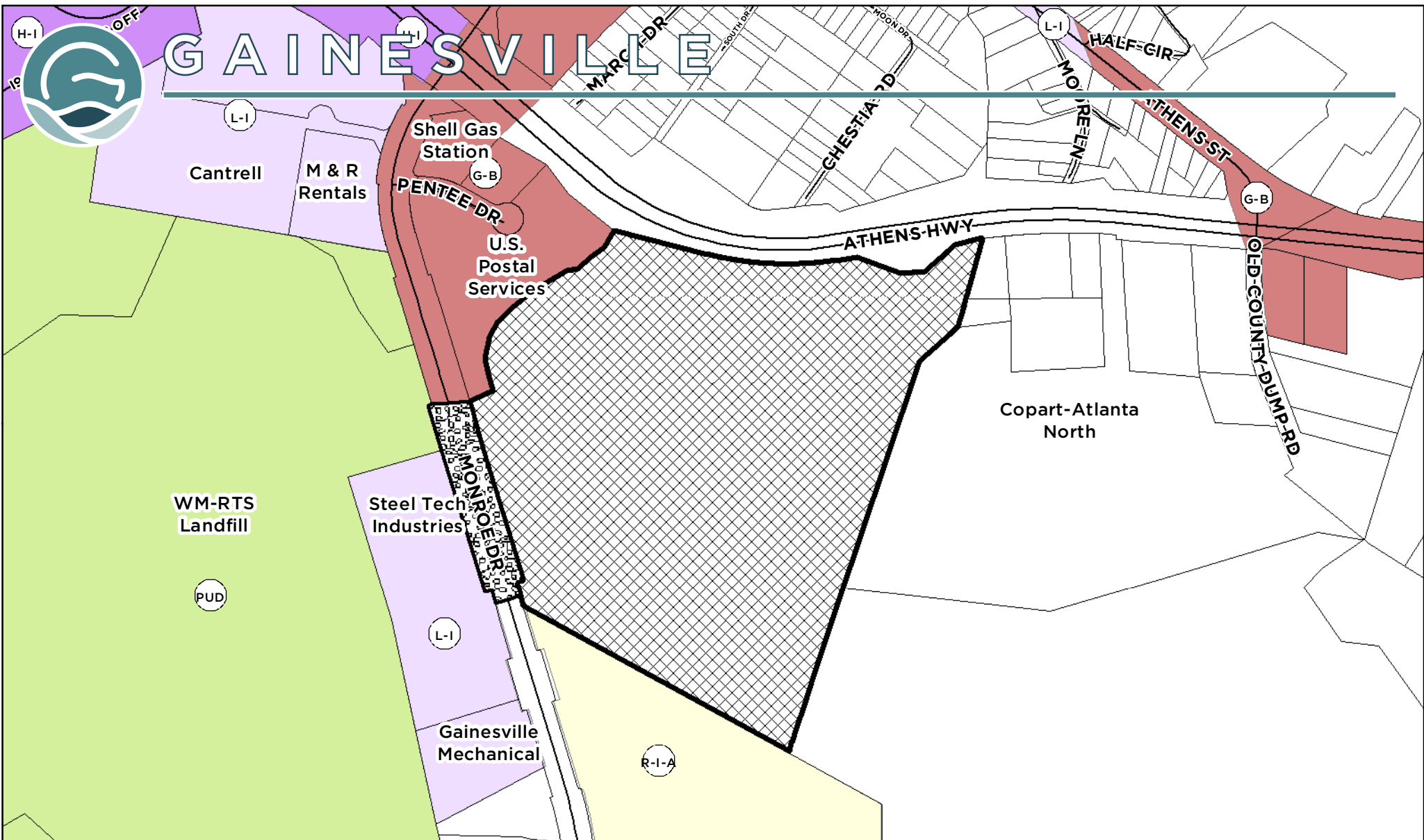
▪ **Staff Recommendation**

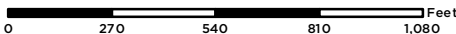
The Planning Division staff is recommending **conditional approval** of this annexation request with Heavy Industrial (H-I) zoning with a special use based on the Comprehensive Plan and the adjacent mixture of uses.

Conditions

- 1. The development standards within the narrative, site plan and photographs submitted with the applicant's annexation application shall be made part of the zoning ordinance, and shall be subject to the approval of the Community and Economic Development Director.**

2. The use of the subject property shall be restricted to the proposed enclosed Anaerobic Digestion Facility (Bioenergy Center). Any different use shall require a public hearing before the Gainesville Planning and Appeals Board and Gainesville City Council.
3. The size of the proposed Anaerobic Digestion Facility (Bioenergy Center) shall be strict conformance to what is shown on the site plan submitted with this annexation application.
4. All offloading of solid or liquid feedstock and storage of soil amendments shall be indoors. Any odors emitted from the subject property shall be sealed, treated and contained within a negative air pressure building.
5. The proposed use shall conform with the City's industrial discharge permit requirements, as well as, submittal and approval of a detailed odor control plan per the approval of the Gainesville Department of Water Resources.
6. The exterior walls of all buildings, accessory buildings, silos and tanks shall be forest green in color. This shall not include roofs or membranes.
7. The subject property shall be limited to one (1) monument sign fronting Monroe Drive, not to exceed 10-feet in height, 64 square feet in size, with internal or indirect lighting. Building signs shall be permitted as regulated within the Gainesville Unified Land Development Code. An electronic message board / changeable copy sign shall not be permitted for the subject property.
8. The existing, healthy trees located on the subject property shall be retained and incorporated into the design of the site improvements where possible, and shall be protected throughout construction of any required and/or proposed improvements.
9. A minimum 100-foot wide undisturbed buffer shall be required within the boundary of the subject property with the exception of the proposed driveway on Monroe Drive. A reduction of undisturbed buffer may also apply to a portion of the northwesterly boundary line fronting the heavily wooded, expanded right-of-way area of Athens Highway as shown on the site plan. The reduction of the undisturbed buffer area shall be subject to the approval of the Community and Economic Development Director.
10. The proposed entrance on Monroe Drive shall be professionally landscaped and maintained. The design of the landscaped entrance shall require review and approval from the Community and Economic Development Director.
11. All access shall be limited to Monroe Drive shall be submitted for review by the Gainesville Public Works Director and Hall County Community Development & Infrastructure Department, and approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.



Applicant: BDC GAINESVILLE, LLC		Request: Annex +/- 50.711 AC and establish zoning as Heavy Industrial (H-I) for an Enclosed Anaerobic Digestion Facility (Bioenergy Center).	
ANNEXATION REQUEST			
Subject Property Address: 2544 Monroe Drive 1570 Athens Highway	Tax Parcel: 15-032-000-013	 Subject Property  Right-of-way to be annexed	
Meeting Date: 10/10/2023	Map Prepared: 08/29/2023		SCALE: 1" = 500'



GAINESVILLE



Applicant: **BDC GAINESVILLE, LLC**

ANNEXATION REQUEST

Subject Property Address:
2544 Monroe Drive
1570 Athens Highway

Tax Parcel:
15-032-000-013

Meeting Date: 10/10/2023

Map Prepared: 08/29/2023

Request:

Annex +/- 50.711 AC and establish zoning as Heavy Industrial (H-I) for an Enclosed Anaerobic Digestion Facility (Bioenergy Center).

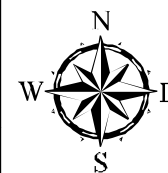


Subject Property and Right of Way to be annexed

Aerial from 2021

0 270 540 810 1,080 Feet

SCALE: 1" = 500'





PROJECT NARRATIVE

GAINESVILLE BIOENERGY CENTER GAINESVILLE

2544 Monroe Drive
Gainesville, Georgia 30507



The purpose of this narrative is to describe the proposed use of the property (Property) for the Gainesville Bioenergy Center (GBC) facility. The Property is currently zoned PID (Hall County) and situated on a 50.711-acre tract at 2544 Monroe Drive, Gainesville, Georgia, 30507. GBC is strategically located on the south side of US Highway 129 (US 129) and the east side of Monroe Drive. The Applicant is requesting annexation and rezoning to H-I (Heavy Industrial) with a special use approval (if required) for the specific uses mentioned below.

The property was rezoned from AR-III to PID in Hall County on November 8, 2012 for use as a Construction/Demolition (C&D) Solid Waste Landfill or an Inert Solid Waste Landfill. Additionally, a DRI was completed in 2002 with the GMRDC finding that “The proposed action is in the best interest of the State”. It is our opinion that the proposed use is less intense, and any potential impacts (if any) are reduced from the property’s former proposed use. This property is shown on the Hall County 2022 Comprehensive Plan Update as being in a “Mixed Use Corridor” with “Industrial Uses” listed as a primary land use. The City’s 2040 Comprehensive Plan shows all surrounding properties as suitable for industrial uses.

The neighboring landscape and adjoining properties encompass a diverse array of industrial activities. To the west, across Monroe Dr, includes an existing landfill and a steel and metals fabrication facility. To the east, it includes an existing automotive salvage yard and a composting operation. To the northwest, there is a United States postal service facility. To the north is US Highway 129 (US 129).

Presently, the property is characterized by its wooded, undeveloped nature. The proposed GBC facility, however, envisions a transformative enclosed anaerobic digestion operation where soil amendments and other organics (organic feedstock) produced by the region’s food manufacturers are transformed into renewable energy and fertile soil amendments. The process used to achieve this is Anaerobic Biodigestion (AD). AD is a biological process where microorganisms break down organic matter— such as soil amendments and organics —in the absence of oxygen. This process takes place in sealed tanks (digesters) that contain complex microbial communities that break down (digest) the feedstock and produce resultant biogas and digestate (the liquid material end-product of the AD process), which is discharged from the digester. The AD’s primary beneficial end product, biogas, is further treated on-site to remove all constituents which are not methane and produce renewable natural gas (RNG). RNG is injected into the gas distribution system and contains the same characteristics as natural gas with the only difference that it was produced via renewable and sustainable sources. The AD’s secondary end product, digestate, is dewatered on-site to produce a solid fraction (soil amendment), and a liquid fraction treated on-site before discharge. The solid fraction, soil amendment, serves as a great fertilizer or major component in soil blending and composting to improve the end product of those activities. The liquid fraction will be treated on-site in the internal wastewater treatment plant to meet discharge regulations before being sent to the City of Gainesville publicly owned treatment works (POTW) for final treatment. The AD process will also recycle this wastewater (recycle water) for internal use throughout the facility processes, and therefore limit the amount discharged to the sewer. Besides internal recycled water, the facility can also use tap water as needed.

