



CALL TO ORDER

MINUTES

A. Minutes of November 14, 2023

OLD BUSINESS

A. Rezoning

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

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

B. Zoning Amendment

- 1) Request from **Weekley Homes, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 120.98± acres tract located on the northwest side of McEver Road, west of the intersection of McEver Road and Gould Drive (a/k/a **0 and 1300 Gould Drive, SW**).

Ward Number: Four
Tax Parcel Number(s): 08-016-002-001A; 08-017-000-001
Request: Mixed-use development

NEW BUSINESS

A. Variance

- 1) Request from **Capstone Acquisitions, LLC** to vary the minimum lot size requirement, maximum building height, maximum impervious surface area and minimum number of parking spaces required on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a **622 White Sulphur Road**), having a zoning of General Business (G-B).

Ward Number: Two
Tax Parcel Number(s): 09-123-000-031
Request: Residence Inn extended stay hotel

B. Rezoning

- 1) Request from **Daniel Medrea** to rezone a 5.6± acres tract located on the west side of Ivey Road, south of the intersection of Ivey Road and Lost River Drive (a/k/a **0 Ivey Road, SW**) from Planned Unit Development (P-U-D) to Residential-I (R-I).

Ward Number: Four
Tax Parcel Number(s): 08-020-000-096
Request: Four single-family lots

C. Zoning Amendment

- 1) Request from **Nikul Parikh** to amend an existing Planned Unit Development (P-U-D) zoning on a

1.34± acres tract located at the northwest side of the intersection of Stephens Road and McEver Road (a/k/a **0 McEver Road, SW**).

Ward Number: Four
Tax Parcel Number(s): 08-042B-000-180
Request: Automated carwash facility

D. Special Use

- 1) Request from **Capstone Acquisitions, LLC** for a special use on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a **622 White Sulphur Road**), having a zoning of General Business (G-B).

Ward Number: Two
Tax Parcel Number(s): 09-123-000-031
Request: Residence Inn extended stay hotel

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: November 20, 2023
Date Submitted: November 21, 2023
Final Approval Date: November 21, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of November 14, 2023
Meeting Date: December 12, 2023

Purpose of Request:

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

Facts & Issues / History & Background:

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. 2023-11-14 PAB DRAFT minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
NOVEMBER 14, 2023

CALL TO ORDER Vice-Chair Fleming at 5:30 p.m.

Members Present: Vice-Chair Jane Fleming and Board Members Eddie Martin, Kelvin Simmons, Ryan Thompson and Rick Young

Members Absent: Chairman Doug Carter

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

Others Present: Council Members Barbara Brooks and George Wangemann

MINUTES OF OCTOBER 10, 2023

There was a motion to approve the minutes as presented.

Motion made by Board Member Thompson
Motion seconded by Board Member Young
Vote – 5 favor, 1 absent (Carter)

OLD BUSINESS

NEW BUSINESS

A. Annexation Request

- 1) Request from **Heliodora Galeas De Bonilla** to annex a 0.11± acre tract located on the east side of Harrison Drive, northeast of Old Athens Road (a/k/a **1338 Harrison Drive**) and to establish a zoning of Residential-II (R-II).
Ward Number: Three
Tax Parcel Number(s): 00-142-001-004
Request: Existing single-family home

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

The applicant is proposing to annex a 0.11± acre property with a zoning of Residential-II (R-II) for an existing single-family home for sewer. The existing private septic system is failing and the applicant desires to tie onto sewer which is available on Harrison Drive. There are no other proposed changes to the property. The adjacent properties include single-family homes in the county and the Harrison Square Apartments which are located within the city of Gainesville. The property is currently zoned Residential-II (R-II) in Hall County and contains a 1,360 square foot single-family home built in 1940.

The Future Development Map for the City of Gainesville places the subject property within the *Multi-Family Residential* Future Land use category and the *Suburban Neighborhood* Character Area which allows for single-family residential and limited multi-family residential uses.

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

Applicant Presentation: **Heliodora Galeas De Bonilla**, 1338 Harrison Drive, confirmed the reason for annexation was to connect to the city sewer.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Board Member Thompson asked if there would be any new construction to the home and Mr. Tate stated there would not be.

There was a motion to recommend approval of the annexation request for an existing single-family home and establish zoning as Residential-II (R-II).

Motion made by Board Member Thompson
Motion seconded by Board Member Simmons
Vote – 5 favor, 1 absent (Carter)

B. Zoning Amendment Request

- 1) Request from **Weekley Homes, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 120.98± acres tract located on the northwest side of McEver Road, west of the intersection of McEver Road and Gould Drive (a/k/a **0 and 1300 Gould Drive, SW**).
Ward Number: Four
Tax Parcel Number(s): 08-016-002-001A and 08-017-000-001
Request: Mixed-use development

Planning and Appeals Board Comments: Vice-Chair Fleming 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 zoning amendment request to the December 12, 2023 Planning and Appeals Board meeting.

Motion made by Board Member Young
Motion seconded by Board Member Thompson
Vote – 5 favor, 1 absent (Carter)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:39 p.m.

Motion made by Board Member Simmons
Motion seconded by Board Member Martin
Vote – 5 favor, 1 absent (Carter)

Respectfully submitted,

Jane Fleming, Vice-Chair

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: November 20, 2023
Date Submitted: November 22, 2023
Final Approval Date: December 5, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Simpatico Communities** to rezone a 3.17± acres tract located on the northeast side of the intersection of Jesse Jewell Parkway and Scotland Avenue, having road frontage on the northside of Johnson Street (a/k/a **839 and 853 Jesse Jewell Parkway, SW**) from General Business (G-B) to Planned Unit Development (P-U-D).
Meeting Date: December 12, 2023

Purpose of Request:

This request was previously tabled at the July 11th and September 12th Planning and Appeals Board meetings. The applicant proposes to rezone the subject property for a mixed-use building consisting of offices, living hospitality, restaurant/bar and residential uses. The property is located within the Gateway Corridor Overlay Zone and is within the Westside Tax Allocation District (TAD) of which the applicant intends to file a formal application for TAD funds. The proposed building is five stories in height with an additional lower level totaling approximately 97,687 square feet. The mixture of uses consists of 146 residential and hospitality units and hotel/hospitality units ranging in size from 234 to 342 sf for users staying one night or an extended length. No more than 40% of the units will be occupied for 15 days or more at a time. Other uses include 7,028 sf restaurant/ bar, 820 sf coffee shop, 12,395 sf Thrive co-working, 1,395 sf office space, 2,913 sf lobby area, 1,069 sf exercise room and over 6,000 sf of outdoor patio space. Primary access is proposed from Jesse Jewell Parkway and Scotland Avenue, and gated access for service and housekeeping vehicles is proposed from Johnson Street. Approximately 266 on-site, surface level and underground parking spaces are proposed. The property is vacant of structures which previously contained the L&K Cafeteria, an auto oil change business and various attached apartment units. The adjacent uses include the Super 8 Motel, Blackstock Auto Services, Econo Lodge Motel, Popeyes restaurant, rental apartments, single-family homes, Virtual Properties Realty and Cook Law Group.

Facts & Issues / History & Background:

Department Recommendation:

There is no Staff Recommendation report attached since the planning staff will be recommending the item be tabled to the January 9, 2024, Planning and Appeals Board meeting.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

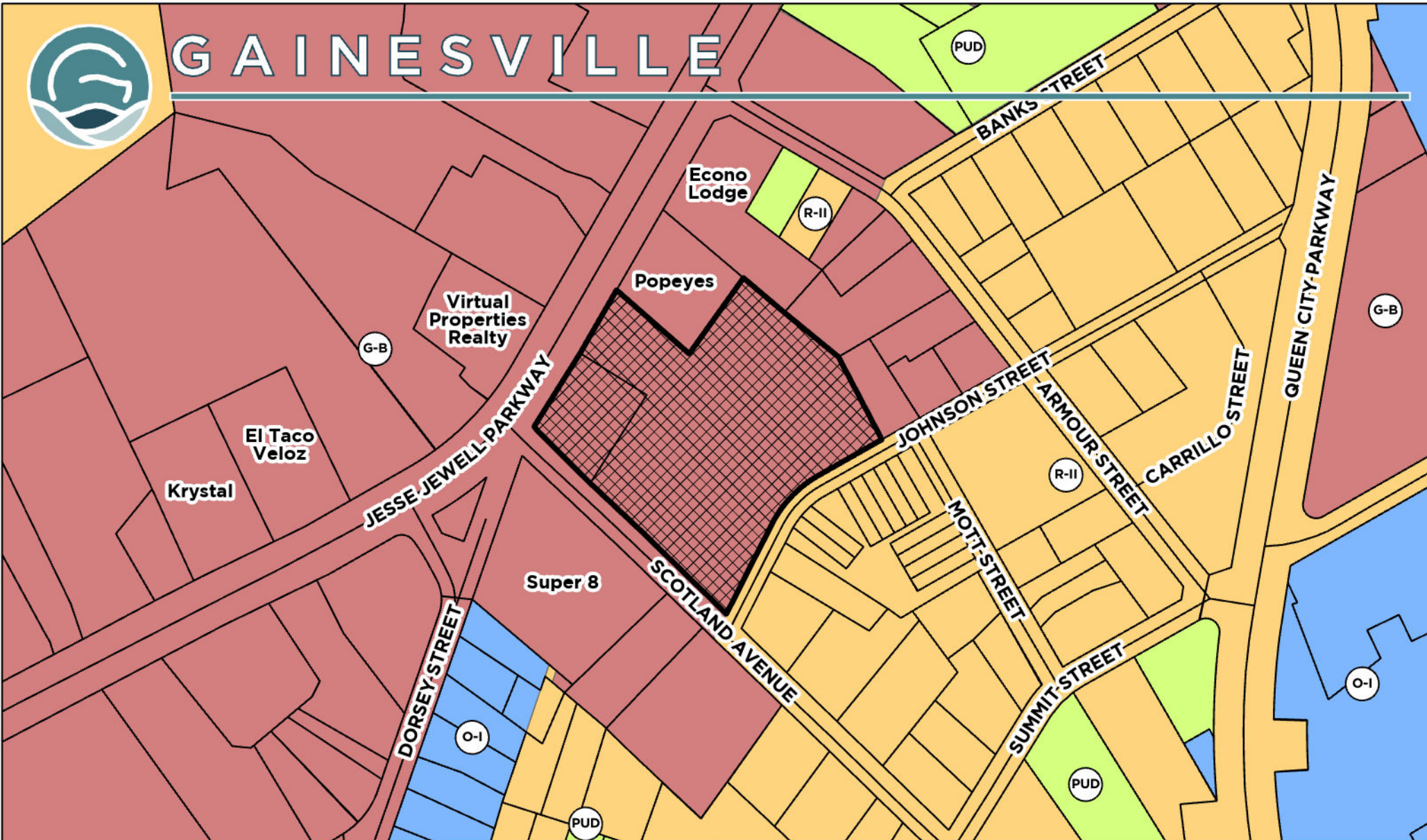
Administrative Comments:

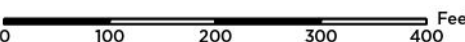
Attachments:

1. Location Maps
2. Survey
3. Narrative
4. Concept Plan and Floor Plans
5. Landscape Plan
6. Architectural Renderings
7. Traffic report



GAINESVILLE

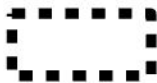
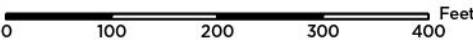


Applicant: SIMPATICO COMMUNITIES		Request: Rezone a +/- 3.17 AC tract currently zoned General Business (G-B) to Planned Unit Development (PUD) for a mixed-use building consisting of office, living hospitality, restaurant/bar and residential uses.	
REZONING REQUEST			
Subject Property Address: 839 Jesse Jewell Parkway 853 Jesse Jewell Parkway	Tax Parcel: 01-029-001-005 01-029-001-007	 Subject Property	 Page 9 of 180
Meeting Date: 12/12/2023 Map Prepared: 11/20/2023		 Scale: 1" = 200'	



GAINESVILLE



Applicant: SIMPATICO COMMUNITIES		Request: Rezone a +/- 3.17 AC tract currently zoned General Business (G-B) to Planned Unit Development (PUD) for a mixed-use building consisting of office, living hospitality, restaurant/bar and residential uses.	
REZONING REQUEST			
Subject Property Address: 839 Jesse Jewell Parkway 853 Jesse Jewell Parkway	Tax Parcel: 01-029-001-005 01-029-001-007	 Subject Property	Aerial from 2021
Meeting Date: 12/12/2023	Map Prepared: 11/20/2023	 Feet 0 100 200 300 400	Scale: 1" = 200'





SIMPATICO
BUILDING.
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LIVING HOSPITALITY BY SIMPATICO COMMUNITIES PUD NARRATIVE

The City of Gainesville, Georgia

First Submittal: May 15, 2023

Second Submittal: November 15, 2023

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I. INTRODUCTION

A. EXECUTIVE SUMMARY

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

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

The project will include the following:

- A four-story mixed-use building consisting of 146 residential and hospitality units ranging in size from 234 sf - 342 sf.
- A restaurant, coffee bar, and bar and kitchen area.
- A local co-working space designed with individual offices and conference space.
- An exercise room and an outdoor patio for entertainment.

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

II. LAND USE SUMMARY

A. COMPREHENSIVE PLAN CONSISTENCY

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

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

Land Use

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

Community Facilities and Services

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

Housing

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

Economic Development

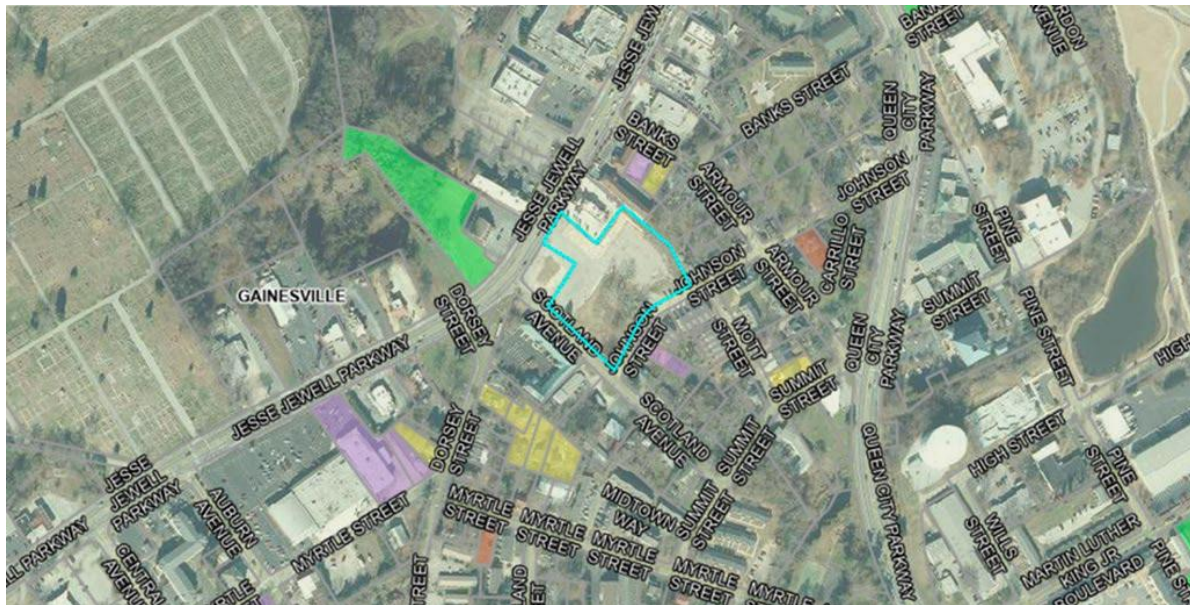
- Incentivizes and encourages business investment and job creation.
- Diversified uses within the Westside character area to attract a multitude of users.
- Continues to promote businesses that offer a unique array of goods and services to attract customers from a wide area.