This remarkable transformation decarbonizes Georgia’s waste and energy sectors, enabling our businesses and communities to prepare for a healthy and sustainable future. Organics are diverted



from landfills, incinerators, and land application and transformed into sustainable products via this cost-effective solution.

The GBC facility will be developed, designed, engineered, constructed, owned, operated, and maintained by BTS Bioenergy (BDC), a global leader in the finance, design, build, and operation of Anaerobic Digesters. BTS Biogas Srl/GmbH (BTS), an affiliate of BDC, will supply the Anaerobic Digestion process technology, equipment, and assist in training BDC employees in the operation of the AD Facility. In their 25-year history, BTS and BDC have built more than 250 modular AD plants throughout the world, with continued maintenance and service for 140 of these facilities. Seasoned by their history, BTS and BDC have created tried and tested technologies to be used in the GBC AD Facility to process organic feedstock from the area.

The GBC facility will be operational 365 days a year, and the process will be in production 24 hours, 7 days a week. Organic feedstock will be received 12 hours a day for processing. It is important to note that no significant odors are expected since the feedstock receiving building will include odor control and will be maintained under negative air pressure to avoid any odors from leaving the building. Also, organic feedstock will be immediately incorporated into the sealed process tanks to begin the AD process and therefore not release odors outside of the tank headspace.

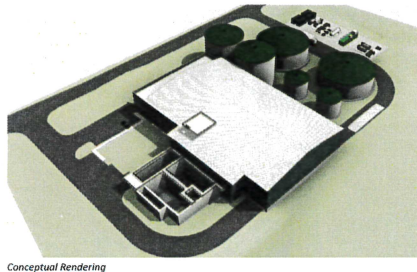
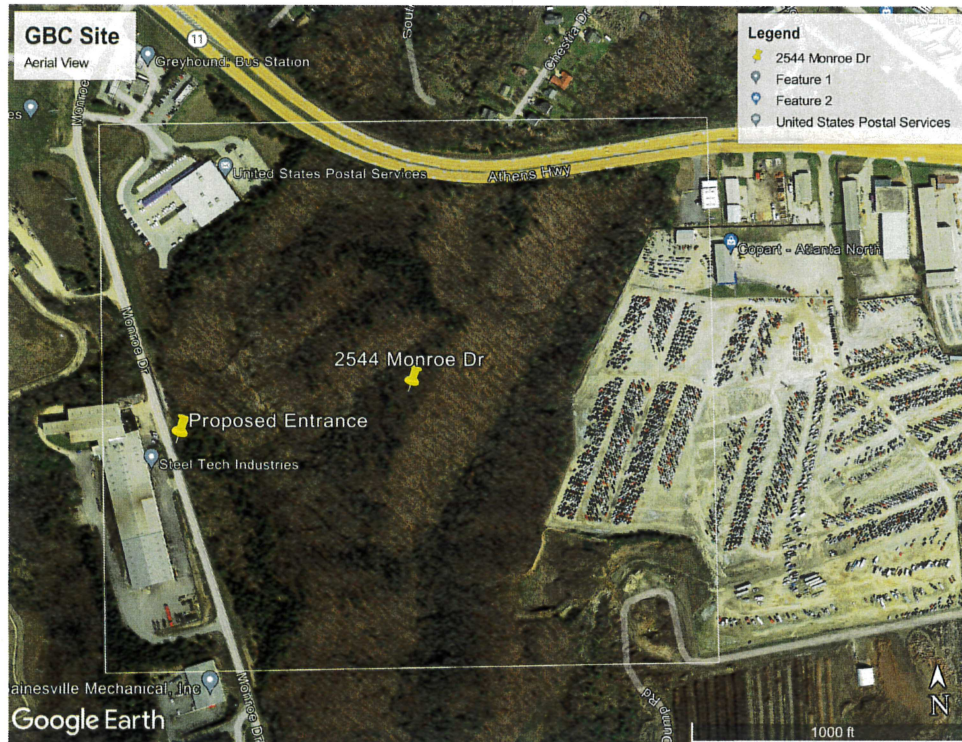
The GBC facility foresees 17 employees across 2 shifts who will arrive at the facility on personal vehicles. Besides this, Truck traffic for process loads per day will be between 27-31 incoming trucks bringing feedstock (approx. 6-7 solid loads and remaining are liquid tankers). Also 2-3 outbound trucks taking the solid fraction of digestate (soil amendment) to final users or further treatment (composting, soil blending, palletizing, etc). Experience in other facilities shows most of these organic feedstock deliveries will be distributed from 5 am until around 4 pm, but the facility will be able to accommodate deliveries at different hours when requested. Access to the property is proposed from a private driveway located on Monroe Drive and approximately one-third mile south of its intersection with US 129 (Athens Hwy).

Based on the company's experience, GBC will be developed following all the required regulations and standards. The only setback requirements defined for the property development are the buffer zones associated with the wetlands from the two unnamed tributaries of Allen Creek, which flow alongside the west and east edges of the Property and converge on the south side of the Property. There is also a setback requirement along US 129. It is integral for the facility design to meet regulations and obtain required permits with respect to the wetlands. The GBC facility will be thoughtfully situated at higher elevation than the wetlands and include integrated stormwater detention ponds.

The development of the facility shall be controlled by the Conceptual Site Plan attached as exhibit "A". The plan is considered conceptual in nature, and as such may require minor modifications during the engineering and development process. Modifications to the locations and arrangement of buildings, roads, structures and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Applicant, so long as such modifications do not change the land use, increase the overall density of the project or reduce any exterior buffers or setbacks.

Georgia Bioenergy Center

Gainesville, GA | Hall County



FACILITY INFORMATION

- » **Location:** 2544 Monroe Drive, Gainesville, GA
- » **Feedstocks:** 225,000 tons/year of solid and liquid soil amendments
- » **Energy Production:** 569,000 mmBTU/year (RNG)
- » **Digestate Production:** 15,000 tons/year of solid digestate
- » **Odor Control:** Odor control and negative air pressure in building to keep odors contained and treated



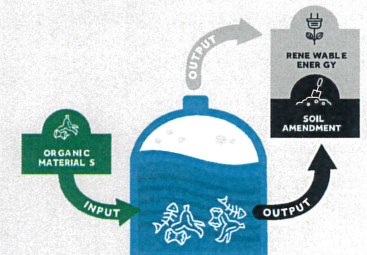
The Anaerobic Digestion Process



CASE STUDY

Maryland Bioenergy Center

Maryland Bioenergy Center is Maryland's premier organics recycling facility. Centrally located in the Maryland Food Center in Jessup the facility is less than 30 miles from all of Baltimore and Washington, DC. Within this facility, excess organics produced by the region's food manufacturers and retailers are transformed into renewable energy and fertile soil amendments. This remarkable transformation both decarbonizes Maryland's waste and energy sectors, enabling our businesses and communities to prepare for a healthy and sustainable future.



BIOENERGYDEVCO.COM

CITY OF
GAINESVILLE

WATER RESOURCES

August 24, 2023

Rochester | DCCM
Attn: Bradley Dunckel, P.E.
425 Oak Street, NW
Gainesville, GA 30501

Re: Water and Sanitary Sewer Availability
Georgia Bioenergy Center
2544 Monroe Drive
PIN: 15032 000013

Mr. Dunckel,

The purpose of this letter is to confirm the availability of water and sanitary sewer service to the above referenced property.

The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Athens Highway (SR 129 South) along the subject property frontage. The City also owns and operates an existing 18-inch gravity sanitary sewer in the right-of-way of Monroe Drive along the frontage of the subject property.

Currently, the City has adequate water and sanitary sewer capacity for your proposed bioenergy development, which we understand will demand approximately 35,000 GPD of water and discharge approximately 80,000 GPD to the sanitary sewer system. Serving your proposed development is contingent upon conforming with the City's industrial discharge permit requirements, as well as submittal and approval of a detailed odor control plan.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford
Nick Swafford
Permitting Services Manager

cc: Linda MacGregor, P.E., Director of Water Resources
Myron Bennett, P.E., Deputy Director of Water Resources
Tracy Robar, P.E., Engineering and Construction Division Manager



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: September 6, 2023
Date Submitted: September 18, 2023
Final Approval Date: September 20, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from the **Gainesville Housing Authority** to annex a 2.031± acres tract located on the west side of Harrison Drive, east of Lanier Parkway (I-985) (a/k/a **1368 Harrison Drive**) and to establish a zoning of Residential-II (R-II).
Meeting Date: October 10, 2023

Purpose of Request:

The applicant is proposing to annex a remnant 2.031± acres tract as part of a low income housing apartment development that was previously approved in 2004. Specifically, the annexation will clean up a portion of the city boundary in order to locate all of the proposed apartment buildings within the city limits. The property will be developed by The Paces Foundation who is seeking low income housing tax credits through the Georgia Department of Community Affairs (DCA). The Paces Foundation is partnering with the Gainesville Housing Authority (GHA) to accommodate 75 existing public housing units located within the adjacent Harrison Square Apartments that will need to be relocated as part of the GHA redevelopment plan. The proposed apartments will consist of 120 low-income multi-family housing units within five, 3-story buildings. Amenities will include a club house with meeting space, computer room, workout and yoga studio, picnic area and a playground. Access will be from Harrison Drive.

Adjacent uses include the New Life Missionary Baptist Church, Harrison Square Public Housing Apartments and an abandoned block structure previously occupied by the American Legion #328.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with nineteen 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 - Summary
4. Site Plan
5. Annexation Exhibit Survey
6. Boundary Survey
7. Elevations

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Gainesville Housing Authority
Location..... 1368 Harrison Drive
Request..... Annex, with R-II zoning
Total Acres 2.031± acres
Ward..... Three
Proposed Use..... Low-income multi-family housing
Planning Division Staff Recommendation **Approval, with conditions**
Date..... October 10, 2023

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

The applicant is proposing to annex a 2.031± acres tract with Residential-II (R-II) zoning. The property is part of a larger 17.54± acres assemblage of properties that were conditionally approved in 2003 and 2004 for a maximum of up to 160 low income housing apartment units. Specifically, the annexation will clean up a portion of the city boundary allowing all of the proposed apartment buildings to be located within the city limits.

The subject property is currently zoned R-II within unincorporated Hall County and contiguous to the city limits to the north, south and east and is located within the North Oconee Water Supply Watershed Protection Overlay Zone.

In partnership with the Gainesville Housing Authority (GHA), the property will be developed by The Paces Foundation who is seeking low income housing tax credits through the Georgia Department of Community Affairs (DCA) to develop 120 low-income multi-family apartments to be known as the Harrison Village Apartments. As part of the GHA - Rental Assistance Demonstration (RAD) conversion, the development will help relocate 75 public housing units within the adjacent Harrison Square Apartments and 25 public housing units located at the corner of Jesse Jewell Parkway and Downey Boulevard.

The proposed Harrison Village Apartments will consist of five, 3-story apartment buildings and a club house constructed with a mixture of brick and cementitious exterior materials. Amenities will include a club house with meeting space, computer room, Wi-Fi hotspot, workout and yoga studio, picnic area, covered pavilion with BBQ area and playground. Access will be from Harrison Drive and approximately 220 parking spaces will be provided. Below is a breakdown of the unit mix.

Number of Units	Unit Mix		Bed/Baths
	RAD* / Section 8	LIHTC**	
15	12	3	1 Bed / 1 Bath
39	32	7	2 Bed / 2 Bath
45	40	5	3 Bed / 2 Bath
21	16	5	4 Bed / 2 Bath
120	100	20	

*Rental Assistance Demonstration (RAD)

**Low Income Housing Tax Credit (LIHTC)

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Undeveloped property; Abandoned American Legion #328 building	Residential-II (R-II) - City Office and Institutional (O-I) - City
South	Undeveloped property; New Life Missionary Baptist Church	Residential-II (R-II) - City Residential-II (R-II) - County
East	Harrison Square Apartments	Residential-II (R-II) - City
West	Undeveloped property; Lanier Parkway (I-985 / SR 365)	Residential-I (R-I) - County

▪ **Other Departmental Comments**

There were no departmental comments at this time.

▪ **Zoning History**

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

2019 – A request by Karl Chambers and David Reddicks to annex a 0.49± acre tract with a zoning of Residential-II (R-II) located at 1026 Athens Street was conditionally approved for a residential duplex.

2018 – A request by KRM 2016 LLC to rezone a 0.855 ± acre tract located at 827, 831 and 851 Athens Street SE from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II) was conditionally approved for five residential duplexes.

Staff Analysis

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

The proposed annexation with R-II zoning appears suitable given that most of the adjacent properties are zoned R-II in the City and County as well.

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

The proposed request should not adversely affect the adjacent or nearby property. The proposed multi-family development was originally approved in 2004 on the adjacent properties. The annexation of the subject property will allow apartment buildings 4 and 5 to be located entirely within the city limits thus eliminating any jurisdictional boundary issues for the proposed multi-family development.

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

It appears the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the property within the *Multi-family* land use category which includes areas containing or planned for single-family attached or multi-family housing at minimum densities of four dwelling units per acre.

The subject property is located within the *Economic Development Gateways* Character Area. This character area represents the industrial, warehousing and other commercial enterprises that parallel the I-985 and Norfolk-Southern railroad corridor. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources. Appropriate land uses and development types include commercial, general mixed-use, industrial, limited multi-family residential, parks and recreation, public and institutional uses.

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

The property is currently zoned R-II within unincorporated Hall County. The applicant desires to annex with R-II zoning. The proposed multi-family apartments could be developed regardless of the annexation as the parent parcels are already zoned for the proposed use. However, annexing the property will help locate all of the proposed structures within the city limits. The proposed plan would appear to greatly improve the property in both function and aesthetics while providing for quality, affordable mixed income housing.

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

Surrounding properties currently utilize City water and sewer services and there is sufficient capacity to serve the development.

Existing public safety services respond to the adjacent and nearby properties. Gainesville Fire Station #1 located off of Queen City Parkway is approximately 2.4 miles away. Gainesville Police currently patrol the Athens Street area.

While the subject 2.031± acres property does not encompass the entire 120-unit multi-family development, according to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed 120-unit multi family development could generate 798± new trips per weekday and 66± A.M. and 80± P.M. peak hour trips during the weekday. The existing road network appears sufficient to accommodate the proposal but additional turning movements will occur at Athens Street and Harrison Drive.

It is unknown at this time how many children will be living within the development to know what the impact will be to the school system. Of the proposed 120 units, 100 of the total units will be relocated from existing public housing units that are located next door and at the corner of Jesse Jewell Parkway/Downey Boulevard. There will be 15- one bedroom, 39- two bedroom, 45- three bedroom and 21- four bedroom units.

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

The subject property has remained undeveloped and unimproved. The Comprehensive Plan anticipates the subject properties to be developed for multi-family purposes which is consistent with the proposed use.

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

The proposal is consistent with the Comprehensive Plan and will bring needed quality, and affordable residential development to Gainesville-Hall County. The proposed use appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

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

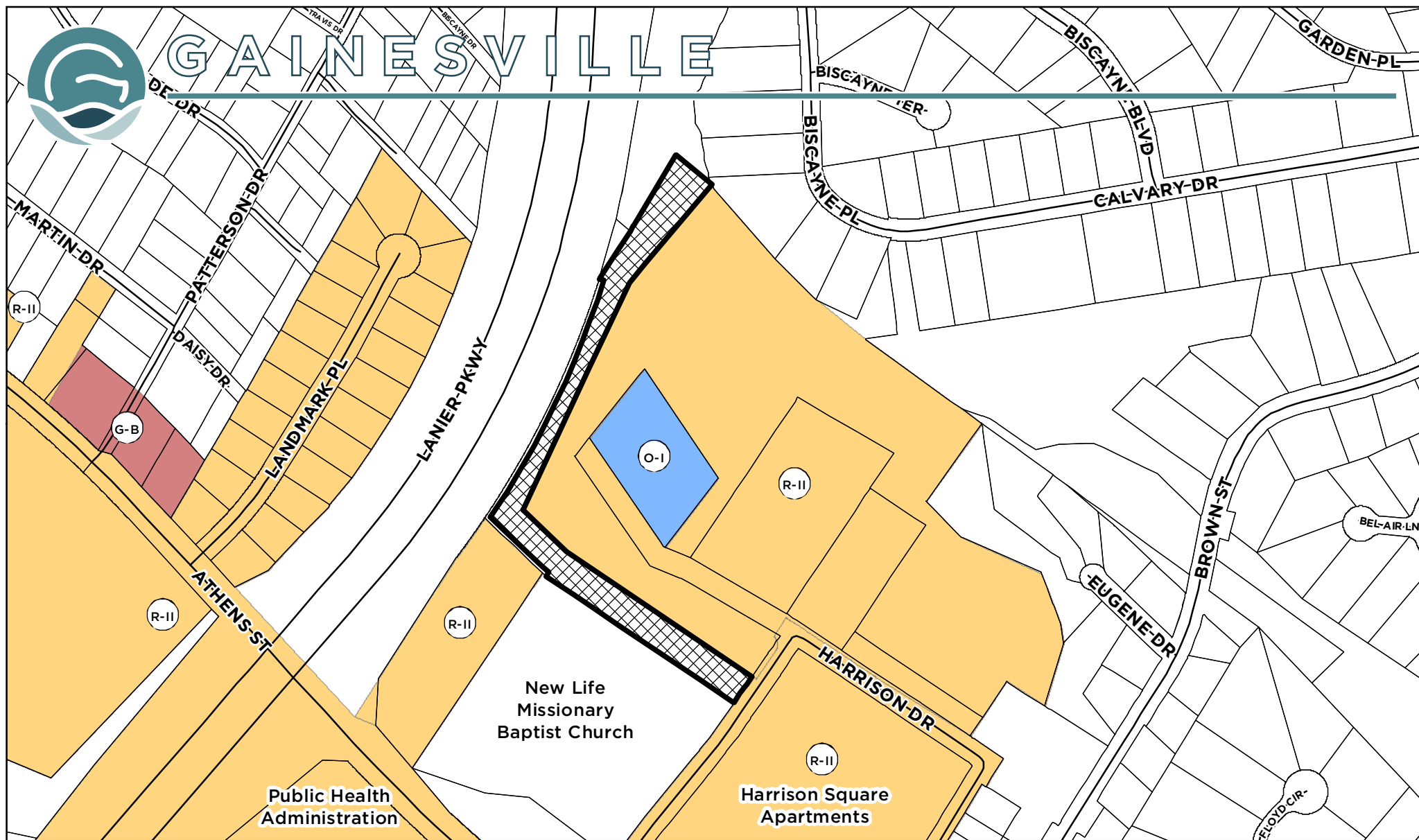
For consistency, the following zoning conditions are the same as placed on the adjacent properties during 2003 and 2004.

Conditions

1. **A 75 foot undisturbed buffer shall be maintained between the development and the existing Biscayne Subdivision.**
2. **No unit shall be less than 900 square feet.**
3. **The entire development shall be limited to 9 du/ac.**
4. **At a minimum, 40% of the exterior siding must be masonry or stone on all four sides of each structure. The remaining exterior surfaces shall be cement type siding such as Hardie board.**
5. **Roof type shall be 25 year, architectural-type asphalt shingles.**
6. **Entry landscape shall include lighted signage in conformance with R-II standards and contain annual planting beds.**
7. **The site will have continuous perimeter fencing.**
8. **Parking shall be porous type asphalt paving.**
9. **All units shall be sprinklered for fire suppression, units to include visual and audio fire alarms.**
10. **Ten percent of the units are to be fully disabled accessible; including hearing, sight and mobility impaired accessibility.**
11. **The property shall have a minimum 2,500 square foot community center/office building to include a technology/computer center, fitness center, community meeting room, support service office, management office, maintenance office, shop and storage areas.**
12. **Development shall contain a swimming pool with bath house/changing room and outdoor gathering/party area.**
13. **Development shall contain a playground for children, tot lot for toddlers, sport court for teenagers/adults, walking trail and picnic area with covered tables.**
14. **Landscaping shall be natural and drought tolerant.**
15. **HVAC system will exceed Georgia Energy Code requirements.**
16. **Windows shall be thermal pane, low UV penetration windows.**
17. **Onsite laundry, washer-dryer hook-ups shall be provided for each unit.**
18. **Trash compacter for tenant garbage shall be provided.**
19. **Development shall comply with all other conditions of the Georgia Department of Community Affairs Office of Affordable Housing's manual governing development.**



GAINESVILLE



Applicant: **GAINESVILLE HOUSING AUTHORITY**

ANNEXATION REQUEST

Subject Property Address:
1368 Harrison Drive

Tax Parcel:
01-142-001-002 (part)

Request:

Annex +/- 2.031 AC and establish zoning as Residential-II (R-II) for low income multi-family housing.