B. DEVELOPMENT SUMMARY

Property Address:	839 Jesse Jewell Parkway Southwest, Gainesville, Georgia
Parcel Numbers:	01029 001005 & 01029 001007 (To be combined)
Site Area:	3.17 Acres
Existing Zoning:	G-B (General Business)
Existing Conditions:	Vacant
Proposed Zoning:	PUD - Commercial, Residential, Office
Proposed Density:	146 units
Site Development:	Mixed Use Building
	Approx. Building Footprint: 97,687 sf
Maximum Structure Height:	5 stories, 75'
Open Space:	10%
Parking:	Per City of Gainesville Zoning Ordinance

B. AERIAL OVERVIEW



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

C. SURROUNDING AREA

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

Table 1. Surrounding Land Uses

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

III. GENERAL PUD GUIDELINES

A. PROPOSED USE

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

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





Definition

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

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

Permitted Uses

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

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

B. DEVELOPMENT STANDARDS TABLE

Building and Site Requirements	Existing G-B	PUD
Minimum site area to rezone to this district (square feet except as shown)	15,000	15,000
Maximum Building Coverage (percent of lot area)	60%	60%
Maximum impervious surface coverage (percent of lot area)	80%	80%
Minimum landscape open space for non-single-family residential use (percent of lot area)	10%	8%
Minimum road frontage (feet)	40	40
Minimum lot width, all uses (feet)	100	100
Minimum lot size, detached single-family dwelling (square feet)	NP	NP
Minimum lot size, two family dwelling (square feet)	NP	NP
Minimum lot size, all other permitted uses (square feet)	15,000	15,000
Maximum Residential density for residential and hotel uses***	NP	146 units
Height Requirements		

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Maximum height (feet)	75	75
Maximum height (number of stories)	5	5
Principal Building Setbacks and Buffers		
Front setback, all streets, minimum (feet)	40	25
Side setback, minimum (unless otherwise specified) (feet)	None	5
Rear setback, minimum (unless otherwise specified) (feet)	None	5
Side or rear setback, abutting RR r/w or alley, minimum (feet)	None	None
Landscape Strips		
Minimum landscape strip required along right-of-way for any non-single-family residential use (width in feet)	10	10
Minimum landscape strip required alongside property lines for any non-single residential use (width in feet)	None	None
Minimum landscape strip required along right-of-way of existing street for any residential subdivision involving a new street and more than five lots (along that part of the frontage not used for the new street). Plantings within landscape strips shall not obstruct sight visibility triangles easements.	NA	NA
Notes: *Shall meet the principal building setback and buffer standards unless otherwise within Chapter 9-10-7 of this Unified Land Development Code ** Required zoning buffers may be reduced in width with installation of a structural buffer as provided in Chapter 9-16-2-6 of the Uniform Building Development Code. NP = Not Permitted ***A maximum of 40% of total units may be occupied by patrons for more than 15 days at a time within one or more rooms/units.		





C. SITE AND BUILDING DESIGN

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

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

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

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

Living Space

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

Co-working Space

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

Restaurant/Bar/Coffee Bar

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

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

Entertainment/Social Component

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

D. BUILDING ARCHITECTURE

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

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

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

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

E. PARKING

A preliminary parking demand study was commissioned by the development team to determine adequate parking calculations. Additional details and analysis will be provided in the future site plan application following the PUD zoning approval. Using provisions within the Gainesville Zoning Ordinance, the preliminary analysis showed an estimated parking demand of 242 parking spaces. The subject site proposes to include 266 on-site parking spaces, using a combination of surface level parking and an underground parking deck that plays with the natural slope of the property.





Although parking is proposed to be fully accommodated on site, per section 9-17-5-8 the Community Development Director may permit an allowance of on-street parking in addition to the on-site parking. This allowance is an appropriate consideration due to the location of the site, and to further ensure adequate parking is provided. As the project team moves through the development process, a formal final parking demand study will be commissioned based on the final number of rooms and building square footage through the site plan/civil review process, subject to the approval of the Community Development Director.

F. UTILITIES

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

G. SIGNAGE

The primary building exposure fronts on Jesse Jewell Parkway. The current signage plan would be to utilize vertical signage on the building which orients perpendicular to Jesse Jewell Parkway on both the NEC and NWC of the building. This will provide much visibility to those driving in either direction. Additional signage such as a monument sign may also be considered.

The existing billboard located on the northwest corner of the site is to remain in its present condition. The project team has no intention of redeveloping the billboard.

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

H. LANDSCAPE AND AMENITY DESIGN

The landscape design language is complimentary to the classical yet modernized Greek Revival architecture, which became Gainesville's architectural style in the 1920's. This landscape language creates a balanced, organized feel in the built environment using symmetry and clean lines. At the same time, the softness of the plantings provides a welcome contrast to the hard lines of the building, adding a touch of warmth and natural beauty. The chosen plantings are primarily native or adapted native plants which promote longevity and attainable maintenance. A mix of evergreen and deciduous trees, as well as woody shrubs, and perennial flowering plants provide seasonal interest and a pop of color. The auto court can also become a flex gathering space for special events. Additionally, two separate multi-functional roof decks add another layer of charm to this already stunning architectural masterpiece.

I. LIGHTING

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

J. GRADING AND DRAINAGE

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

K. TAX ALLOCATION DISTRICT (TAD)

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

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

L. CITY BENEFIT

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

Statements like,

- "Its location at the intersection of Jesse Jewell Parkway, Queen City Parkway, and John W. Morrow, Jr. Parkway makes it a "gateway" into the central core of

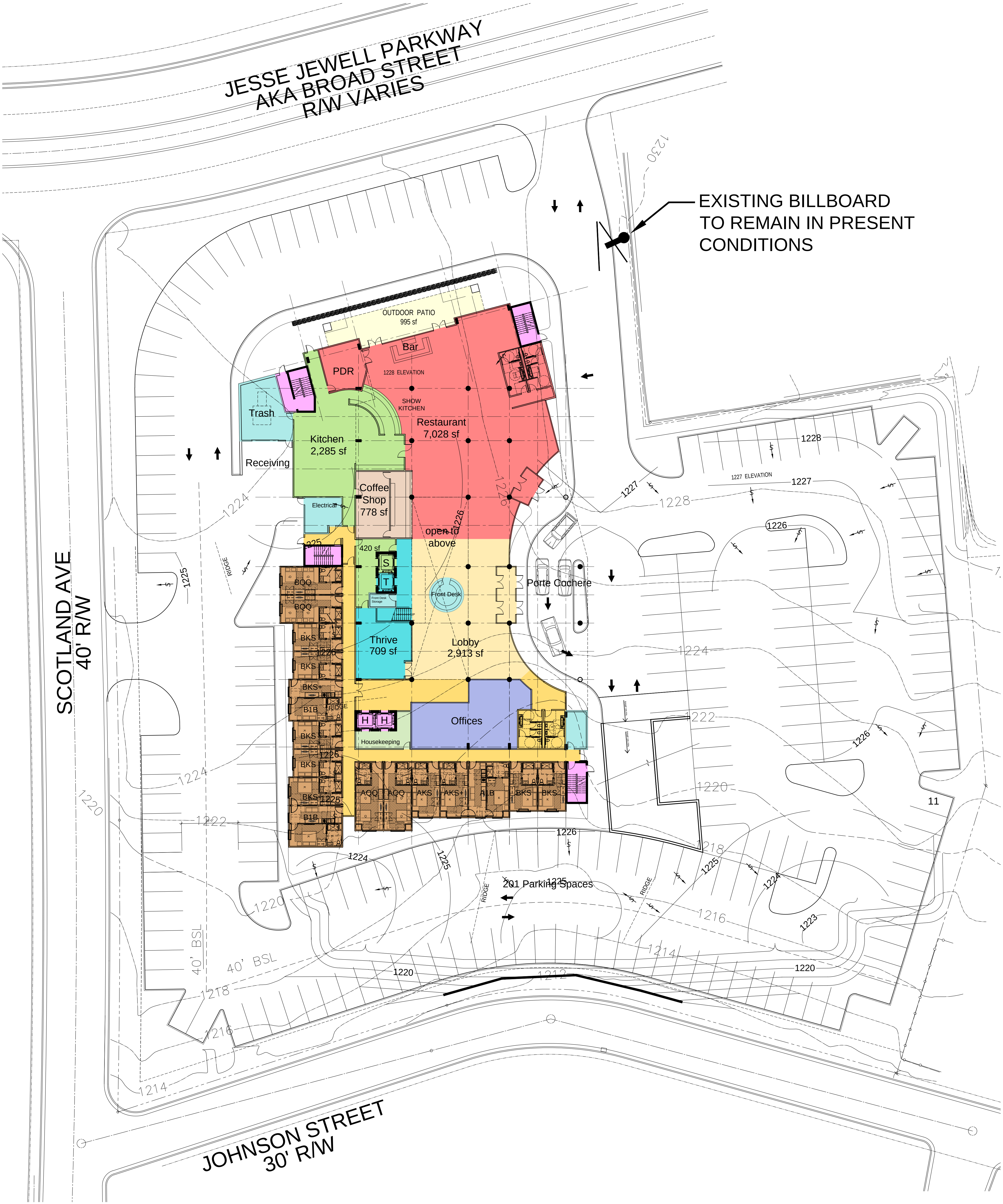


Gainesville and it should be a node of activity that leaves a lasting impression of those visiting or passing through."

- "The resulting concept is a mixed-use center where people can live, work, and enjoy leisure time"
- "The parcels between Scotland Avenue and Banks Street showed potential to serve as a mixed-use center that could serve the residential development behind it, while creating for new infill development"
- "The design of this concept plan puts commercial and mixed use buildings along the street where possible to create a sense of walkability ."

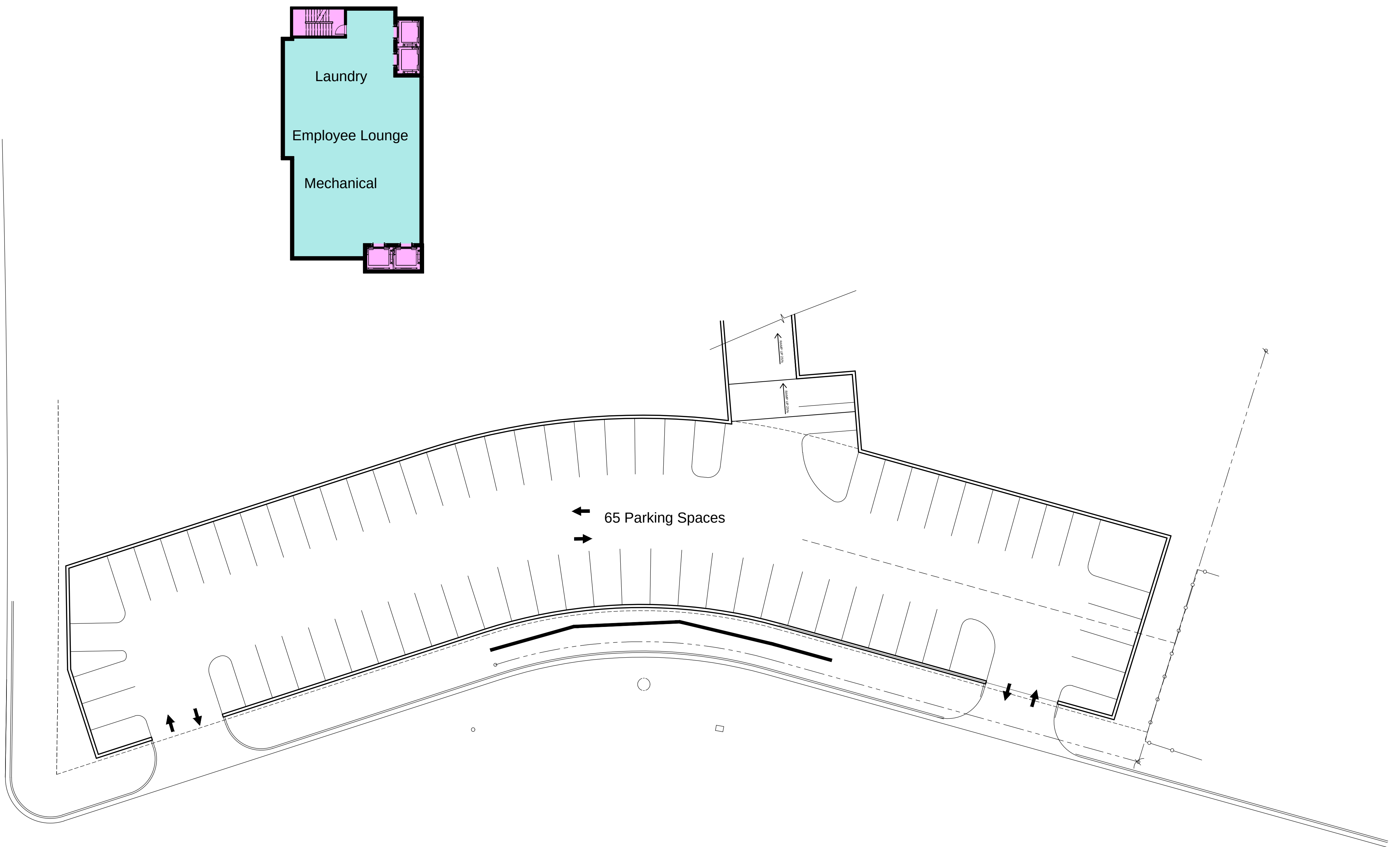
The sites proposed height, focal point traveling generally northeast on Jesse Jewell Parkway, quality and state-of-the-art architecture will be a beacon for the Redevelopment Concept. The development with flexible stay lengths, co-working spaces, restaurants, entertainment offerings, innovative room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

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



A 1st LEVEL SITE PLAN
1"=20'-0"
0' 10' 30' 50'
NORTH

Project Data - 2023_09_21																																		
Apartments												Hotel						Units																
Accessible										Type B		Grand Total		Unit Type						Units	Public	BOH	Laundry	Employee Lounge	Kitchen	Lobby	House keeping	Vert. / Circulation	Offices	Exercise Room	Restaurant/Bar & Venue	Coffee Shop	Thrive Co-Working	Total Gross Area
1Bed	K Studio	K Studio +	QQ	Total	1Bed	K Studio	K Studio +	QQ	Total	2Bed	1Bed	K Studio	M Studio	QQ	Total	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area	Area			
Lower Level																5,848 S.F.	2,744 S.F.	1,138 S.F.	1,200 S.F.	600 S.F.	2,705 S.F.	2,913 S.F.	280 S.F.	1,058 S.F.	1,395 S.F.	1,069 S.F.	7,028 S.F.	820 S.F.	1,149 S.F.	3,483 S.F.				
1st Level	1	1	1	2	5	2	6	2	2	12	17					7,659 S.F.	2,261 S.F.	200 S.F.		268 S.F.											28,371 S.F.			
1.5 Level	1	1	1	2	5	2	12	2	2	18	23					5,677 S.F.	1,660 S.F.			1,386 S.F.											11,148 S.F.			
2nd Level																13,212 S.F.	2,382 S.F.	513 S.F.													20,923 S.F.			
3rd Level																13,212 S.F.	2,382 S.F.	513 S.F.													16,881 S.F.			
4th Level																45,608 S.F.	11,429 S.F.	3,726 S.F.	1,200 S.F.	600 S.F.	4,359 S.F.	2,913 S.F.	280 S.F.	4,865 S.F.	1,395 S.F.	1,069 S.F.	7,028 S.F.	820 S.F.	12,395 S.F.	97,687 S.F.				
Total	2	2	2	4	10	4	18	4	4	30	40	3	18	46	27	108																		
Building Height = 66'-6"												Note: Floor Plans and square footages are conceptual and subject to change																						



A LOWER LEVEL SITE PLAN

1"=20'-0"

0' 10' 30' 50'

NORTH

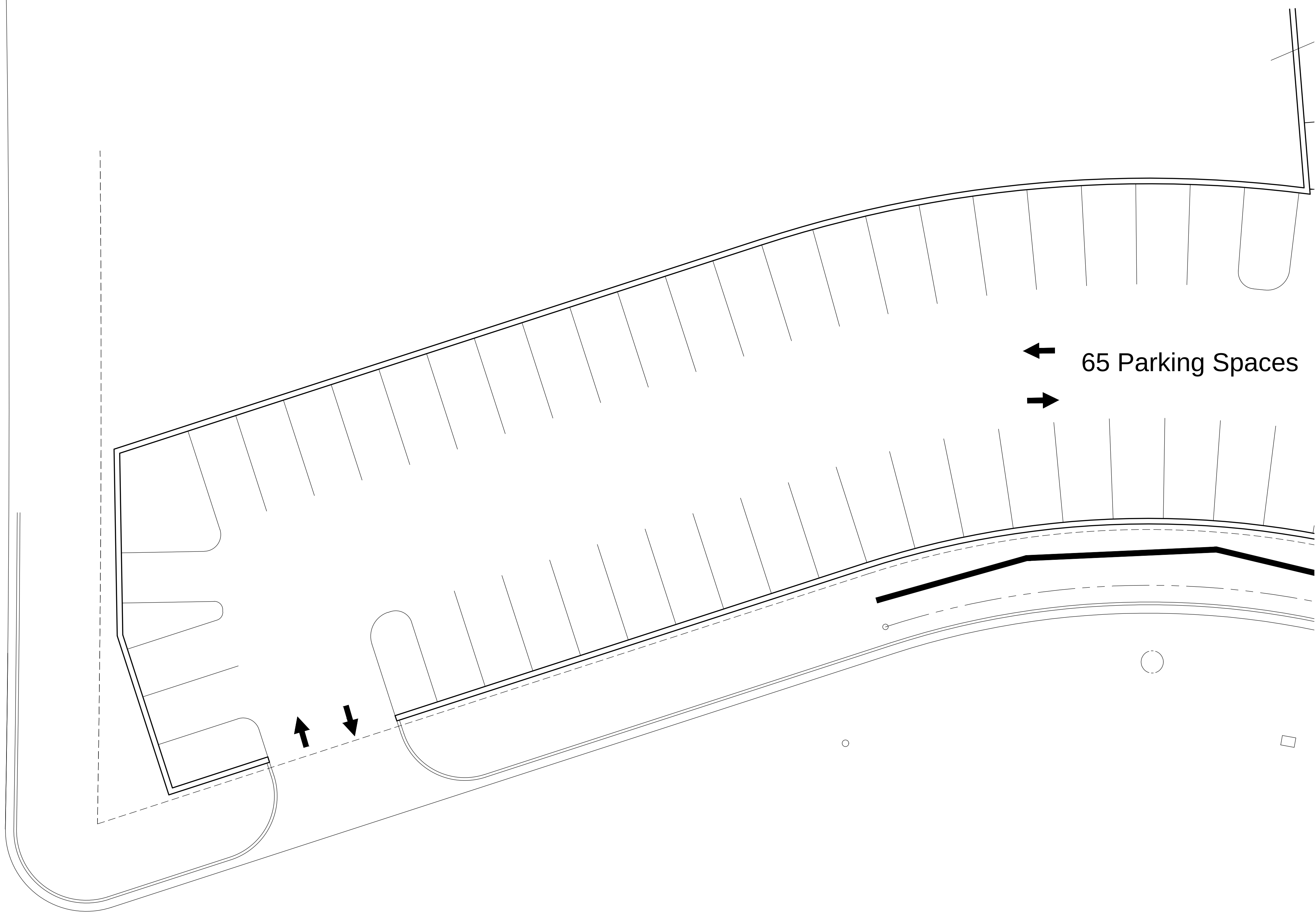
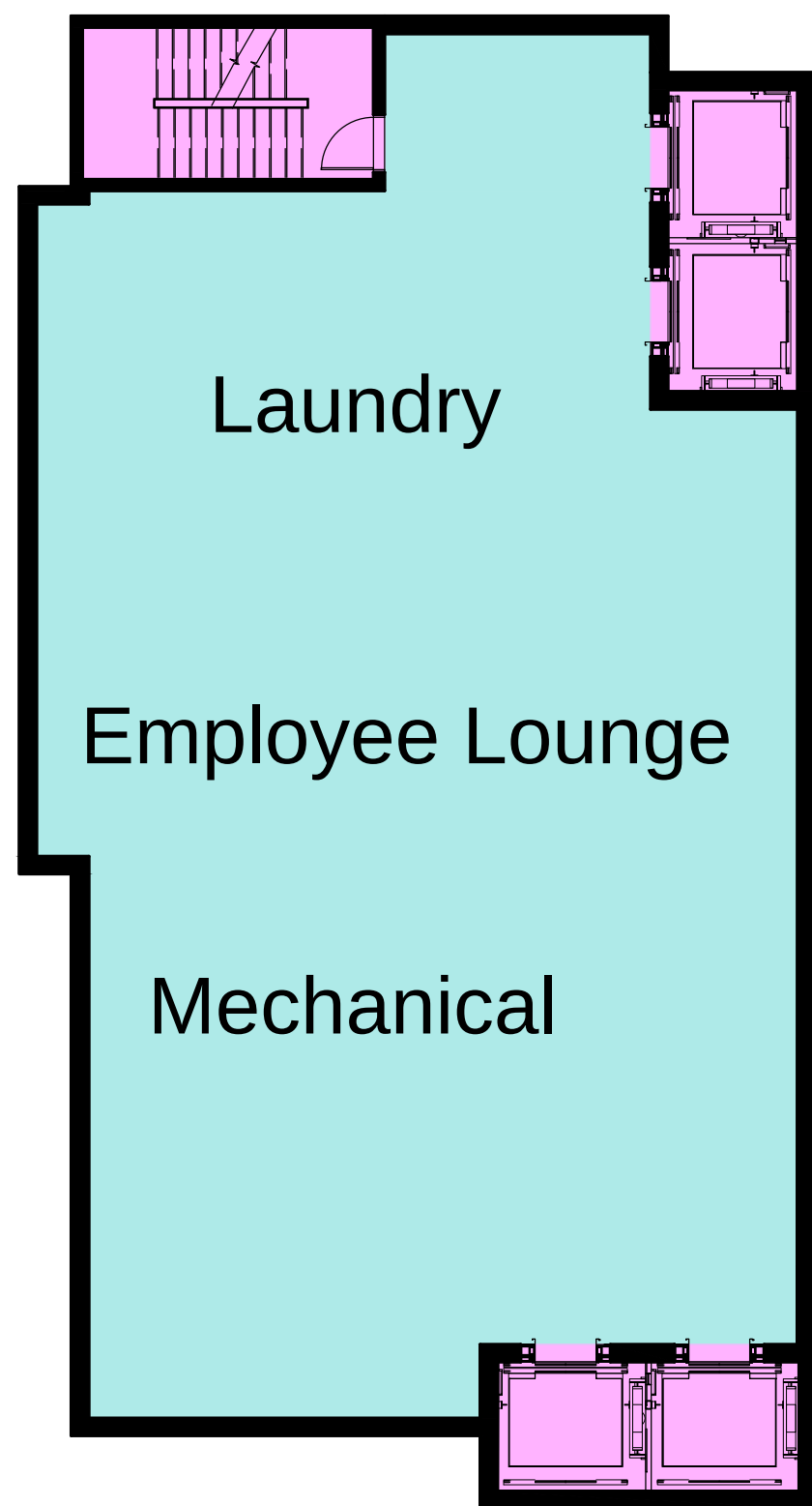


LK ARCHITECTURE

LIVING HOSPITALITY
Gainesville, GA

September 21, 2023

SA2



A LOWER LEVEL FLOOR PLAN
3/32"=1'-0"

A north arrow pointing towards the top right and a scale bar marked from 0' to 20' in increments of 5' are included.

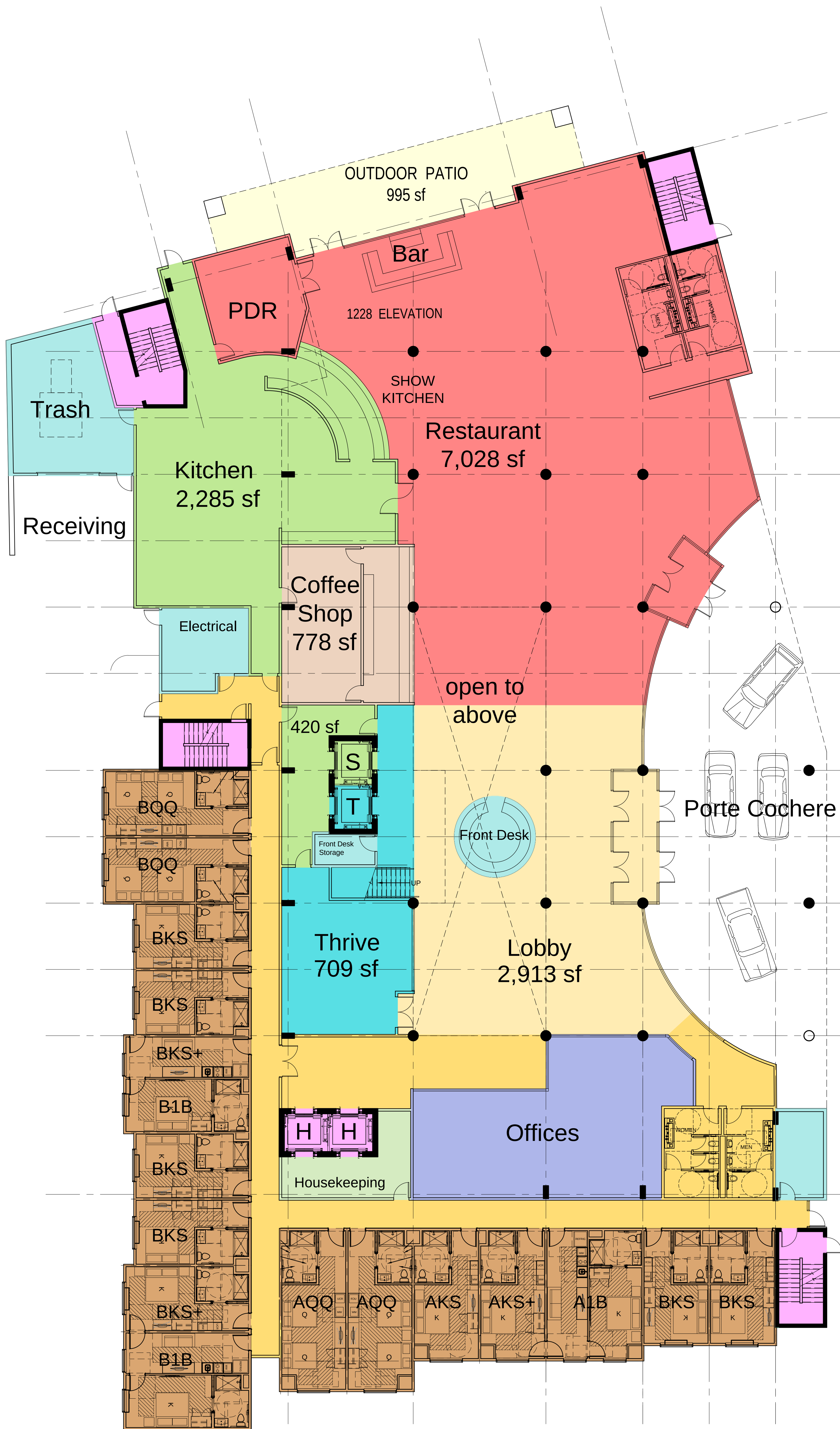


LK ARCHITECTURE

LIVING HOSPITALITY
Gainesville, GA

September 21, 2023

A0



A 1st LEVEL FLOOR PLAN
3/32"=1'-0"

0' 5' 10' 20'