Subject Property



Meeting Date: 10/10/2023

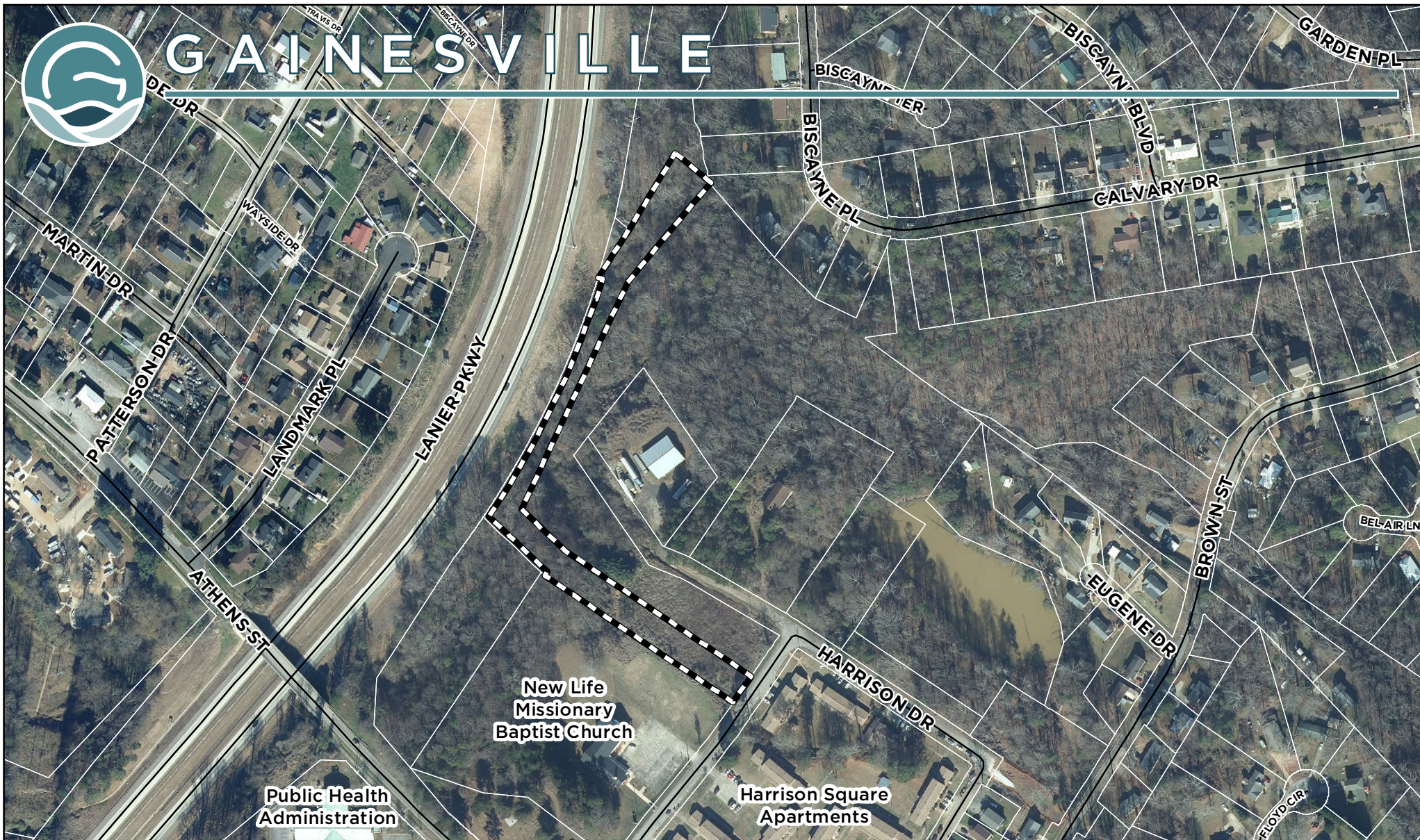
Map Prepared: 08/30/2023

0 160 320 480 640 Feet

SCALE: 1" = 300'



GAINESVILLE



Applicant: **GAINESVILLE HOUSING AUTHORITY**

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Subject Property Address:
1368 Harrison Drive

Tax Parcel:
01-142-001-002 (part)

Request:

Annex +/- 2.031 AC and establish zoning as Residential-II (R-II) for low income multi-family housing.



Subject Property

Aerial from 2021



Meeting Date: 10/10/2023

Map Prepared: 08/30/2023

0 160 320 480 640 Feet

SCALE: 1" = 300'



THE PACES FOUNDATION

Sustainable Affordable Housing Developers

Project: Harrison Village Apartments
Subject: Annex 2.031± acres with Residential-II (R-II) zoning
Date: October 10, 2023

Executive Summary

Paces Preservation Partners is proud to present to Gainesville Housing Authority ("GHA") a request to annex the subject 2.031± acres property with R-II zoning. The annexation of the remnant property will help facilitate the new construction of low-income multi-family housing currently approved for the adjacent property. This first part of the project will be named **Harrison Village Apartments ("Project")** which will be a new construction of 120-units within two and three-story buildings which will provide households with individual access points to their housing. The buildings will have split level and easily accessible for families located in Gainesville, Hall County, Georgia, and will consist of 100 GHA Annual Contributions Contract ("ACC") tenants coming from Harrison Square and Jesse Jewell Parkway Apartments through the Rental Assistance Demonstration ("RAD") conversion and will provide for a project-based Section 8 Contract on 100 of the 120 units. The property is approximately 14.54-acres at the end of Harrison Drive, and adjacent to Gainesville Housing Authority's Harrison Square Apartments, and near the intersection of the fork of Old Athens Road and Athens Street and Harrison Drive, approximately 3 miles due east of downtown Gainesville, Georgia. The vision of Paces Preservation Partners, LLC is to use the tracts now owned by GHA adjacent to Harrison Square Apartments, the Gainesville Housing Authority's ("GHA") public housing project on the Northeastern border to build the Project. The project will require up to **Twenty-Seven Million Five Hundred Thousand Dollars (\$27,500,000)** in tax-exempt bonds to be induced, and PPP will finalize a DCA pre-application for submission for approval to advance in the fall the closing of the tax-exempt bond execution with 4% LIHTC.

Upon the vacation of Harrison Square Apartments, the plan is to then use that site to build a multi-story senior apartment complex with a community center, and public facility on the premises, and a possible third phase family. Paces Preservation Partners has partnered with several Housing Authorities throughout the Southeast developing multi-phased, mixed-income, and mixed-use properties. The extensive experience Paces possesses in the Gainesville marketplace, and our new multifamily tax-exempt bond property Waterside Oaks Apartments is preparing to break ground in August 2022, has kept us very focused on the Gainesville marketplace, which is how we discovered the properties at Harrison Drive, and why we are excited about this partnership with GHA.



THE PACES FOUNDATION

Sustainable Affordable Housing Developers

Background Summary

The Paces Foundation (“Paces”) is a 501(c)(3) non-profit affordable housing developer founded in 1991. Our core team is in our home office in Smyrna, Georgia which is a short drive to Gainesville, GA. Paces has partnered with Soho Housing Partners to combine our strengths and development capabilities with Paces Preservation Partners, LLC (“PPP”). We have collectively created an industry leading affordable housing development and preservation services platform coupling Paces extensive quality development history, and Soho’s exceptional capabilities structuring complex financial solutions to make quality investments in workforce housing communities possible. PPP is working with several leading Housing Authorities across the Southeast in four states, to include Northwest Georgia Housing Authority, and the Buford Housing Authority among PHA’s in the Gainesville region.

Paces is an experienced developer and owner of Low-Income Housing Tax Credit communities having developed over 55 properties in the Southeast, Southwest, and Mid-Atlantic regions, and established many top-quality award-winning transactions since our inception. Paces strives to receive the highest energy certifications on all their properties, and often wins awards, and has achieved LEED Platinum on several previous properties. Paces owns, or has owned over 20 properties in Georgia, and particularly several in North Georgia within miles of Gainesville. Paces has never defaulted on a commitment, failed to deliver a credit to our investors, and always receives strong endorsements from investors, public partnerships, and lenders. Paces has an acknowledged reputation as a leader in the affordable housing industry as was demonstrated in the post Hurricane Michael renovation of Panama Commons, 1001 Sherman Avenue, Panama City, Florida, a LEED platinum community.

Paces has a long history in Gainesville, Georgia, once owning two workforce LIHTC transactions in Gainesville, 140-unit Paces Landing Apartments, and 88-unit Oconee Springs Apartments. Both Paces Landing and Oconee are adjacent properties to the Project site which they plan to break ground on in the spring of 2022. Paces sold Oconee and Paces Landing in December 2018, and they were high quality properties constructed, owned, operated, and maintained by Paces for nearly 20 years. The two properties over the last ten years operated at physical occupancies between 95-98% continuously. The success of those properties, and Paces’ knowledge of the marketplace, and comfort level with Gainesville, GA brought Paces back to develop another top-quality property once again within the city limits. Paces acknowledged the tremendous need, and heightened barrier of entry into the Gainesville, Georgia affordable housing marketplace, as well as the strong growth corridor that exists and the need for affordable workforce housing.

Given the tremendous need in Gainesville, Paces has decided to once again bring its expertise to help provide high quality workforce housing development to the area with Soho. While in search of top-quality real estate in the Gainesville Area, PPP came across the sites located at Harrison Drive, adjacent to GHA’s Harrison Square Apartments. PPP went ahead and put the sites under contract and decided to approach GHA about partnering on the sites at Harrison Drive. GHA agreed to a



THE PACES FOUNDATION

Sustainable Affordable Housing Developers

partnership, and PPP, and GHA signed a Memorandum of Understanding to work together on a multi-phased housing development that will facilitate the RAD conversion at Harrison Square Apartments, Jesse Jewell Parkway Apartments. Additionally, the MOU stipulates a subsequent phase will be a senior community to be built on the Harrison Square site. PPP in March 2022 purchased the project sites, and GHA in turn purchased them from PPP in April 2022. Our vision is to create a multi-phased, mixed-income, mixed-tenancy master plan with some community space added into the plan.

Family Project Summary

The first phase family Project will provide significant interior amenities while the exterior will be designed commensurately with the neighborhood and corridor requirements and similarly styled PPP family apartment communities. Paces' designs often incorporate exterior brick, and hardi-plank, with significant fenestrations, and building designs to provide aesthetically pleasing communities for the residents, neighborhood, and community at large. PPP provides larger unit sizes for residents and provides a beautiful indoor, and outdoor living environment. Panama Commons, picture below is one of the many examples of The Paces Foundation's recent family housing designs.



Attached Renderings will provide samples of what the expected building elevations and construction materials of the project PPP is Planning to provide at Harrison Village Apartments.



THE PACES FOUNDATION

Sustainable Affordable Housing Developers

Amenity Summary

Paces will strive to bring a high-quality product like previous developments in the area, that will possess all the amenities necessary and required by DCA, and desired by potential renters in the area. The Family phase of the Project will have one, two, three, and four-bedroom apartments for families and will be designed and built to accommodate Gainesville Housing Authority's ACC relocation from Harrison Square Apartments, and Jesse Jewell Parkway Apartments. Paces is planning to provide unit amenities such as washer and dryer hook-ups, all energy star appliances, ceiling fans, storage, and patios. The Project amenities will include, but not be limited to, a covered pavilion with BBQ area, an office/clubhouse that will include a workout and yoga studio, meeting space, computer room, Wi-Fi hotspot, as well as another exterior gathering area, and playground. These amenities, along with the GHA relocation tenants, and the high population growth that continues in Gainesville, is expected to insure a successful transaction.