NORTH



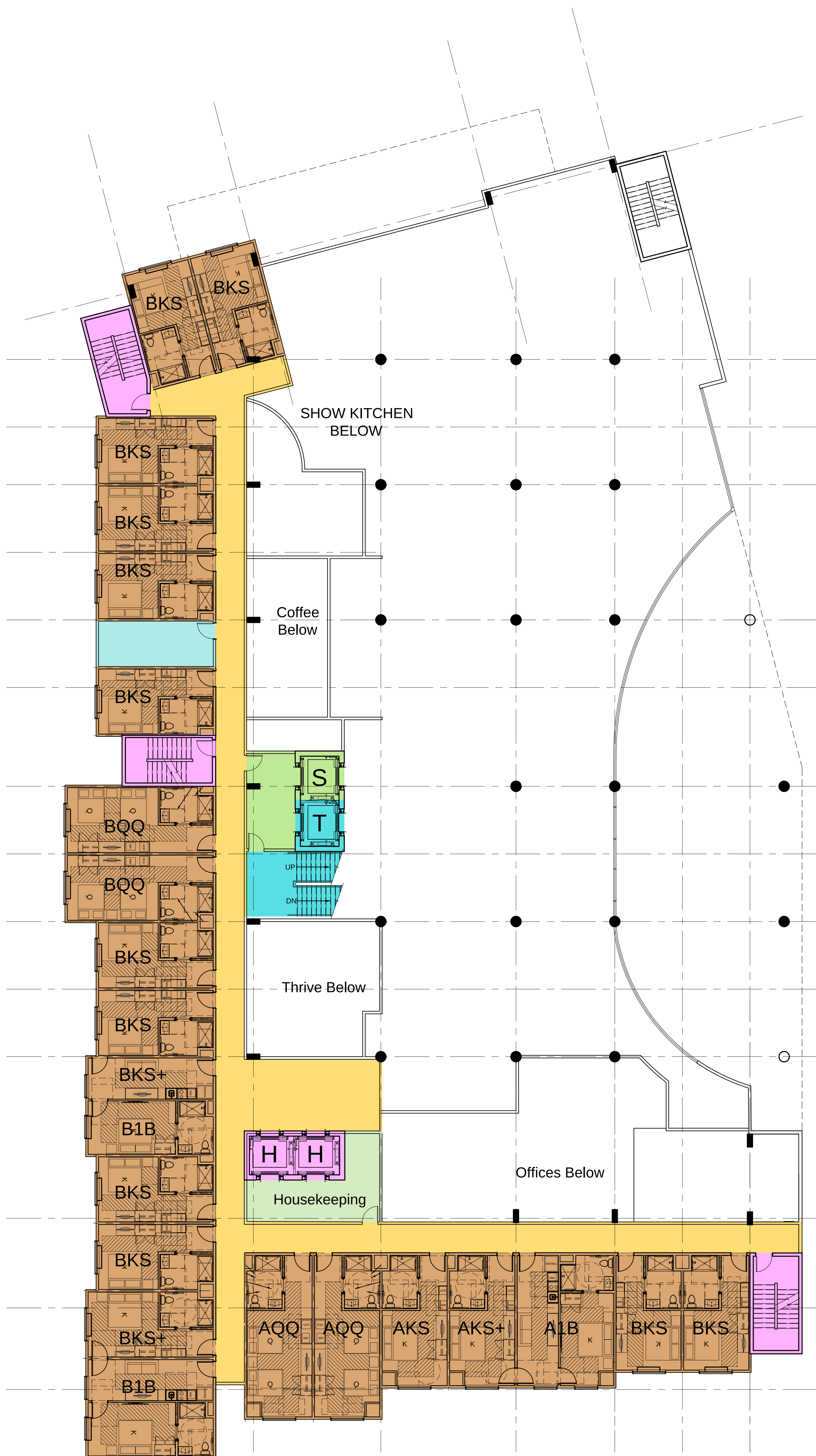
LK ARCHITECTURE

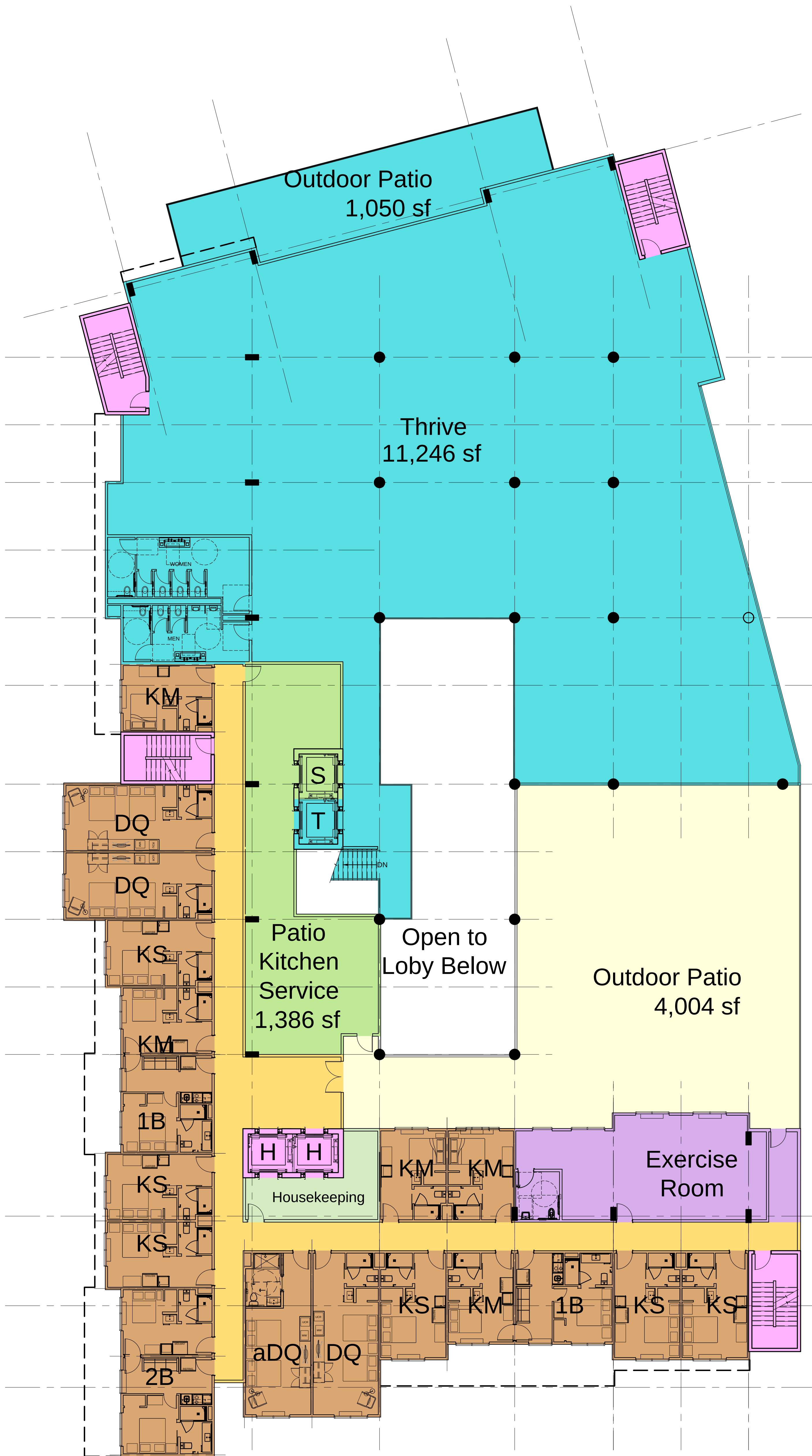
LIVING HOSPITALITY
Gainesville, GA

September 21, 2023

A1

A 1.5 LEVEL FLOOR PLAN
 3/32"=1'-0"
 0' 5' 10' 20'
 NORTH





A 2nd LEVEL FLOOR PLAN
 3/32"=1'-0"
 0' 5' 10' 20'
 NORTH

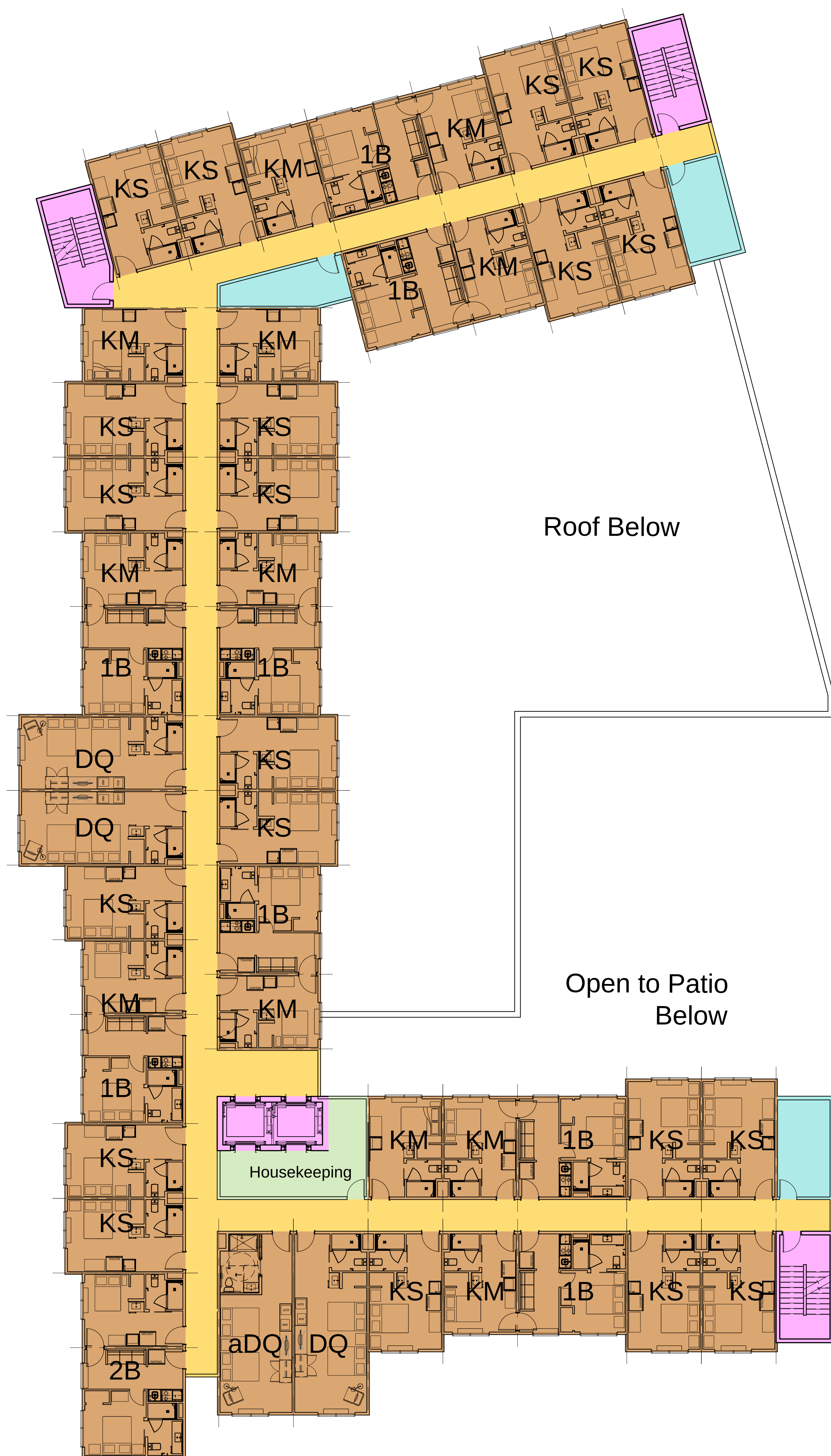


LK ARCHITECTURE

LIVING HOSPITALITY
 Gainesville, GA

September 21, 2023

A2



A 3rd & 4th LEVEL FLOOR PLAN
3/32"=1'-0"
0' 5' 10' 20'
NORTH



LK ARCHITECTURE

LIVING HOSPITALITY
Gainesville, GA

September 21, 2023

A3



KEY NOTES

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

TREE LEGEND

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

















To: Kyle Barichello
Simpatico Communities

Date: May 10, 2023

From: Jamie Blakeman, PE, PTOE

Job Number: 23.5513

RE: Virtua Gainesville
Traffic Statement

INTRODUCTION

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

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

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

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



Figure 1 - Vicinity Map





EXISTING CONDITIONS

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

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

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

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

PROPOSED DEVELOPMENT

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

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





TRIP GENERATION

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

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

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

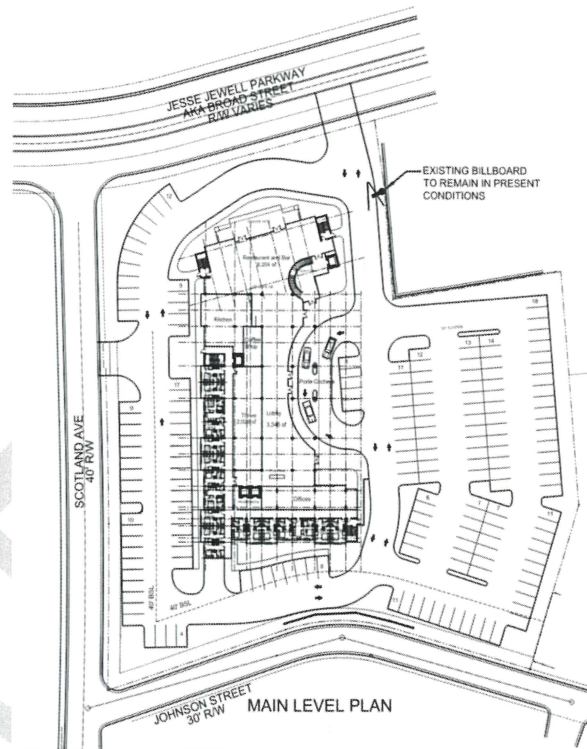


Figure 2 – Site Plan



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

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

Table 1 – Trip Generation –Proposed Development

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

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

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

ACCESS & CIRCULATION ANALYSIS

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



SUMMARY

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

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

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

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

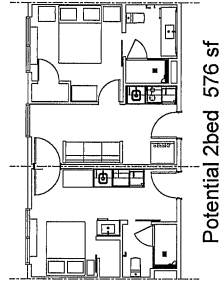
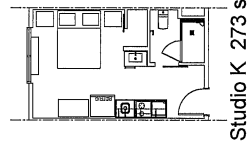
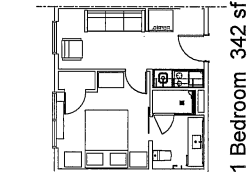
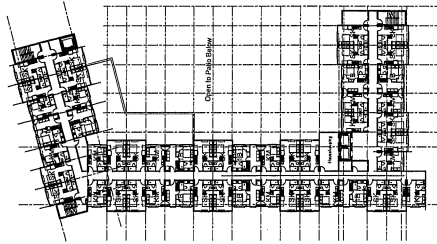
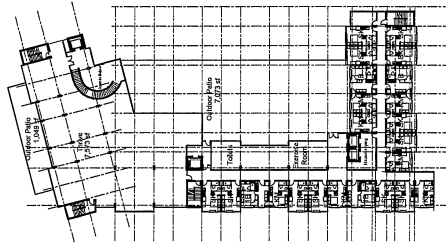
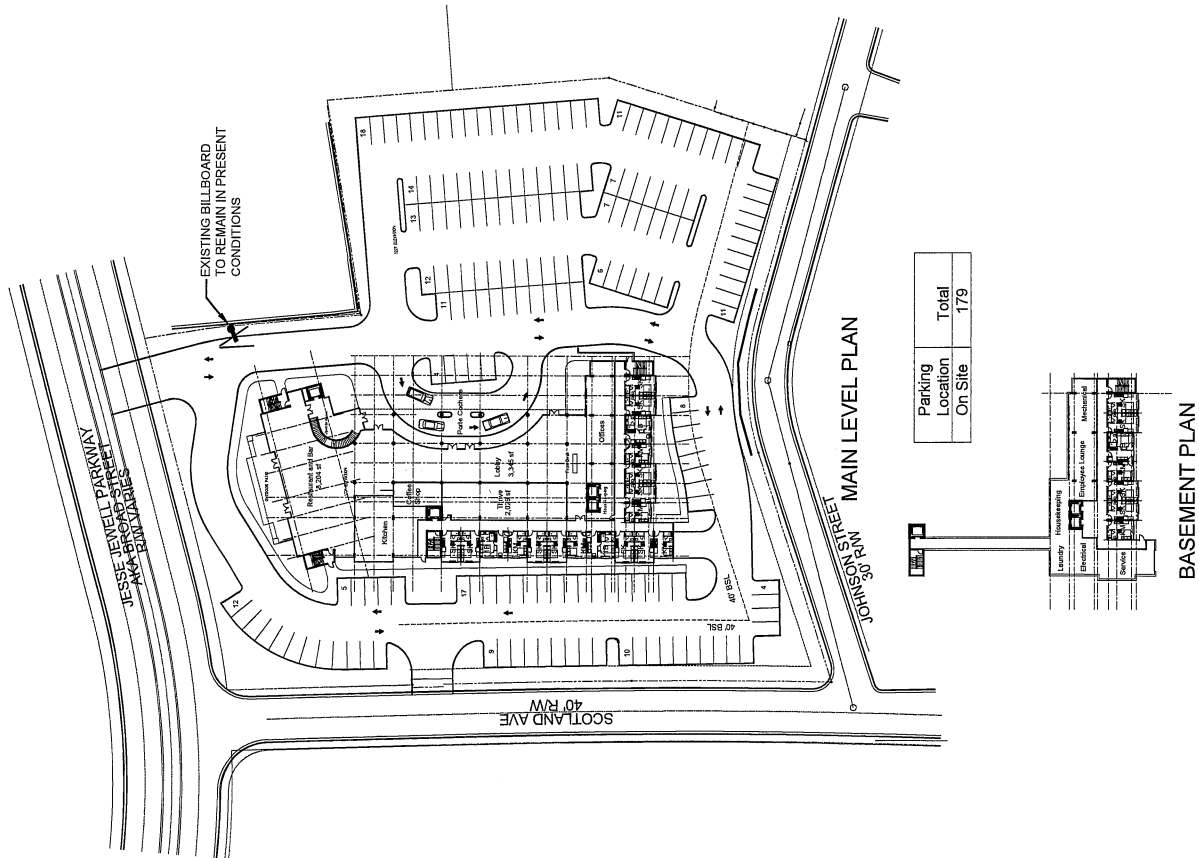
In conclusion, the proposed Virtua Gainesville development is anticipated to have minimal impacts to Jesse Jewell Parkway and the surrounding local roadway network.



ATTACHMENT A – PROPOSED SITE PLAN

DRAFT

A



Level	Studio K	Studio M	1 Bedroom	Potential 2 Bedrooms	Apartments	Restaurant/ Bar & Venue	Thrive	Outdoor Patio Area
	Keys	%	Keys	%	Keys	Area	Area	
Low Level	4	2	1	7	9	8,305 S.F.		
1st Level	10	5	3	18	9	14,493 S.F.	2,029 S.F.	
2nd Level	12	7	4	23	9	11,779 S.F.	7,573 S.F.	8,122 S.F.
3rd Level	26	15	9	50	9	18,158 S.F.		
4th Level	26	15	9	50	9	18,158 S.F.		
5th Level	26	15	9	50	9	18,158 S.F.		
Total	104	53	35	188	54	89,051 S.F.	9,602 S.F.	8,122 S.F.
Total Indoor Area = 106,857 S.F.								

ATTACHMENT B – HALL COUNTY ASSESSOR

DRAFT

B



Summary

Parcel Number 01029 001005
Location Address 839 SW JESSE JEWELL PKWY
Legal Description JESSE JEWELL PARKWAY
 (Note: Not to be used on legal documents)
Class C4-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning G-B
 Note: Refer to map zoning layer for official zoning.
Tax District GAINESVILLE-WESTSIDE TAD (District 18)
Millage Rate N/A
Acres 2.79
Neighborhood Comm-Hospitality-Motels (COMM05)
Homestead Exemption No (\$0-)
Landlot/District N/A

[View Map](#)



Owner

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

Linked Personal Property

[101995](#)

Land

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

Permits

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

Sales

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

Valuation

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

Assessment Notice

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

Tax Detail

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

Total Est Tax \$16,720.38

Photos



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

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

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Last Data Upload: 5/4/2023, 6:38:22 PM

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 **Schneider**
 GEOSPATIAL

Version 3.1.7



Summary

Parcel Number 01029 001007
Location Address 853 SW JESSE JEWELL PKWY
Legal Description 853 JESSE JEWELL PKWY
 (Note: Not to be used on legal documents)
Class C3-Commercial
 (Note: This is for tax purposes only. Not to be used for zoning.)
Zoning H-B
 (Note: Refer to map zoning layer for official zoning.)
Tax District GAINESVILLE-WESTSIDE TAD (District 18)
Millage Rate N/A
Acres 0.38
Neighborhood Comm-Warehouse\Garage (COMM11)
Homestead Exemption No (\$0-)
Landlot/District N/A

[View Map](#)



Owner

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

Land

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

Sales

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

Valuation

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

Assessment Notice

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

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

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

Tax Detail

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

Total Est Tax \$2,857.52

Photos

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

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 **Schneider**
 GEOSPATIAL

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Version 3.1.7

ATTACHMENT C – TRIP GENERATION

DRAFT

C



Trip Generation Calculations

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
All Suites Hotel	311	198	Rooms	4.4	50%	50%	0.34	53%	47%	0.36	49%	51%	871	436	435	67	36	31	71	35	36
All Suites Hotel	311	198	Rooms	3.11	50%	50%	0.13	53%	47%	0.22	49%	51%	616	308	308	26	14	12	44	22	22
All Suites Hotel	311	198	Rooms	6.02	50%	50%	0.51	53%	47%	0.47	49%	51%	1,192	596	596	101	54	47	93	46	47
Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
All Suites Hotel	311	198	Rooms	T=5.16(X) ^{0.12} .23	50%	50%	T=0.47(X) ^{0.21} .50	53%	47%	T=0.43(X) ^{0.93}	49%	51%	909	455	454	72	38	34	75	37	38
				Standard Deviation																	
				Number of Studies																	
				Average Size																	
				R ²																	

				0.93			0.13			0.08											
				7			9			10											
				147			164			159											
				0.92			0.74			0.87											

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

Land Use	ITE Code	Qty	Unit	Weekday			AM Peak Hour			PM Peak Hour			Weekday			AM Peak Hour			PM Peak Hour		
				Rate	% In	% Out	Rate	% In	% Out	Rate	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
				Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
High-Turnover (Sit-Down) Restaurant	932	5-74	1000 SF GFA	107.20	50%	50%	9.57	55%	45%	9.05	61%	39%	615	308	307	55	30	25	52	32	20
High-Turnover (Sit-Down) Restaurant	932	5-74	1000 SF GFA	13.04	50%	50%	0.76	55%	45%	0.92	61%	39%	75	38	37	4	2	2	5	3	2
High-Turnover (Sit-Down) Restaurant	932	5-74	1000 SF GFA	742.41	50%	50%	102.39	55%	45%	62.00	61%	39%	4,261	2,131	2,130	588	323	265	356	217	139
Land Use	ITE Code	Qty	Unit	Equation	% In	% Out	Equation	% In	% Out	Equation	% In	% Out	Total	In	Out	Total	In	Out	Total	In	Out
	932	5-74	1000 SF GFA	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A	N/A
High-Turnover (Sit-Down) Restaurant	Standard Deviation			66.72			11.61			6.18											
	Number of Studies			50			37			104											
	Average Size			5			5			6											
	R ²			N/A			N/A			N/A											



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: November 20, 2023

Date Submitted: November 22, 2023

Final Approval Date: December 6, 2023

Presenter: Matt Tate, Community & Economic Development Dept Deputy Director

Item of Business: Request from **Weekley Homes, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 120.98± acres tract located on the northwest side of McEver Road, west of the intersection of McEver Road and Gould Drive (a/k/a **0 and 1300 Gould Drive, SW**).

Meeting Date: December 12, 2023

Purpose of Request:

This request was previously tabled at the November 14th Planning and Appeals Board meeting. The applicant is asking you to table their request again at the January 9th Planning and Appeals Board Meeting to provide more time to revise their proposal.

The previous P-U-D zoning amendment was for a mixed-use development to be called Lanier Landing. The development will contain a total of 507 active adult residential units. Specifically, the units will consist of 187 single-family detached lots, 40 paired villas and 320 condominiums. The heated floor space of the single-family detached units and the paired villa units will be a minimum of 1,400 sf. The condominium buildings will not exceed four stories or 60 feet in height. Amenities include clubhouses, a resort-style swimming pool, lawns, pocket parks, pickleball courts, private boat docking and dry boat storage. A single access road is proposed from McEver Road which will be privately maintained and gated, as well as all interior roads. It is anticipated the project will be built over a period of 48 to 60 months.

The property consists of two tracts which touch Lake Lanier and are located within the Gateway Corridor Overlay Zone. An existing powerline easement traverses the larger tract and the property contains three tributaries. The adjacent properties include Societal CDMO, Inc. pharmaceutical company, Waters Edge subdivision, Cresswind subdivision, Pemmican Point subdivision, Midgard Self Storage and single-family homes in the County.

The subject property was approved in 1982 for a conference center and scientific retreat complex not to exceed 55,000 square feet, consisting of 64 guest rooms, an auditorium, cafeteria, conference rooms, 3 swimming pools, 3 tennis courts, eight horse stables, a single-family caretaker residence and an unspecified number of private villas. The property has remained undeveloped.

Facts & Issues / History & Background:

Department Recommendation:

There is no Staff Recommendation report attached due to the Applicant requesting the item be tabled to the January 9, 2024, Planning and Appeals Board meeting.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

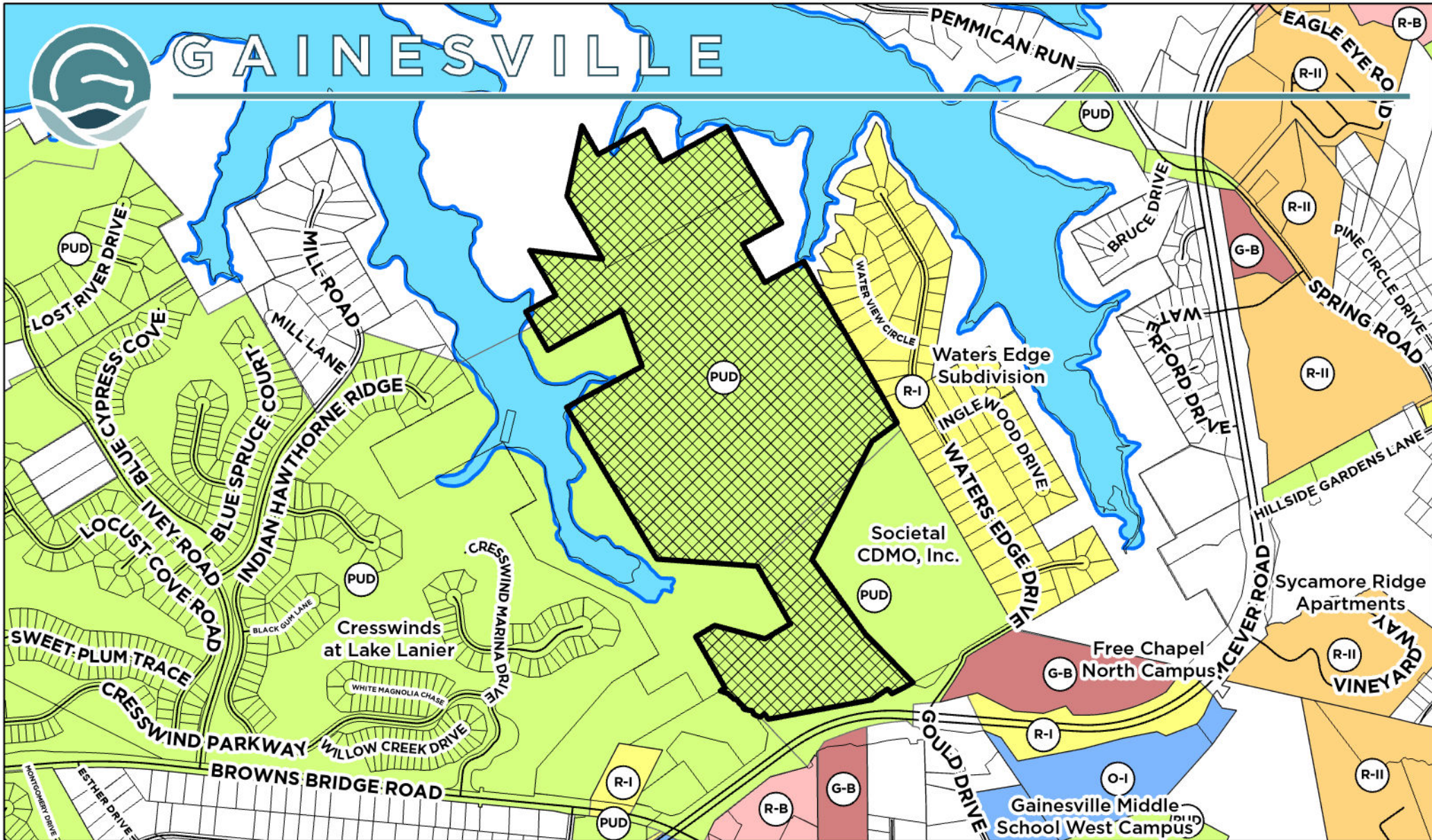
Administrative Comments:

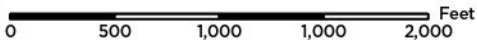
Attachments:

1. Location Maps
2. Narrative
3. Survey
4. Land Use Plan
5. Open Space Plan
6. Regional Activity Map
7. Project Detail Booklet
8. CWEPR Submission Regarding 1300 Gould Rezoning (11-6-23)
9. DRI Review Findings
10. Waters Edge Subdivision Petition



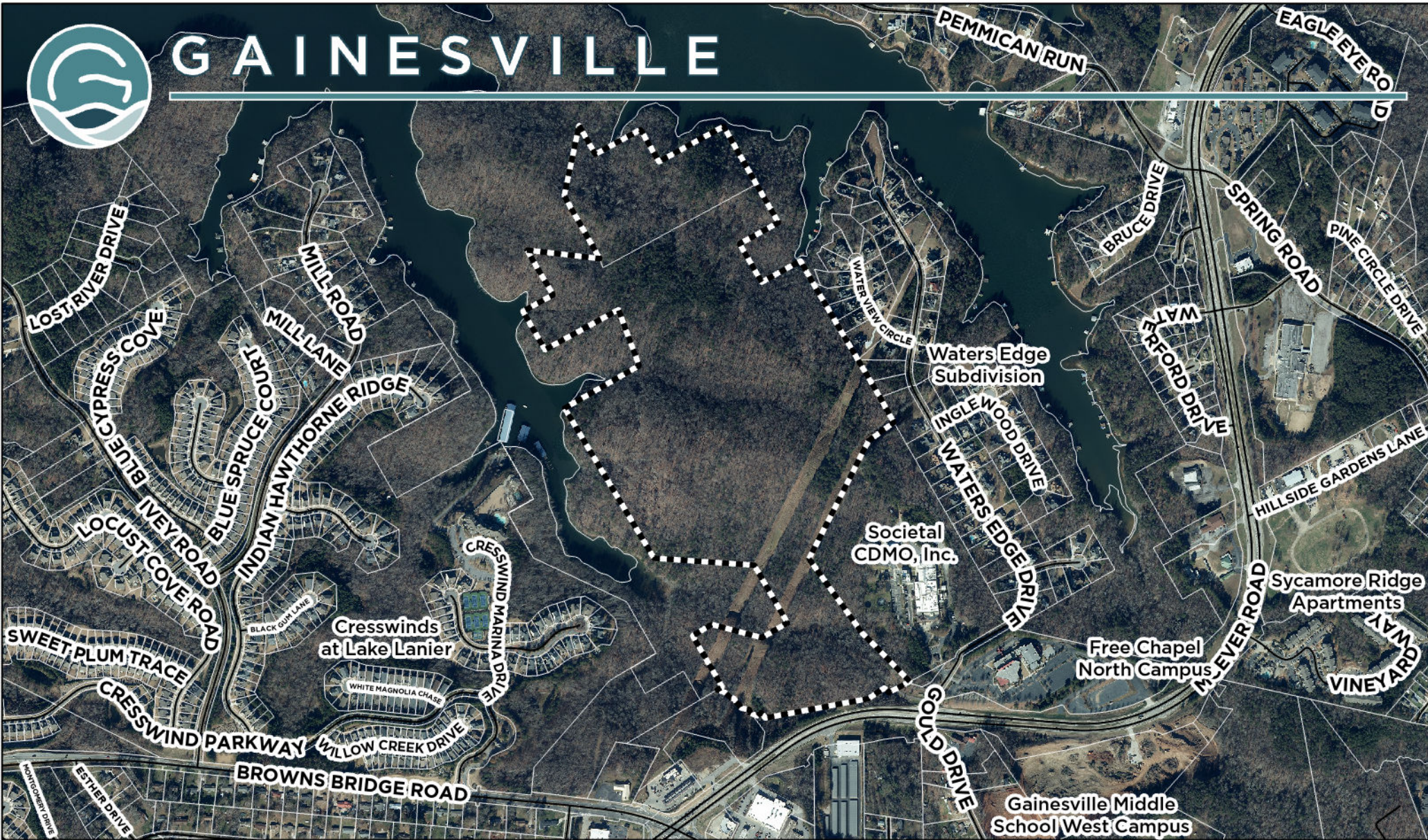
GAINESVILLE

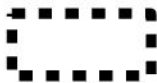


Applicant: WEEKLEY HOMES, LLC.		Request: Amend Planned Unit Development (P-U-D) zoning conditions on +/- 120.98 AC tract for a mixed-use development.	
ZONING AMENDMENT REQUEST			
Subject Property Address: 1300 Gould Drive 0 Gould Drive	Tax Parcel: 08-016-002-001A 08-017-000-001	 Subject Property	
Meeting Date: 12/12/2023	Map Prepared: 11/20/2023	 Scale: 1" = 900'	Page 57 of 180



GAINESVILLE



Applicant: WEEKLEY HOMES, LLC.		Request: Amend Planned Unit Development (P-U-D) zoning conditions on +/- 120.98 AC tract for a mixed-use development.	
ZONING AMENDMENT REQUEST			
Subject Property Address: 1300 Gould Drive 0 Gould Drive	Tax Parcel: 08-016-002-001A 08-017-000-001	 Subject Property	Aerial from 2021
Meeting Date: 12/12/2023		Map Prepared: 11/20/2023	
		 Scale: 1" = 900'	





REVISED 2023-10-11

**NARRATIVE REPORT, LAND USES AND DEVELOPMENT SUMMARY, IMPROVEMENT REQUIREMENTS
COMPARISON, AND COMMUNITY BENEFIT STATEMENT FOR ZONING APPLICATION**

Applicant:	Weekley Homes, LLC
Subject Property:	120.98 Acres Designated as Hall County Tax Parcel(s): 08016 002001A & 08017 000001
Current Zoning:	PUD – Planned Unit Development
Proposed Zoning:	PUD – Planned Unit Development
Proposed Use:	Mixed Use Development consisting of: • 147 Single-Family Detached Dwellings • 40 Single-Family Attached (Paired Villas) • 320 Multi-Family Dwellings (Condominiums) • Amenity Areas, clubhouse(s), and private docks & boat storage
Application:	Rezoning & Zoning Amendment
ROW Access:	McEver Road
Governing Jurisdiction:	City of Gainesville

This statement is intended to comply with the application procedures established by The City of Gainesville, GA for submittal of applications for annexation as required by the City of Gainesville Unified Land Development Code (the “ULDC”), City of Gainesville Public Hearing Application Requirements, and other City of Gainesville Ordinances and Standards and is intended to serve as the Narrative Report required by the ULDC. As part of this Narrative Report, the Applicant asserts the statements contained in the Application for Zoning Actions package, submitted herewith incorporated herein by reference, and as may be amended (the “Application”), describing justification for the requested zoning and for any request of variances, in any, as if such were fully stated herein.