The Project will have entrances off Harrison Drive at multiple spots, and we will try to vacate the north end of Harrison Drive and dedicate it to the property. This will provide security by limiting the pedestrian, and vehicular traffic onto the property for both phases. In addition, Paces on all their properties includes security cameras, enhanced property lighting, and quality design features. Additionally, GHA will provide on-site maintenance and management that provides significant on-site daily monitoring of the property. Paces typically contracts with local law enforcement, or security firms to conduct nightly drive throughs, and monitoring of the property when management is not on site. GHA as the management company is expected to do significant credit and background checks on all residents, and work hard to maintain a safe, and secure living environment for all our residents.



THE PACES FOUNDATION

Sustainable Affordable Housing Developers

Number and type units, bedrooms, parking space and income levels

The first phase of the project will contain 120 units of family apartments with a blend of 1BD, 2BD, 3BD and 4BD units, sufficient to facilitate GHA's relocation of residents from Harrison Square Apartments, and Jesse Jewell Parkway ACC units. The Projects is applying for 4% LIHTC credits, and GHA is ground leasing the land to the partnership. The Projects may consider using some additional soft funds such as DCA HOME, local funds, or GHA funds, to lower the permanent leverage. The project will incorporate some tax-credit units without rental subsidy.

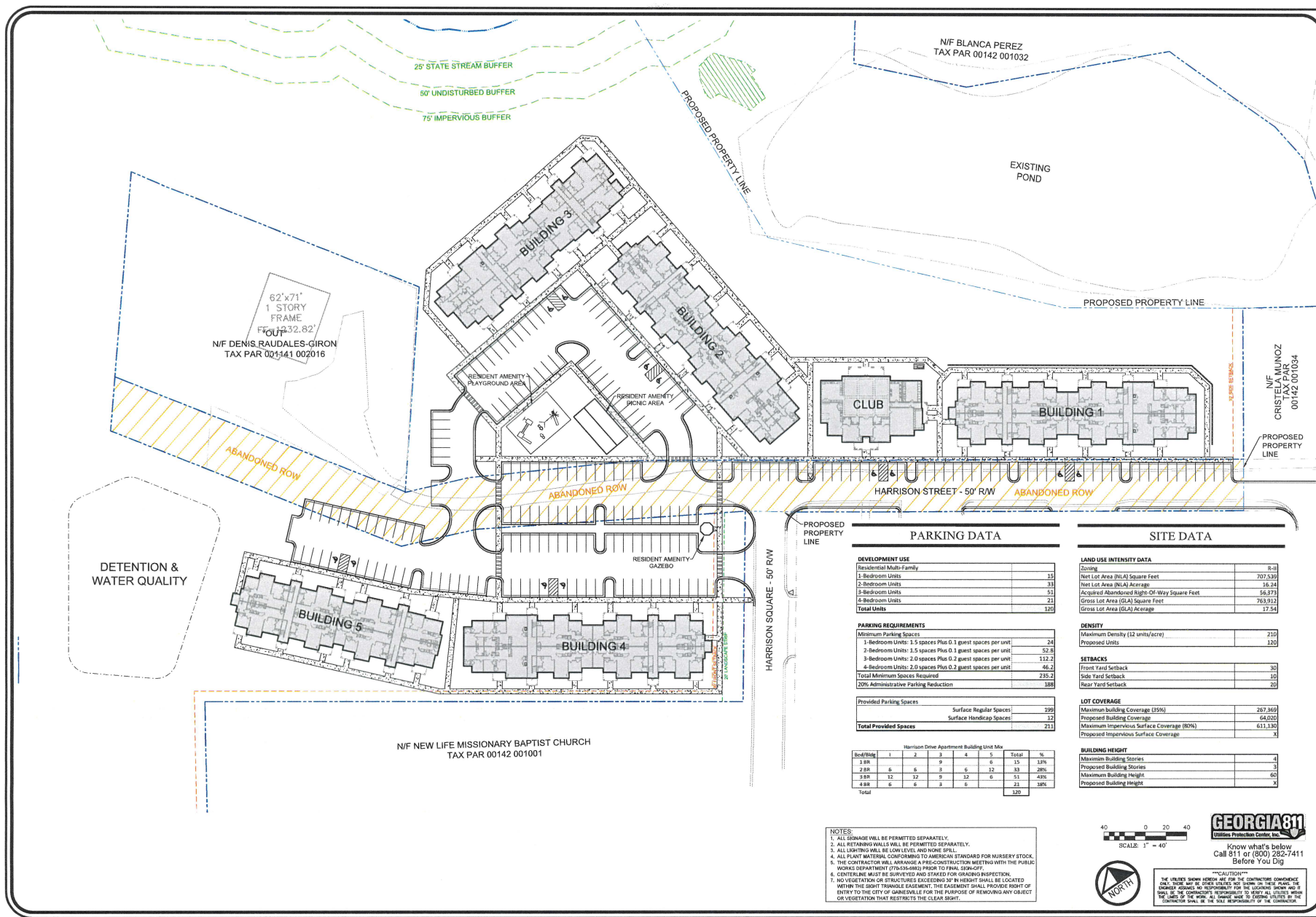
The below tables show the projected income targeting, rents for the Project and bedroom mix. The unit mix will meet the objectives of DCA, and Gainesville Housing Authority as the issuer, co-owner, and developer.

UNIT MIX:		
Unit Type:	# of Units:	Percent:
1/1	15	12.50%
2/2	39	32.50%
3/2	45	37.50%
5/2	0	0.00%
4/2	21	17.50%
	120	100.00%

HOUSING MIX:			
RAD UNITS:		100	83.33%
SECTION 8 PBRA:		0	0.00%
LIHTC:		20	16.67%
		0	0.00%
		0	0.00%
Market Rate		0	0.00%
		120	100.00%

SECTION 8 UNIT MIX:		
Unit Type:	# of Units:	Percent:
1/1	12	10.00%
2/2	32	26.67%
3/2	40	33.33%
4/2	16	13.33%
5/2	0	0.00%
	100	83.33%

We will have a minimum of 220 parking spaces in the proposed development. Paces plans to meet or exceed local code, and DCA requirements for parking.



PARKING DATA

DEVELOPMENT USE	Minimum Parking Spaces
Residential Multi-Family	135
1-Bedroom Units	33
2-Bedroom Units	33
3-Bedroom Units	51
4-Bedroom Units	21
Total Units	120

PARKING REQUIREMENTS

Minimum Parking Spaces	24
1-Bedroom Units: 1.5 spaces Plus 0.1 guest spaces per unit	52.8
2-Bedroom Units: 2.0 spaces Plus 0.2 guest spaces per unit	112.2
3-Bedroom Units: 2.0 spaces Plus 0.2 guest spaces per unit	66.2
Total Minimum Spaces Required	235.2
20% Administrative Parking Reduction	188

Provided Parking Spaces

Surface Regular Spaces	199
Surface Handicap Spaces	17
Total Provided Spaces	216

Harrison Drive Apartment Building Unit Mix							
Bed/Bldg	1	2	3	4	5	Total	%
1 BR			9		6	15	13%
2 BR	6	6	3	6	12	33	28%
3 BR	12	12	9	12	6	51	43%
4 BR	6	6	3	6		21	18%
Total						120	

SITE DATA

LAND USE INTENSITY DATA	
Zoning	R-11
Net Lot Area (NLA) Square Feet	707,539
Net Lot Area (NLA) Acreage	16.34
Acquired Abandoned Right-Of-Way Square Feet	56,373
Gross Lot Area (GLA) Square Feet	763,912
Gross Lot Area (GLA) Acreage	17.54

DENSITY

Maximum Density (12 units/acre)	216
Proposed Units	120

SETBACKS

Front Yard Setback	30
Side Yard Setback	10
Rear Yard Setback	20

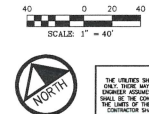
LOT COVERAGE

Maximum Building Coverage (15%)	267,869
Proposed Building Coverage	64,020
Maximum Impervious Surface Coverage (80%)	611,136
Proposed Impervious Surface Coverage	31

BUILDING HEIGHT

Maximum Building Stories	4
Proposed Building Stories	3
Maximum Building Height	60'
Proposed Building Height	31'

- NOTES:**
1. ALL SIGNAGE WILL BE PERMITTED SEPARATELY.
 2. ALL RETAINING WALLS WILL BE PERMITTED SEPARATELY.
 3. ALL LIGHTING WILL BE LOW LEVEL AND NON-SPILL.
 4. ALL PLANT MATERIAL CONFORMS TO AMERICAN STANDARD FOR NURSERY STOCK.
 5. THE CONTRACTOR WILL ARRANGE A PRE-CONSTRUCTION MEETING WITH THE PUBLIC WORKS DEPARTMENT (770-438-8800) PRIOR TO FINAL SIGN-OFF.
 6. CONTINGENT MUST BE SUBMITTED AND STAYED FOR OAKING INSPECTION.
 7. NO VEGETATION OR STRUCTURES EXCEEDING 3' IN HEIGHT SHALL BE LOCATED WITHIN THE SHORT TRIANGLE EASEMENT. THE EASEMENT SHALL PROVIDE RIGHT OF ENTRY TO THE CITY OF GAINESVILLE FOR THE PURPOSE OF REMOVING ANY OBJECT OR VEGETATION THAT RESTRICTS THE CLEAR SHORT.



GEORGIA811
 Utilities Protection Center, Inc.
 Know what's below
 Call 811 or (800) 282-7411
 Before You Dig

REVISIONS:

NO.	DATE	DESCRIPTION

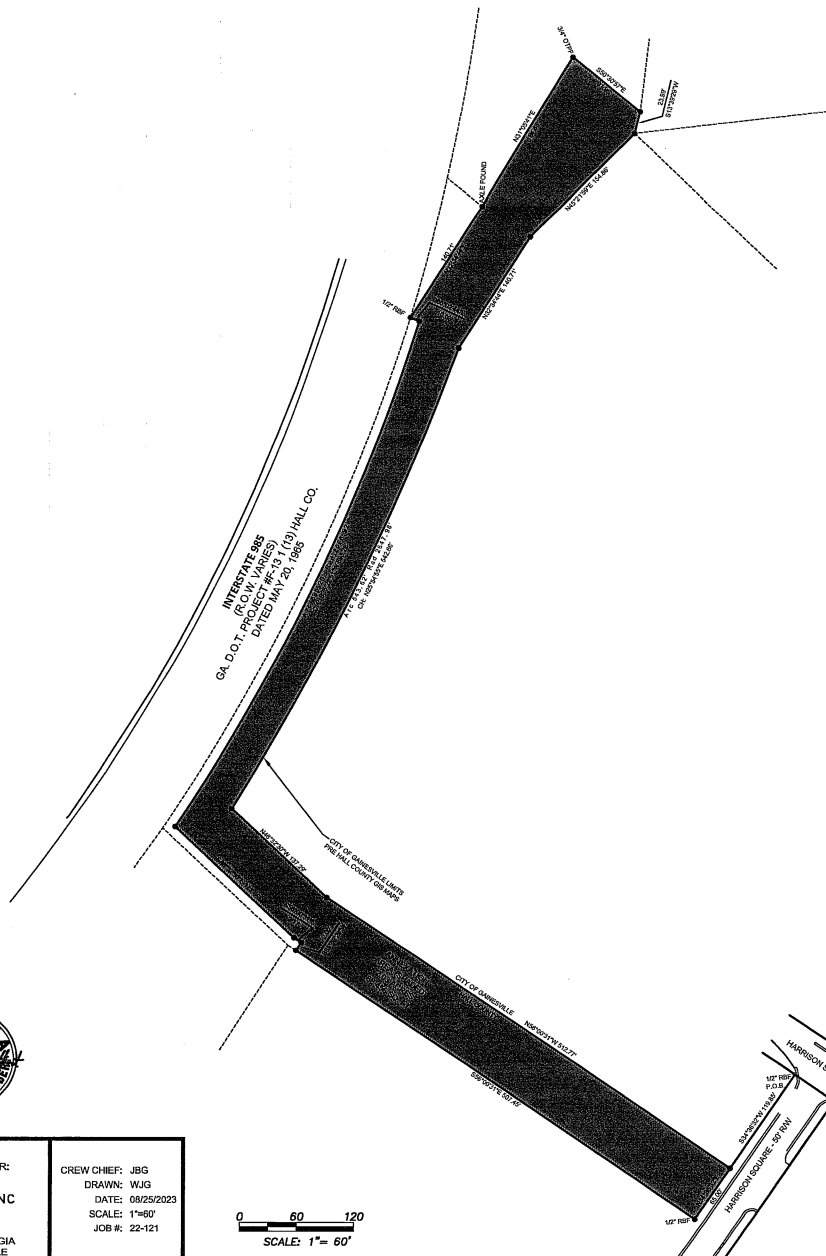
Landtec
 115 SANDHURST, SUITE 111
 ROCKLEDGE, FL 32955
 (888) 888-8888
 Paragon Engineering Services, Inc.
 1700 UNIVERSITY BLVD, SUITE 115
 GAINESVILLE, FL 32609
 (352) 336-8888

40 SCALE SITE PLAN
HARRISON DRIVE APARTMENTS
 G.M.D. 1385
 CITY OF GAINESVILLE
 HALL COUNTY, GEORGIA

GEORGIA
 No. 24522
 PROFESSIONAL
 J. D. DAVIS

CC WED 5/3/23	DRAWN LIF
CHECKED WED	
SCALE: 1" = 40'	
PROJECT NUMBER: P-220	
SHEET NUMBER: C1.1	

NOTES:
 1.) Field Notes: Closure Precheck-17103.008, Angular Error = 0.000".
 2.) Measurements were taken with a Leica 6000 or 8000-40-40-2002 and were balanced using the Composite Rule.
 3.) Bearings are based on GCS North - Geoid Zone 4.) Field Precheck: 17103.000".
 5.) The public records referenced herein reflect only those records necessary to establish the boundaries herein, and reference to the same does not exist or intend to constitute a title search or title opinion.
 6.) No portion of the property is located in a Special records necessary to establish the boundaries herein, and



LEGAL DESCRIPTION

All of that tract or parcel of land lying and being in Georgia Mills District 1385, Hall County, Georgia, City of Gainesville, being more particularly described as follows:

Beginning at the point where the Northwestern Right Of Way of Harrison Square intersects with the Southern Right Of Way of Harrison Drive; THENCE South 34 degrees 38 minutes 32 seconds West For a distance of 119.05 feet to a point being The Point Of Beginning;

THENCE North 55 degrees 01 minutes 31 seconds West for a distance of 512.77 feet to a point;
 THENCE North 46 degrees 32 minutes 30 seconds West for a distance of 137.29 feet to a point;
 THENCE along a curve to the left having a radius of 2547.98 feet and an arc length of 543.02 feet, being subtended by a chord of North 25 degrees 54 minutes 55 seconds East for a distance of 542.66 feet to a point;
 THENCE North 32 degrees 34 minutes 44 seconds East for a distance of 140.71 feet to a point;
 THENCE North 46 degrees 21 minutes 59 seconds East for a distance of 154.86 feet to a point;
 THENCE North 13 degrees 38 minutes 29 seconds East for a distance of 23.99 feet to a point;
 THENCE North 50 degrees 30 minutes 57 seconds West for a distance of 91.55 feet to a point;
 THENCE South 31 degrees 05 minutes 41 seconds West for a distance of 184.83 feet to a point;
 THENCE South 32 degrees 54 minutes 44 seconds West for a distance of 140.71 feet to a point;
 THENCE South 55 degrees 02 minutes 44 seconds East for a distance of 10.09 feet to a point;
 THENCE along a curve to the right having a radius of 2096.02 feet and an arc length of 655.20 feet, being subtended by a chord of South 25 degrees 28 minutes 51 seconds West for a distance of 593.26 feet to a point;
 THENCE South 46 degrees 32 minutes 30 seconds East for a distance of 171.66 feet to a point;
 THENCE South 56 degrees 00 minutes 31 seconds East for a distance of 9.17 feet to a point;
 THENCE South 33 degrees 59 minutes 29 seconds West for a distance of 10.00 feet to a point;
 THENCE South 56 degrees 00 minutes 31 seconds East for a distance of 507.45 feet to a point;
 THENCE North 34 degrees 58 minutes 32 seconds East for a distance of 65.00 feet to a point;

Said property contains 2.03 acres more or less.

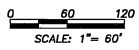
LEGEND	
OPEN	Open Top Pin Found
CITY	City Top Pin Found
CITY	City Top Pin Set
RE	Rebar Found
RE	Rebar Set
UP	Building Line
N or F	Now or Formerly
UP	Utility Pole
W	Overhead Wire
W	Not to Scale
W	Calculated Point
W	Communication Line
W	Fire Hydrant
W	Water Valve
W	City Wire



landTec
 Surveying
 205 WILLIAMS BRIDGE ROAD,
 TOCCOA, GEORGIA 30577
 PHONE: (678)700-8832
 JGILBERT@LANDTECO.COM

ANNEXATION
 EXHIBIT SURVEY FOR:
THE PACES
FOUNDATION, INC
 LOCATED IN:
 G.M.D. 1385
 HALL COUNTY, GEORGIA
 CITY OF GAINESVILLE

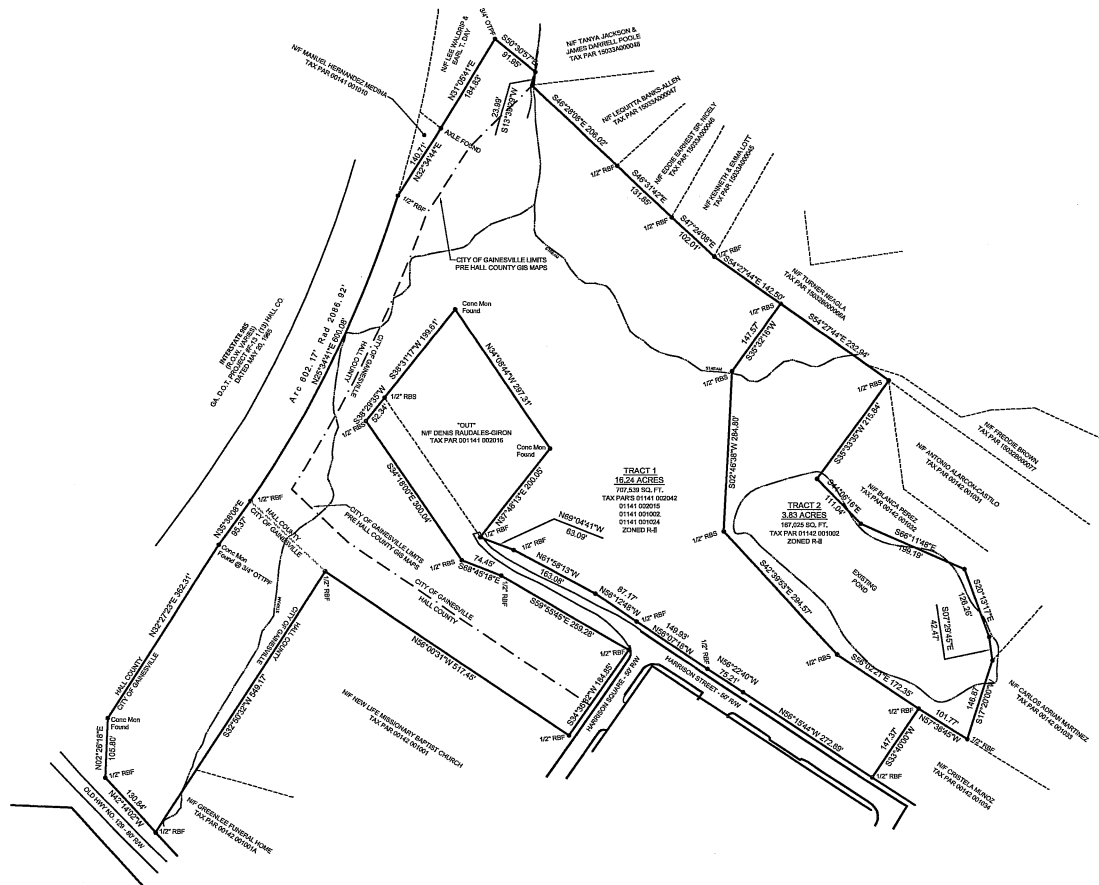
CREW CHIEF: JBG
 DRAWN: WJG
 DATE: 08/25/2023
 SCALE: 1"=60'
 JOB #: 22-121



NOTES

- 1.) Field Data: Closure Precision-17103.558. Angular Error = $\pm 3157A$.
- 2.) Measurements were taken with a Carlson SPECT on 08-02-2006 and were balanced using the CompuLink.
- 3.) Bearings are based on Grid North - Go West Line.
- 4.) Plat Preclosure: 171000000.
- 5.) The public records referenced herein reflect only those records necessary to establish the boundaries herein, and reference to the same does not and is not intended to constitute a title search or title opinion.
- 6.) No portion of this property is located in a Special Records necessary to establish the boundaries herein, and