The Applicant proposes to zone a total of 120.98 acres located within the City of Gainesville.

I. Land Uses and Development Summary

The Applicant proposes to develop the Proposed Use on the Subject Property, consisting of the following:

- **147 Single-Family Detached Dwellings**
- **40 Single-Family Attached (Paired Villas)**
- **320 Multi-Family Dwellings (Condominiums)**
- **Amenity Areas, clubhouse(s), private docks, and boat storage**

***The Applicant reserves the right to combine the amenity clubhouses into a single structure.**

***The Applicant also reserves the right to convert the condominium units into Single-Family Detached or Single-Family Attached units. The Applicant intends to construct condominiums but if it determines the market is more favorable for Single-Family Detached or Single-Family Attached units, the Applicant reserves its ability to build such within the Condominium Zone in keeping with the size and design of those housing types provided for in the Conceptual Master Plan. Any conversion of condominium units to Single-Family Detached or Single-Family Attached units would not allow for an increase in the aggregate number units beyond a maximum of 507 units.**

The Subject Property is located on a peninsula on Lake Sidney Lanier, which it shares along its eastern boundary with residential dwellings in Waters Edge Subdivision (Zoned R-I). To the Subject Property's west is Cresswind Subdivision (zoned PUD) and Mill Ridge Landing Subdivision (zoned V-C in unincorporated Hall County).

The Proposed Use is consistent with the intent of the Comprehensive Plan. The Subject Property is located in the Suburban Neighborhoods Character Area of the Gainesville 2040 Comprehensive Plan, which states, "The vision for these areas is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure to promote connectivity, and buildings patterned after the more traditional homes near the center of the city, and contain a small neighborhood-serving 'village center.'" 2040 Comp. Plan, p. 198. Appropriate land uses and development types in this Character Area are:

- Parks and recreation;
- Single-family residential;
- Limited multi-family residential;
- Limited general mixed-use;
- Limited commercial (retail and office)

The Proposed Use will facilitate all of these uses and development types utilizing the PUD zoning district, which is listed as an appropriate zoning district under the 2040 Comprehensive Plan. *Id.* At 201 .

Though the Subject Property is designated as "Park Conservation Recreation" on the Future Land Use Map, it is currently zoned PUD and contains a pharmaceutical manufacturing facility adjacent to the portion of that tract that is subject to this Application. **The Governing Jurisdiction has no plan or intention to acquire the property as a public park.** To accomplish the Proposed Use, the Applicant proposes to amend the existing PUD zoning.

A. Zoning and Land Use

The Applicant proposed to amend the Current Zoning, which is PUD. The Applicant proposes to subject the Subject Property to the land uses and performance standards depicted on the Concept Plan and the Conceptual Master Plan, submitted concurrently with the Application and incorporated herein by reference.

B. Proposed Construction Phasing Schedule

Construction will occur over approximately 60 months. Upon issuance of Land Disturbance Permit, the Applicant anticipates the project will be developed within 12 months thereafter, and houses to be constructed over the following 36 months.

The Applicant estimates there will be on average **1.8 occupants per unit**. Assuming this to be the case, the Applicant expects the population of the new development to be as follows:

Projected Subdivision Population			
<u>Year</u>	<u>New Houses</u>	<u>Total New Households</u>	<u>Population of New Homes</u>
1	0	0	0
2	126	126	227
3	127	253	456
4	127	380	684
5	127	507	913

C. Traffic Impact Analysis

The Applicant also submits with this Narrative Report, and incorporates herein, a Trip Generation Report and Traffic Study Network Determination.

Permanent access to the development will be from the ROW Access. All of the development's interior streets and driveways will be publicly-owned and maintained. However, such interior streets may be privately-owned and/or gated, at the election of the property owner.

Traffic generated from the development will be minimal and the entrance will be at a location where sight distance is sufficient. All curb cuts shall be coordinated and approved by the City of Gainesville and GDOT and acceleration and deceleration lanes will be installed as required. All streets within the development will be constructed to conform to standard requirements. Parking will be provided onsite as required by the ULDC.

D. School System

The Table below estimates the number of school children expected to be generated by the project, based upon the ratio of the estimated number of school children in the Governing Jurisdiction (8,022) to the estimated number of households in the Governing Jurisdiction (14,619), then multiplying the quotient by the number of residential units in the Proposed Use. This factor is calculated to be 0.55 students per household.

Projected Student Population Impact: After calculating the first year add that amount to each year thereafter	
Year	Total
1	0
2	70
3	140
4	209
5	279

The numbers above are a planning factor used to project total student population and plan the need for new school facilities. However, the actual number of students who live in the proposed development may be more or less than the factor above, because the method of calculation uses a total number households citywide, with some households containing more than the average number of children and others comprised of zero children. **As this development will be an active adult community, it is estimated this development will have less than 25 resident school age children.**

E. Utilities

With regard to public utilities, water, sanitary sewer, electricity, and cable are available to the site. The development's water and sewer needs will be served by the City of Gainesville. The Applicant will install underground utility lines within the development to serve the project on an as-needed basis.

F. Environmental Impact

The project should also have a minimal impact on the environment. There should be no impact on air quality. Drainage, soil erosion, and sedimentation controls will be extensively utilized on the site after obtaining all required approvals from the Soil Conservation Service and the City of Gainesville. Best management practices will be utilized to protect natural resources. The Applicant will submit plans detailing the development for approval by all applicable and appropriate governmental agencies, based on conformity with subdivision and zoning requirements, as well as other applicable ordinances, statutes, and regulations.

II. Improvement Requirements Comparison

	<u>City Standards</u>	<u>Proposed Standards</u>
ROW Widths	50 feet	50 feet
Pavement Widths	24 feet	24 feet
Sidewalk Width	4 feet	4 feet
Sidewalk Location	Both sides of each residential street.	At least 1 side of each residential street.

III. Community Benefit Statement

The community will benefit from the Proposed Use, which will provide high quality housing, improved fire service, and recreational benefits to the community. The Proposed Use will have little impact on school attendance, as most age-target units will not house school-aged children. Residents of age-target housing also tend to drive less and, when they do, they drive during off-peak hours, thereby lessening the impact on community traffic.

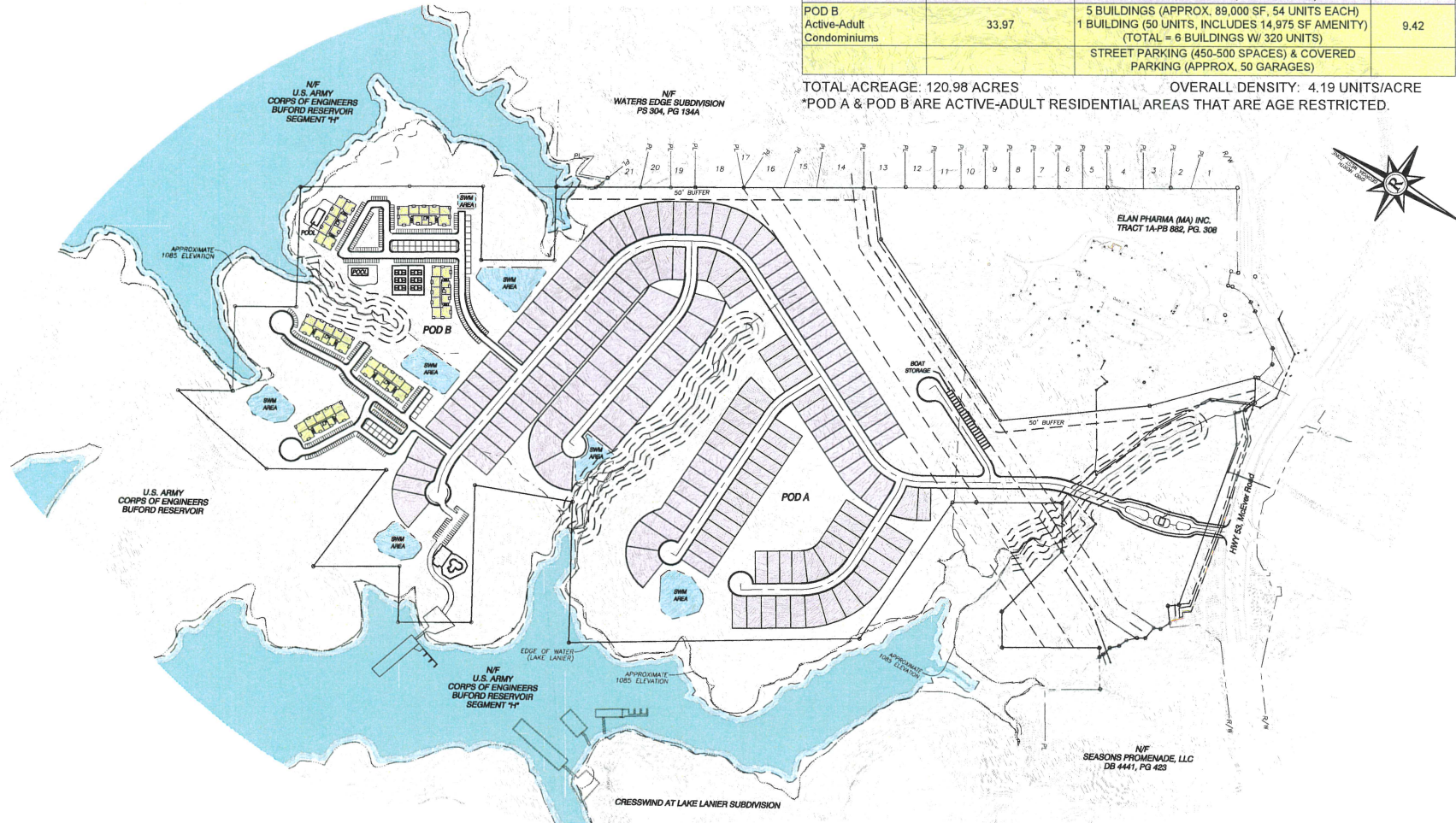
The Proposed Use will provide quality architectural designs, and extend utility services to areas currently unserved by water and sewer. The access design will mitigate the potential traffic impact to Gould Drive.

CONCLUSION

Approval of the Application will be in the best interest of the City. The Applicant respectfully requests that the Application, as requested by the Applicant, be approved. The Applicant also reserves the right to amend this statement and the Application by supplementing further responses and documents.

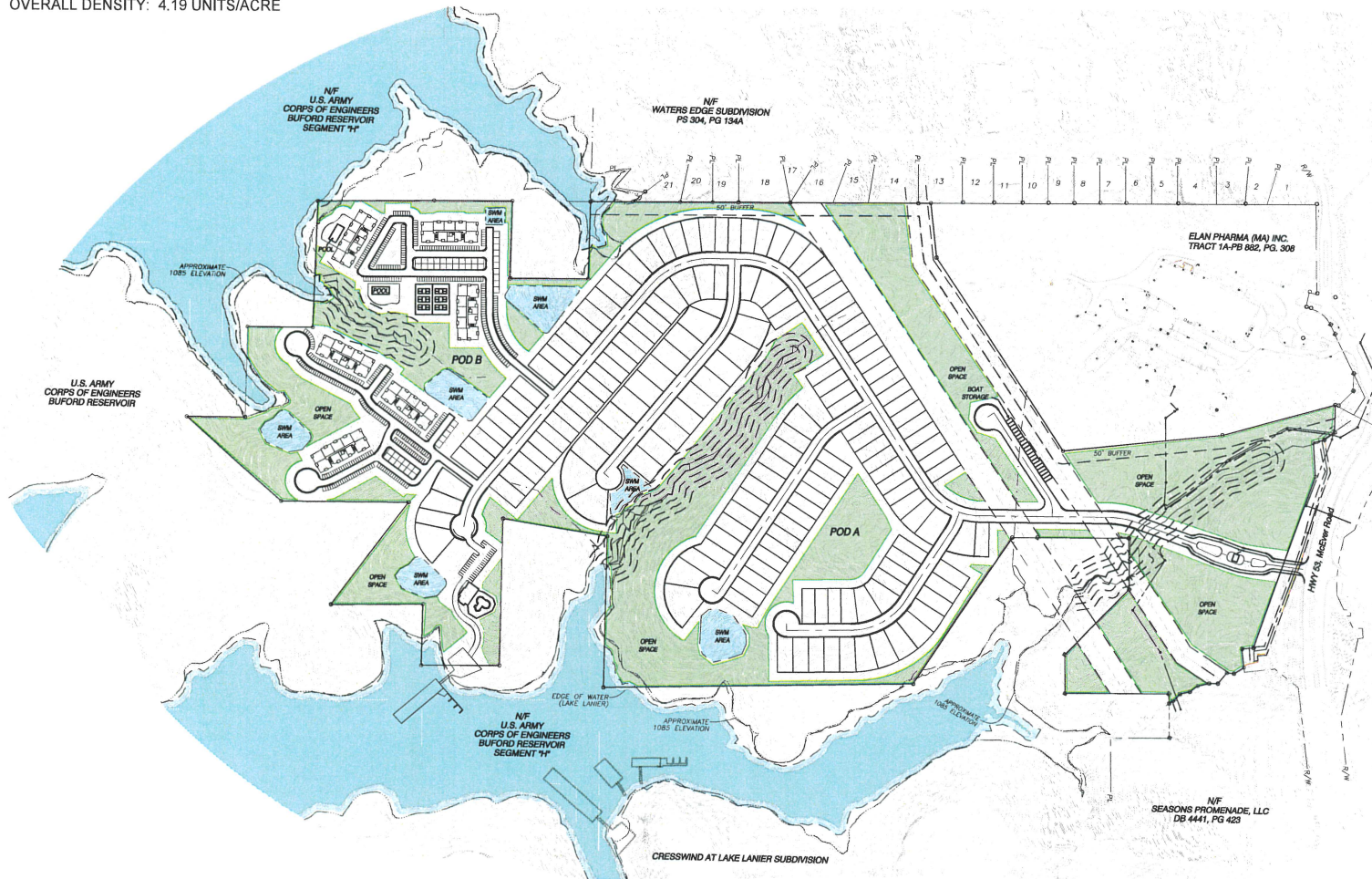
LANIER LANDING LAND USE PLAN			
POD	AREA (ACRES)	FEATURES	UNIT DENSITY (UNITS/ACRE)
POD A	87.01	50' LOTS (105 UNITS)	2.15
Active-Adult Homes		60' LOTS (42 UNITS)	
		80' LOTS (20 LOTS W/ PAIRED VILLAS = 40 UNITS) (TOTAL = 187 UNITS)	
		AMENITY CLUBHOUSE (APPROX. 7,800 SF), PRIVATE DOCKS (APPROX. 8,600 SF) & BOAT STORAGE AMENITY PARKING (25-35 SPACES)	
POD B	33.97	5 BUILDINGS (APPROX. 89,000 SF, 54 UNITS EACH)	9.42
Active-Adult Condominiums		1 BUILDING (50 UNITS, INCLUDES 14,975 SF AMENITY) (TOTAL = 6 BUILDINGS W/ 320 UNITS)	
		STREET PARKING (450-500 SPACES) & COVERED PARKING (APPROX. 50 GARAGES)	

TOTAL ACREAGE: 120.98 ACRES OVERALL DENSITY: 4.19 UNITS/ACRE
 *POD A & POD B ARE ACTIVE-ADULT RESIDENTIAL AREAS THAT ARE AGE RESTRICTED.