PROPERTY ZONING (ALL TRACTS ACCORDING TO HALL COUNTY GIS) - R-II
FRONT YARD SETBACK - 55' FROM ROAD CENTERLINE OR 30' FROM PROPERTY LINE (WHICHEVER IS GREATER)
SIDE YARD SETBACK - 10'
REAR YARD SETBACK - 20'
MINIMUM LOT AREA - 35,000 SQ. FT.
MINIMUM LOT FRONTAGE - 50'



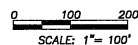
LEGEND

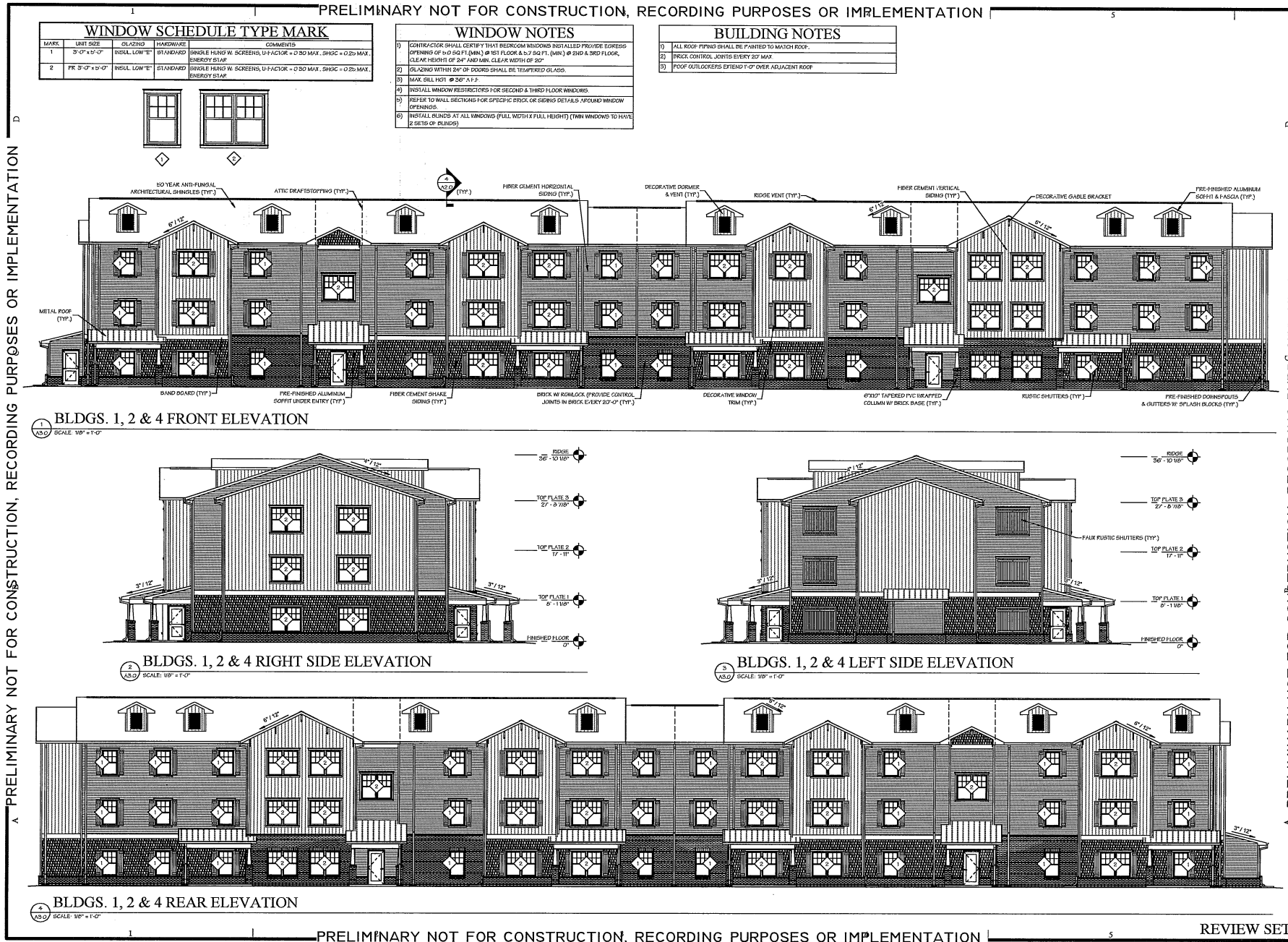
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
U/P	Utility Pole
N or F	Now or Formerly
	Fence
	Overhead Wire
	Not to Scale
	Calculated Point
	Communication Box
	Fire Hydrant
	Water Valve
	Guy Wire

LandTec
Surveying
205 WILLIAMS BRIDGE ROAD,
TOCCOA, GEORGIA 30577
PHONE: (678)780-8832
JGILBERT@LANDTECCO.COM

BOUNDARY
SURVEY FOR:
THE PACES
FOUNDATION, INC
LOCATED IN:
G.M.D. 1385
HALL COUNTY, GEORGIA
CITY OF GAINESVILLE

CREW CHIEF: JBG
DRAWN: WJG
DATE: 06/09/2023
SCALE: 1"=100'
JOB #: 22-121





21 APR 2023

HARRISON VILLAGE APARTMENTS
GAINESVILLE, HALL COUNTY, GEORGIA

Wallace
ARCHITECTS LLC
Columbia, MO
913-280-7500

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1ST ISSUE
21 APR 2023

ISSUE/REVISIONS
REVIEW SET

A3.0

JOB NO.
4558

4/14/2023 2:12:02 PM

REVIEW SET



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: September 6, 2023
Date Submitted: September 18, 2023
Final Approval Date: September 20, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Greg Loyd** to rezone a 0.397± acre tract located at the southwest side of the intersection of High Street and Dixie Street (a/k/a **812 Dixie Street**) from General Business (G-B) to Residential-II (R-II).
Meeting Date: October 10, 2023

Purpose of Request:

The applicant is proposing to rezone the subject property from General Business (G-B) to Residential-II (R-II). The property is located within the Midtown Overlay Zone which allows residential condominiums by right regardless of the underlying zoning district. However, the applicant is proposing to downzone the property to R-II which is similar to the surrounding properties.

The intent is to subdivide the property in order to construct two, duplex condominium homes for a total of 4 units. Each condominium duplex will be 2-story in height and will contain 3 bedrooms, 2 ½ baths, large open living area, kitchen and dining area. Each unit will have 1,300 square feet of heated floor space. The exterior of the building will consist of a mixture of hardy board and stone accents and architectural shingles. Surface level parking will be provided for each condominium unit with access from Dixie Street. The anticipated construction time is 6 months upon approval.

The adjacent uses include single-family homes, duplex homes, apartments, mini-warehouse storage units, office and a church.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location Maps

3. Narrative
4. Survey
5. Architectural Rendering

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Greg Loyd
Property Owner Carrillo Properties (Oscar Carrillo)
Location 812 Dixie Street
Request Rezone to from G-B to R-II
Total Acres 0.397± acre
Ward Three
Proposed Use Four condominium units
Planning Division Staff Recommendation **Approval, with conditions**
Date October 10, 2023

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

The proposal is to rezone the 0.397± acre property from General Business (G-B) to Residential-II (R-II). The property is located within the Midtown Overlay Zone which allows residential condominiums by right regardless of the underlying zoning district. However, rezoning the property from G-B to R-II will better conform with the surrounding zonings, and will allow for a better design under the R-II zoning design standards.

The intent is to subdivide the property in order to construct two, duplex condominium homes for a total of 4 units at a gross density of 10.08 du/ac. Each condominium duplex will be 2-story in height and will contain 3 bedrooms, 2 ½ baths, large open living area, kitchen and dining area. Each unit will have 1,300± square feet of heated floor space. The exterior of the building will consist of a mixture of Hardie board and stone accents and architectural shingles. The architectural rendering provided with this rezoning application is intended to reflect the quality and scale of the proposed residential condominium development. Surface level parking will be provided for each condominium unit with access from Dixie Street. The property will be landscaped with trees, sod and landscape beds. The anticipated construction time is 6 months upon approval.

Adjacent Land Use and Zoning

Location	Use	Zoning
North	Single Family homes	Residential - II (R-II)
South	Vacant industrial zoned lot	Heavy Industrial (H-I)
East	Gateway House	Residential - II (R-II)
West	Vacant residential lot	Residential - II (R-II)

Other nearby uses include duplex homes, multi-family apartments, mini-warehouse storage facility, office, church and various light industrial uses.

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

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

2023 – A request by the City of Gainesville to annex a 1.866± acres tract with a zoning of Heavy Industrial (H-I) located at 1200 and 1204 Marler Street was approved for Water Resources water/sewer services.

2021 – A request by Koch Foods of Gainesville, LLC to rezone 0.55± acre tract from Residential-II (R-II) to Heavy Industrial (H-I) located at 911, 913 and 919 Davis Street, SW was conditionally approved to expand the existing poultry processing plant.

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

2020- A request by Davis Pine, LLC to rezone a 0.47± acre tract located at 890, 892 and 898 Wills Street, SW from General Business (G-B) to Residential-II (R-II) for seven multi-family apartments was approved with conditions.

2020- A request by the Gainesville Non-Profit Development Foundation to rezone a 1.07± acres tract located at 623, 635, 641 and 645 Davis Street, SW from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II) for four single-family homes was approved with conditions.

▪ **Staff Analysis**

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

The surrounding properties include a mixture of uses such as single family, multifamily, and industry. The purpose of the request to rezone is to provide for housing options and to allow for better design standards.

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

The proposed duplex condominiums conform with the adjacent residential properties. The proposed four residential condominium units appear to be of good quality and will provide for another housing option within Midland Gainesville.

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

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Downtown Mixed-Use category* which similar to General Mixed-Use, but at a higher intensity. This includes areas containing predominately retail uses and other higher density residential uses featuring a mix of traditional and contemporary architectural styles. Residential above ground-floor retail or offices uses are also encouraged.

According to the Character Area map for the City of Gainesville, the subject property is located within the Midland subarea of the *Central Core* Character Area which is the historic heart of Gainesville, centered on the square and extending to the east, west and south. The vision for this area is to continue to evolve as the symbolic heart of the city and should strive for a more sustainable mixture of uses. Recent and ongoing public improvements Downtown and Midland

have begun a long-term transition to more diverse land uses and redevelopment opportunities. Land uses supported in this Character Area include Parks and recreation, Higher density single-family residential, Multi-family residential, General mixed-use, Downtown mixed-use, Commercial, Public and institutional.