LANIER LANDING OPEN SPACE PLAN	
POD	AREA (ACRES)
POD A Single-Family Detached	31.73
POD B Condominiums	7.06
TOTAL OPEN SPACE	38.79 (32% OF TOTAL ACREAGE)

TOTAL ACREAGE: 120.98 ACRES
OVERALL DENSITY: 4.19 UNITS/ACRE



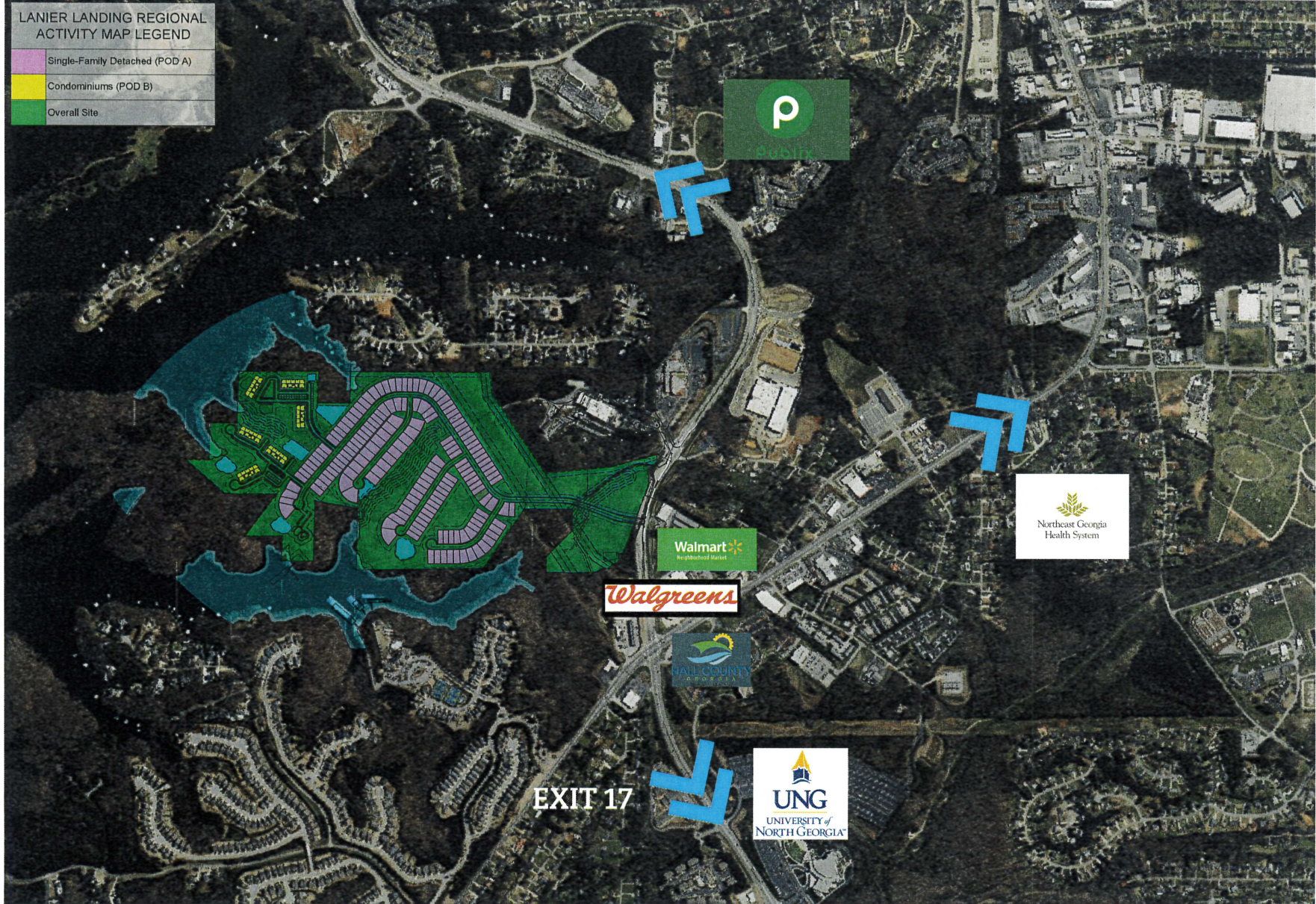
NO.	DATE	DESCRIPTION

NO CHANGES OR ALTERATIONS ARE TO BE MADE TO THIS SET OF PLANS WITHOUT THE WRITTEN APPROVAL OF THE DESIGNER. ANY CHANGES OR ALTERATIONS TO THE PLANS MUST BE MADE IN WRITING AND MUST BE ASSOCIATED WITH THE PROJECT NUMBER AND DATE OF ANY CHANGES. GRAPHIC SCALE: 1" = 200'



LANIER LANDING REGIONAL
ACTIVITY MAP LEGEND

	Single-Family Detached (POD A)
	Condominiums (POD B)
	Overall Site



NO.	DATE	DESCRIPTION



SHEET 1	DATE 09/29/2023
OF 1	SCALE 1" = 100'
	DRAWN BY JDF / AB

A PLANNED UNIT DEVELOPMENT

Gainesville, Georgia

October 25th, 2023



LANIER LANDING

David Weekley Homes
5775 Glenridge Dr, Building B,
Suite 210, Atlanta, GA 30328



LANIER LANDING
CONCEPTUAL MASTER PLAN

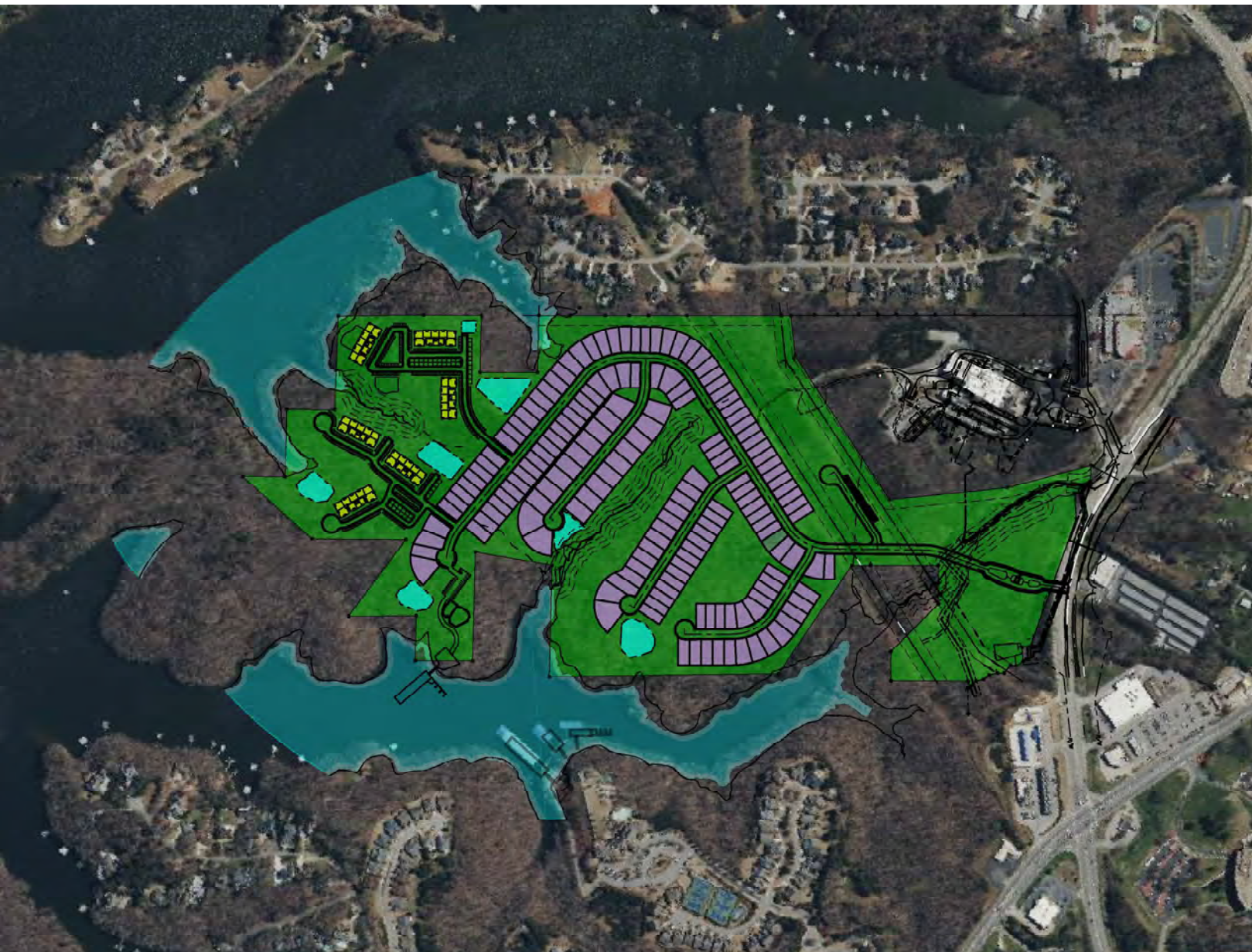


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PROJECT OVERVIEW

OF LANIER LANDING

Lanier Landing is a master planned community consisting of approximately 507 homes / units on approximately 120.98 acres with an overall density of approximately 4.19 units per acre. The development will contain active-adult, single-family attached and detached homes, as well as, active-adult condominiums. These will be separated into various sub-communities or pods, Pod A and Pod B. This variety of housing types is intended to encompass different price points and accommodate the varying lifestyles of our active-adult residents. This community is gated with two amenities dedicated to their respective pod, building a sense pride and privacy. Interactions between the residents of one pod and another are promoted by walking trails across the development. The communities' focal points will be their dedicated amenity clubhouses with resort-style swimming, boating, and various wellness activities.

The development will foster a love of Lake Lanier and their community through a walking trail system, pocket parks and amenity features which are all designed to create a unique identity and character for their pod and Lanier Landing as a whole.

Large areas of open space with landscaping incorporating existing, mature vegetation are integrated into the master plan to showcase the property's natural beauty. A significant number of homes within each pod will adjoin these open spaces on the ridge lines of the property thereby allowing residents to enjoy the natural landscape and views of Lake Lanier on the horizon.

In essence, Lanier Landing connotes a sense of arrival at a special place on the gentle, sloping shores of Lake Lanier in the foothills of the North Georgia mountains — a place many will soon call home.

**"Lanier Landing — a place
many will soon call home."**

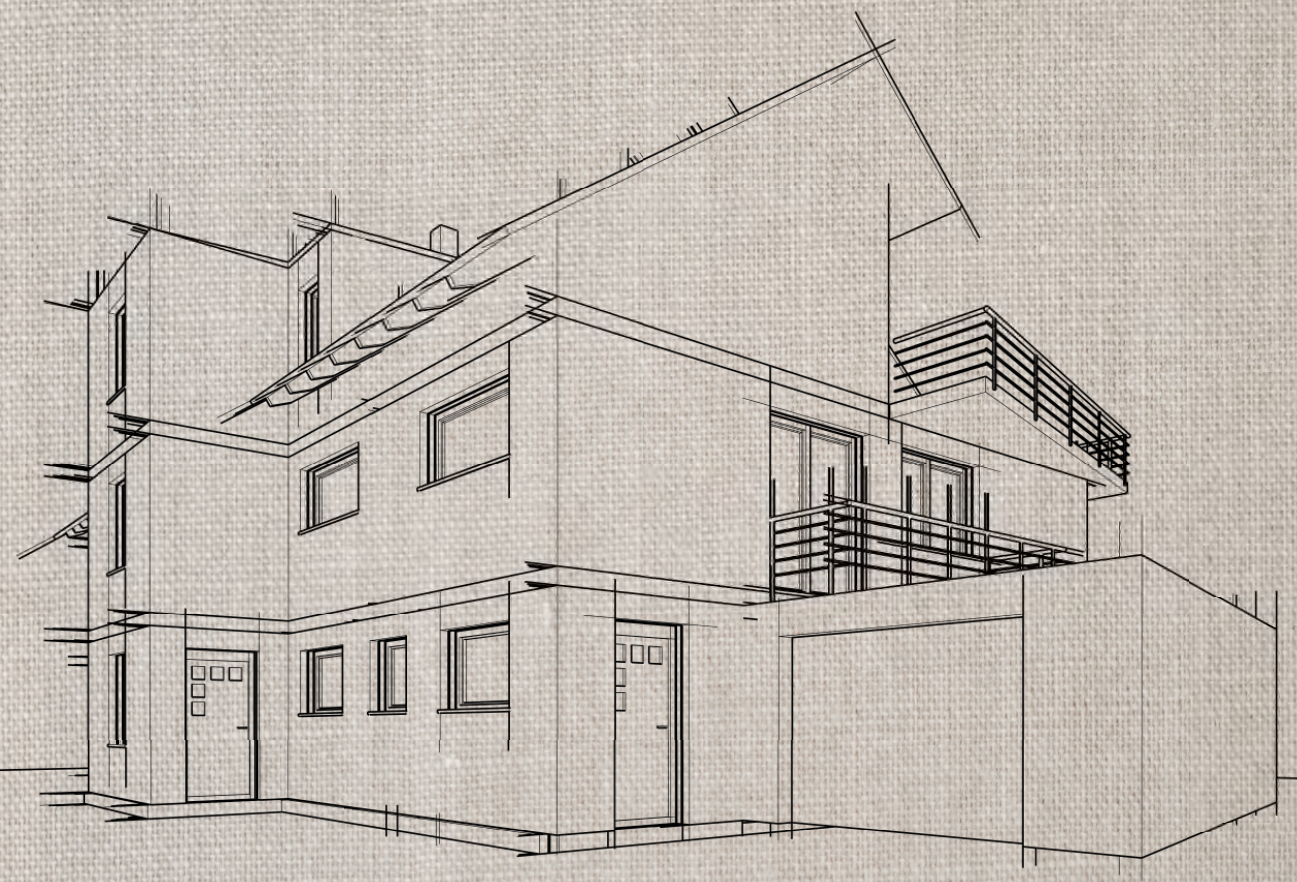
DEVELOPER'S STORY

OF LANIER LANDING

David Weekley Homes (DWH) began in 1976 in Houston, Texas, and has grown to become one of the largest privately held home builders in America, spanning across 13 states and 19 cities with more than 100,000 homes sold. The company has extensive home building experience and a strong dedication to quality homes and quality service as proven by their selection as the National Builder of the Year in 1990 and in 2013. This accomplishment is bolstered by their repeated identification as one of the best companies to work for and their incredible customer service. They are conservative financially, never biting off more than they can chew, to ensure their ability to continually create and complete quality developments across the country.

With over 40 years of experience, they have learned how to push the envelope of home design with a rich array of options for aesthetics and finishings while still prioritizing efficiency in construction, blurring the line between custom homes and production homes. They aim for complete customer satisfaction and pride in their homes, so quality work and dedication is a top priority.

DWH's current principals are David Weekley, John Johnson, Chris Weekley, Ladd Fargo, and Joe Rentfro. David Weekley is the founder and chairman of DWH, having built the company from the ground up at the age of 23. John Johnson is the CEO, previously working for other large scale home builders, he has been instrumental in the company's expansion, a guiding force behind its introduction of modern product lines, and has also helped the company achieve record-setting customer satisfaction scores. Chris Weekley is president at DWH and he leverages his expertise in innovation and developer relationships to effectively position the company for growth and expansion. Ladd Fargo is the Chief Operating Officer (COO) with nearly 30 years of home building experience, and he oversees all division operations for DWH. His Co-COO, Joe Rentfro, works together with Fargo, prioritizing operational efficiency while maintaining DWH's brand promise of quality and satisfaction.



LOCATION

OF LANIER LANDING

The future Lanier Landing community is located less than 4 miles (3.9 miles) southwest of the City of Gainesville square and 5 miles north of I-985 at Exit 17. Primary access to the property will be from McEver Road near the intersection of Browns Bridge Road and McEver Road. The property is surrounded by a variety of developed residential and commercial properties but is separated on three sides by Lake Lanier.