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

The property could remain zoned G-B and be developed for the proposed duplex residential condominiums or as a commercial use which are both allowed by right in the Midtown Overlay Zone. Rezoning the property to R-II would allow for better design standards and bring the use into better conformity with most of the adjacent properties.

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

The change from G-B zoning to R-II zoning should not substantially affect public facilities or services.

There is sufficient existing water and sewer capacity that can serve the proposed development. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and Gainesville Fire Station #1 is approximately 0.6 mile from the subject property. The impact to the City School System should be minimal given school bus route currently serves the area and the development is small in scale.

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

It is staff's opinion the residential use appears to be consistent with existing and expected uses of the Future Land Use and Character Area Map. The surrounding uses consist of older single-family, duplex, multi-family, commercial and light industrial properties.

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

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

▪ **Staff Recommendation**

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

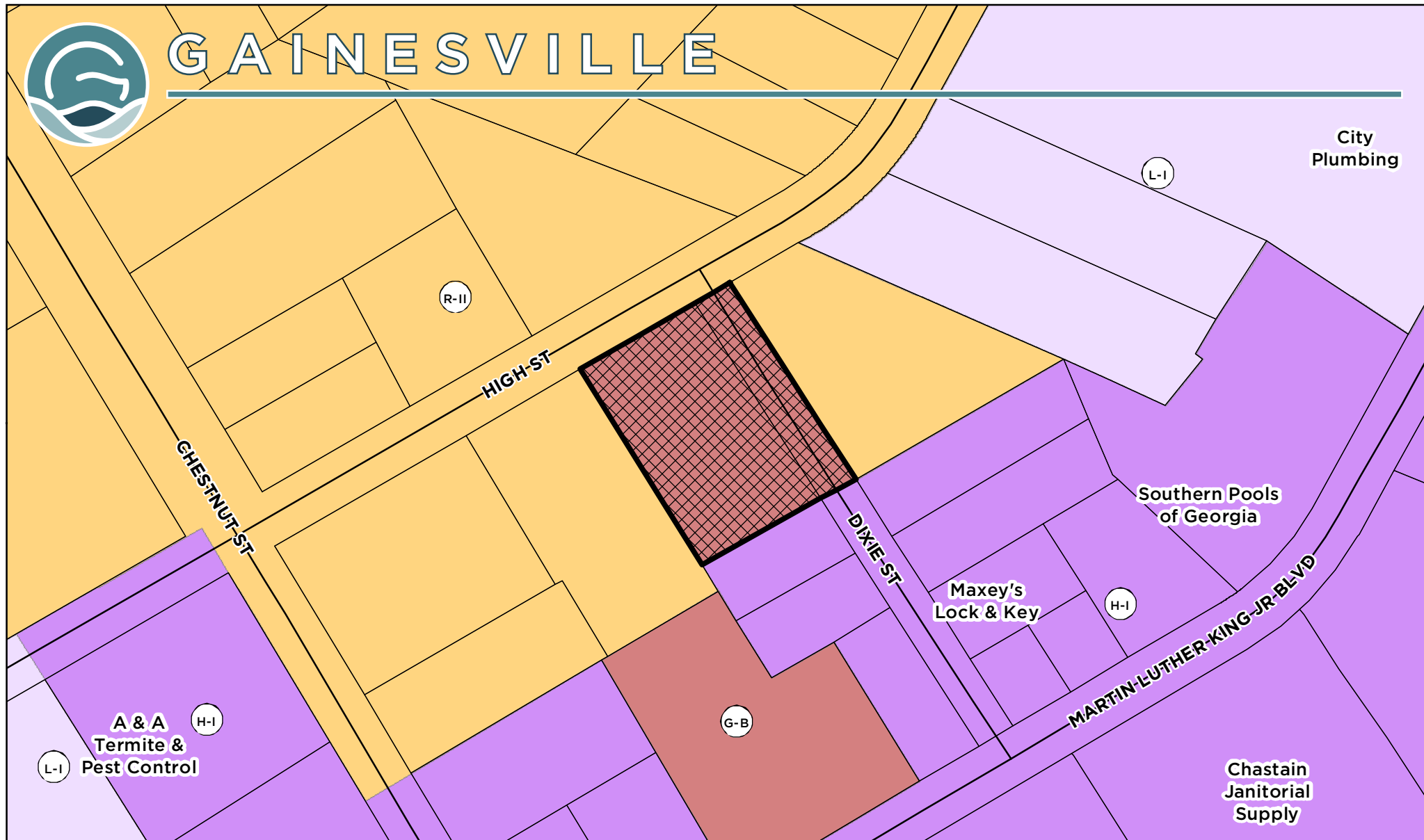
Conditions

- 1. The use of the property shall be limited to four (4) detached single-family residential condominiums.**
- 2. Each condominium unit shall contain a minimum heated floor space area of 1,800 square feet.**

3. The architecture and overall design of the proposed single-family residential condominiums shall be consistent with the attached narrative, site plan, condominium renderings and floor plans, and shall be subject to the approval of the Community and Economic Development Director.
4. The front yards along Dixie Street and High Street and shall be sodded with grass. In addition, there shall be a minimum of one, 3-inch caliper size hardwood tree per condominium unit.
5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
6. An updated as-built survey/plat showing all improvements to the property shall be required upon an occupancy permit being issued for the last condominium unit.



GAINESVILLE



Applicant:

GREG LOYD

Request:

Rezone a +/- 0.397 AC tract currently zoned General Business (G-B) to Residential-II (R-II) for four condominium units.

REZONING REQUEST

Subject Property Address:

812 Dixie Street

Tax Parcel:

01-033-002-001



Subject Property



Meeting Date: 10/10/2023

Map Prepared: 09/06/2023

0 50 100 150 200 Feet

SCALE: 1" = 100'



GAINESVILLE



Applicant:

GREG LOYD

Request:

Rezone a +/- 0.397 AC tract currently zoned General Business (G-B) to Residential-II (R-II) for four condominium units.

REZONING REQUEST

Subject Property Address:

812 Dixie Street

Tax Parcel:

01-033-002-001



Subject Property

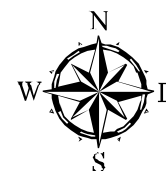
Aerial from 2021

Meeting Date: 10/10/2023

Map Prepared: 09/06/2023

0 100 200 300 400 Feet

SCALE: 1" = 200'



812 Dixie Street Narrative

The proposal is to rezone the 0.397± acre property from General Business (G-B) to Residential-II (R-II). The property is located within the Midtown Overlay Zone which allows residential condominiums by right regardless of the underlying zoning district. However, rezoning the property from G-B to R-II will better conform with the surrounding zonings, and will allow for a better design under the R-II zoning design standards.

The intent is to subdivide the property in order to construct two, duplex condominium homes for a total of 4 units. Each condominium duplex will be 2-story in height and will contain 3 bedrooms, 2 ½ baths, large open living area, kitchen and dining area. Each unit will have 1,300± square feet of heated floor space. The exterior of the building will consist of a mixture of hardy board and stone accents and architectural shingles. The architectural rendering provided with this rezoning application is intended to reflect the quality and scale of the proposed residential condominium development. Surface level parking will be provided for each condominium unit with access from Dixie Street. The property will be landscaped with trees, sod and landscape beds. The anticipated construction time is 6 months upon approval.

Filed and eRecorded
DATE: 08/22/2023
TIME: 4:50 PM
PLAT BOOK: 883
PAGE: 446 - 446
FILING FEES: \$10.00
PART ID: 9568410216
RECORDED BY: EAR
Charles Baker, C.S.C
Hall County, GA

** INCIDENT #4

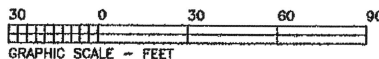
IPF = IRON PIN FOUND
 IPF = IRON PIN SET
 CMF = CONCRETE MONUMENT FOUND
 R/W = RIGHT OF WAY
 BL = BUILDING LINE
 LL = LAND LOT LINE
 L = LAND LOT
 N/T = NOW OR FORMERLY
 N/S = NOT TO SCALE
 CL = CENTER LINE
 BM = BENCH MARK
 TBM = TEMPORARY BENCH MARK
 CS = CURVATURE
 PI = POINT OF INTERSECTION
 PT = POINT OF TANGENCY
 R = RADIUS
 CH = CHORD
 IN = INVERT ELEVATION
 -T = TELEPHONE LINE
 -W = WATER LINE
 -G = GAS LINE
 -S = SEWER LINE
 -P = POWER LINE
 NH = MAN HOLE
 SSE = SANITARY SEWER EASEMENT
 DE = DRAINAGE EASEMENT
 CE = CONSTRUCTION EASEMENT
 CB = CATCH BASIN
 JB = JUNCTION BOX
 DI = DROP INLET
 HW = HEAD WALL
 FH = FIRE HYDRANT
 RC = REINFORCED CONCRETE PIPE

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

8-22-2023

BARRY D, LORD GA RLS#2641

DATE _____



GENERAL NOTES

- 1) The field data upon which this plat is based has a precision of one foot in 30,425 feet and an angular error of 0.5" per angle point and was adjusted using least squares.
- 2) This plat has been calculated for closure and has an accuracy of one foot in 197,997 feet.
- 3) Field equipment used for this survey was a Topcon OPT2005.
- 4) All easements, restrictions, or exceptions to title are shown based on information supplied to INGRAM, LORD AND ASSOCIATES. No Certification as to the completeness or accuracy of any matters of this is made by INGRAM, LORD AND ASSOCIATES.
- 5) Underground utilities shown on this plat were taken from field observation and from plats by others, the exact location of all utilities should be verified by the respective utility company. (INGRAM, LORD AND ASSOCIATES assumes no liability as to the exact location of any underground utility. For verification contact the utility Protection Center, Inc. 1-800-282-7411.
- 6) This survey is a correct representation of the land plotted and has been made in accordance with the minimum standards of Georgia law. It does not intend to indicate ownership of any parcel or easement, this information should be verified by an attorney licensed by the state of Georgia.

MAGNETIC NORTH

0.397 ACRES
01033 002001

RETRACEMENT SURVEY FOR:
CARRILLOS PROPERTIES , INC.

L.L. 149 9TH DISTRICT
HALL COUNTY , GEORGIA
CITY OF GAINESVILLE

SCALE: 1"=30'

DATE: FIELD AND DRAWING 8-22-2023

INGRAM, LORD & ASSOCIATES
LAND SURVEYING AND PLANNING

437 SAM BROWN BLVD.
COMMERCE, GEORGIA 30529
706-335-9069

IL4667