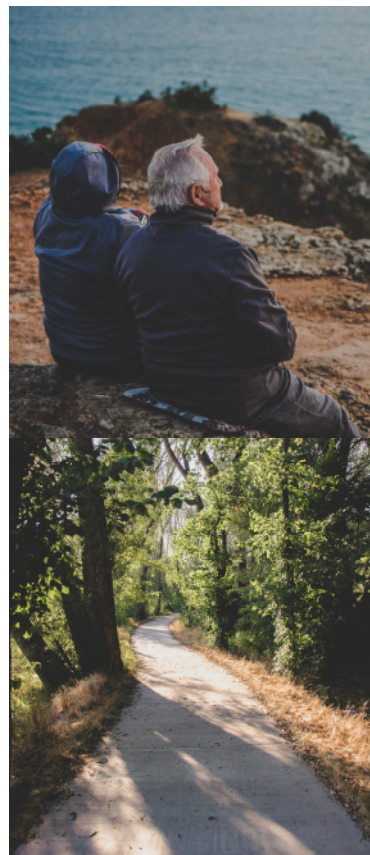
Lanier Landing will straddle shoreline property of the lake that the Corp of Engineers owns and maintains. Several unnamed streams exist on the property and will be preserved along with much of their associated mature tree canopy. There is an easement for power lines that has contributed to some clearing of the canopy running northeast from the southwestern corner of the development. Approximately 1,000 lf of the property fronts to McEver Road while the majority of the other boundaries of the property front to the Corp of Engineer's property, and by proxy, the shorelines of Lake Lanier.

A small retail area, anchored by a Walmart Neighborhood Market and a Walgreen's, exists just outside the proposed entrance of Lanier Landing. A larger retail area, anchored by a Publix Supermarket and various shops and restaurants, is just 1.8 miles north on McEver Road. The Hall County Government Complex is just 0.5 mile southwest on Browns Bridge Road. North Georgia Health System's main campus is located approximately 5 miles south via Jesse Jewell Parkway. The Gainesville campus of the University of North Georgia is located 4.5 miles south via McEver Road, just before I-985 Exit 17.



CHARACTER

OF LANIER LANDING



The Lanier Landing community has been carefully planned to foster a positive union between the beauty of Lake Lanier and a healthy lifestyle for all residents. Development will be concentrated primarily along ridge lines to maximize residents' views of Lake Lanier and the mountains with majority of land adjacent to streams left untouched. The general theme of the community is planned to be of a grounded nature.

Lanier Landing is planned to contain a variety of housing types that are age-restricted: active-adult detached homes, attached homes (paired villas), and condominiums.

A key feature of Lanier Landing will be its walking paths that will connect the community to the open space on the property. The community design will foster connectivity between residents, nature and the amenities while strengthening the pride and privacy of each individual residential pod. Additional planned amenities could include private lake access and docking for small boats so that residents can take full advantage of the lake at their doorsteps. Small pocket parks, intentional landscaping spaces and a winding sidewalk will further promote the cohesiveness of the community.



**Lanier Landing fosters
love of lake & community.**

STREET SYSTEM

OF LANIER LANDING



The primary entrance to Lanier Landing is proposed approximately 0.24 miles northeast of the intersection of Browns Bridge Road and McEver Road. The entrance is positioned at a curb cut along McEver Road, which is a four-lane divided highway with concrete medians. Lanier Landing will be a gated community with private roadways: a primary parkway and smaller, subsidiary streets through each residential pod. The primary entrance is the only way to enter or exit Lanier Landing, so the primary parkway will be built to sustain the traffic of the all residents coming and going. A second entrance to Lanier Landing is not anticipated; however, if review by the fire marshal dictates that another entrance is required, one accessing the development from Gould Drive will be added. The primary roadway will become privately maintained at the expiration of the required maintenance periods. All streets will be constructed to the City of Gainesville standards and will include sidewalks, streetlights and crosswalks where indicated. For the primary parkway, a 4' sidewalk is proposed on the southeastern side of the roadway (only one side with sidewalk) to promote walking and connectivity while limiting the potential hazard of pedestrians along the main parkway. Multi-use paths or walking trails may be constructed of concrete or asphalt.



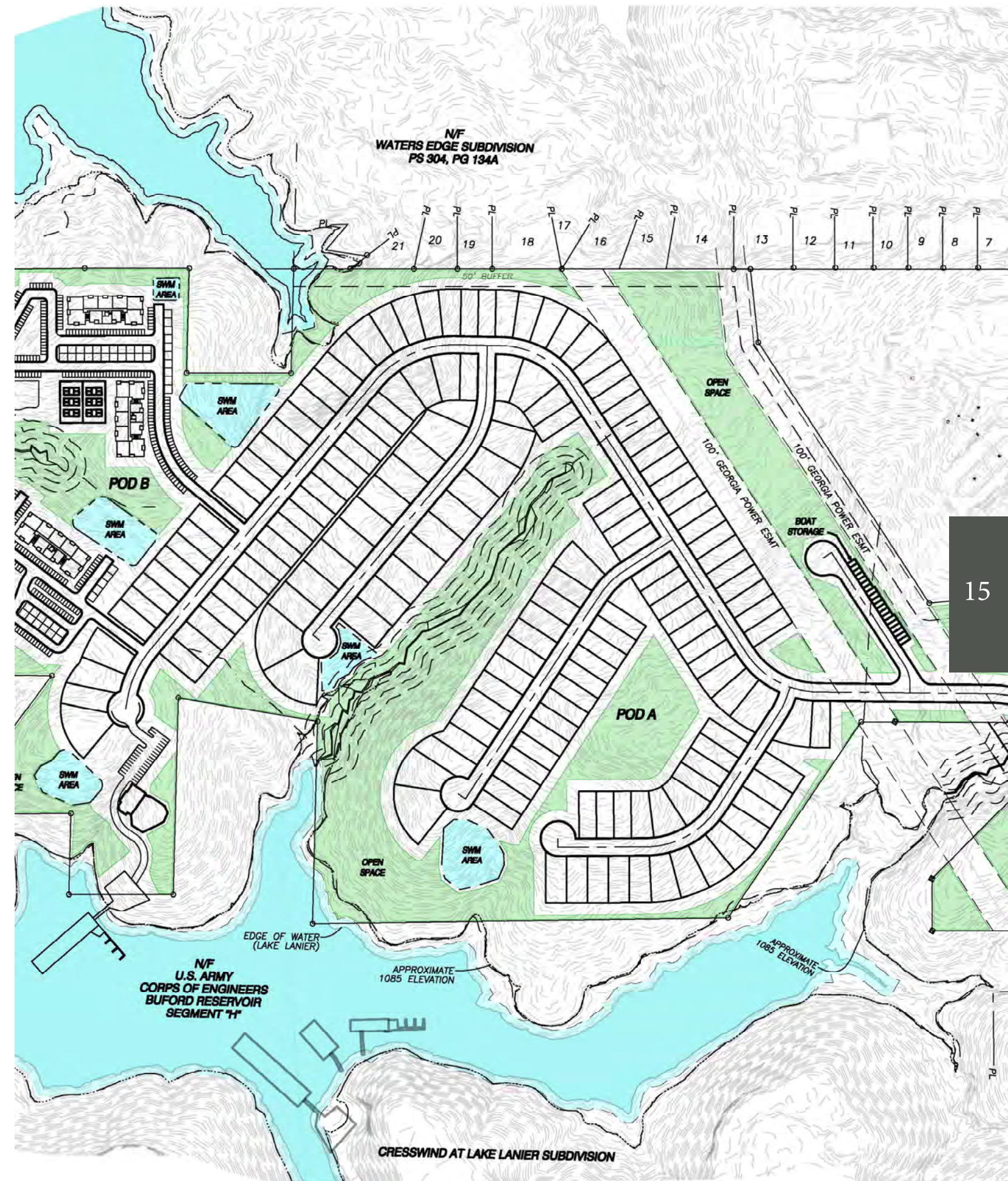
OPEN SPACE

OF LANIER LANDING



At approximately 38.79 acres (32% of total acreage), the open space that meanders throughout the development will be directly accessible to each residential pod. The open space will include areas for amenities, extensive walking paths and passive or active recreation. However, the rest of the open space will be left undisturbed to protect the natural beauty of the site as well as environmentally sensitive areas. The development team believes this element adds tremendous value to the overall development.

Lanier Landing is being developed with healthy lifestyle experiences in mind; with lots of open spaces, an extensive network of walking paths, as well as, natural water amenities. Pocket parks will be located throughout the community, potentially connected via walking paths. One pocket park may include benches and an arboretum while another may have a swing set and yet another may simply have a community lawn or nature observation deck. These areas will serve as the focal points for different areas of the community and will further foster the community's love of the lake and community.



AMENITIES

OF LANIER LANDING



Amenities are planned in both the central, single-family portion of the property and in the condominium portion of the property with additional satellite amenities planned throughout the project.

These dedicated amenities, parking, and the parkway are designed to be pedestrian-friendly with vehicular traffic programmed for slower speeds through Lanier Landing. Bicycle racks, multi-use paths and walking trails are ways the development may promote non-vehicular trips to each of the amenity centers. This will encourage the residents to become more acquainted with the grandeur of Lanier Landing and with their neighbors in the community.

Satellite amenities of a smaller scale may be added to other areas of each pod based on future needs and market demand. These satellite amenities could range from small open space areas to picnic and hammock areas to cabanas adjacent to pool areas. Private lake access and docking for small boats is proposed on the southern shore of the development, as well as, boat storage just off the primary parkway.

The walking paths' (those proposed and for any added after-the-fact), steepness and design, along with the other amenity features, promote social interaction between residents of Lanier Landing and promote healthy lifestyle habits.

The individual elements of these amenities as noted below may be phased in relation to future needs and market demand.

Active-Adult Condominium

*Clubhouse
Resort-Style Pool
Lawns & Pocket Parks
Pickleball courts
A Mail Kiosk*

Active Adult Detached & Attached

*Clubhouse
Resort-Style Pool
Lawns & Pocket Parks
Private docking & Boat storage
A Mail Kiosk*



RESIDENTIAL PRODUCTS

OF LANIER LANDING



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LANIER LANDING

ACTIVE-ADULT SINGLE-FAMILY ATTACHED & DETACHED

The community's development plan has created a balance of residential product choices that will accommodate multiple lifestyle desires. Emphasis has been placed on preserving as many areas of natural beauty as economically possible, thereby creating natural separation of sub-communities and promoting the use of the walking paths to explore the property.

Traditional, single-family, active-adult lots are proposed for the central sub-community of Lanier Landing in Pod A. A variety of active-adult home options are proposed to correspond with differing desires in lifestyle for potential active-adult residents,

seeking out a place to call home and occasionally entertain family (mostly restricted to those 55 years of age and older). These options include 50' and 60' lots with detached style homes and 80' lots with attached, paired villas. There will not be any traditional two-story homes, rather, the potential layouts include ranch-style homes with bonus / secondary space over the garage or in a basement area. Full basements are not intended, but may become a part of the proposed layouts due to existing topography.

Lot standards are indicated below:

Active-Adult Attached & Detached	50', 60', 80' Lots
Lot Width	50', 60', 80'
Minimum lot size	50' x 120'
Minimum Front Setback	20'
Minimum Side Setback	5'
Minimum Rear Setback	15'
Minimum Building Separation	10'
Minimum heated SF per Home	1,400 SF

*Total number of Attached & Detached units is approximately 187.





LANIER LANDING

ACTIVE-ADULT CONDOMINIUMS

The Condominiums proposed in Pod B will be built with convenience, amazing views, and healthy living in mind. These condos are also active–adult residences with age restrictions. The products will be low rise condominium buildings. Each residence will have access to street / covered parking and will have at least 1BA; the 2BR/3BR residences could have 2BA. The dedicated amenity of this pod will be geared towards the active–adult residents, with an emphasis on amazing views, relaxation and healthy living. These amenities typically include a clubhouse, a resort–style pool, fitness equipment and outdoor amenities such as pickleball and parks.

*The total number of multi–family units is approx. 320.



Condominium building standards are indicated below:

Active-Adult Condominiums		
Front Setback	20'	
Side Setback	10'	
Rear Setback	15'	
Building Separation	20'	
Maximum Stories	5/6	
Maximum Height	75'/90'	
Minimum heated SF per Home	950	(1BR)
	1200	(2BR)
	1450	(3BR)



SITE DEVELOPMENT

OF LANIER LANDING



Monumentation & Signage

The gateway to Lanier Landing is located just after the intersection of McEver Road and Browns Bridge Road. This entrance acts as the main visual link to the project and announces the development. As such a critical part of Lanier Landing's initial impression, the project gateway will include landscape and hardscape features, signage, monumentation, and lighting to establish a sense of place and an arrival point. The gated entrance will define Lanier Landing, reflecting the architectural and landscape style of the development. Additional signage within the development will contain identification of the amenities and residential areas.

Secondary Identification

Signage and monumentation elements may be placed throughout the development and should be similar in style to the major project identification, just smaller in scale. These may be placed on the interior streets of Lanier Landing identifying one of the sub-communities in the development (different residential pods). Minor information signs may also be used to guide visitors to various amenities and points of interest within Lanier Landing. The information signs might include event listings and other pertinent information relevant to the community.



Landscaping

Together with the infrastructure design, the proper planning and design of outdoor spaces is critical in fostering the desired atmosphere of Lanier Landing. The overall landscape concept for this area plays a crucial role in unifying Lanier Landing and is intended to ensure that residences and related improvements are in cohesion with existing scenic beauty and natural conditions. The development must respect the area's natural setting and include new plantings that harmonize with the existing environment and the landscape character of the region. A consistent landscape that responds to aesthetic concerns and helps establish a positive image within the development for years to come must be established.

COMMUNITY STANDARDS

OF LANIER LANDING



Maintenance & Ownership of Streets and Open Spaces

All the streets, including those within individual pods or phases, are intended to be built to the standards of the City of Gainesville. The Parkway will be gated for limited access and privately maintained; therefore, the subsidiary streets within the development shall also be privately maintained. No roads will be dedicated to the City of Gainesville for maintenance because they are all gated or otherwise access-limited. All interior open spaces and common elements will be deeded to the Master Homeowners Association for maintenance and operation.

Water & Sewer Utilities

The City of Gainesville will provide water and sewer service to Lanier Landing. The availability of services has been verified with the City of Gainesville. Sanitary Sewer utilities will be a combination of gravity sewer lines and low pressure sewer systems. A low pressure sewer system will be proposed only in areas where topography does not allow for a gravity sewer connection to the existing City of Gainesville sanitary sewer system.

Homeowners Association

A mandatory Homeowners Association (HOA) or multiple associations will be formed for Lanier Landing or portions thereof. The HOA(s) will maintain and manage all common areas of the development, including financial management, architectural controls, and enforcement of community standards. The Condominiums will be separate from the overall HOA (or have their own) but they will contribute to certain common element maintenance across the development (as will the active-adult attached & detached residents). Any modifications or new construction within the community must be approved by an Architectural Review Board. The Board will be established and operated by the Developer until such time as the powers are transferred to the HOA(s). A covenant will be recorded for Lanier Landing dictating that no more than 20% of the total residential units may be rented (between all condominiums, detached, and attached home products).

Model Homes & Prairie Homes

Prior to approval of any phased Final Plat, the City of Gainesville will issue a maximum of 10 model home permits and 10 prairie home permits. Once final platting has been approved for the outstanding prairie home permits, the City of Gainesville will issue additional prairie home permits, not to exceed 20 at any given time. This time period allows the Developer to accelerate their production schedule and reduce the time frame necessary to complete a house and close a sale. In a development of this magnitude, the City of Gainesville recognizes the carrying cost of land acquisition, infrastructure and overhead requires an expedited delivery schedule to meet project objectives and ensure the ongoing success and vitality of the project.

Model home and prairie home permits will not be issued until access to the lot is provided in the form of a hard surface (crusher run) and fire protection is established within 500 feet of the lot in the form of a 1500-gallon tank fitted to City of Gainesville Fire Department specifications. The applicant/property owner agrees to indemnify the City of Gainesville against any claim of loss that may result from the early issuance of these type of permits.

Model Home and Prairie Home shall be defined as follows:

Prairie Home - *A concept used by Developers to allow for home construction starts (building permit issuance) prior to Final Plat recording. Prairie Home permits will not be granted temporary certificates of occupancy or permanent certificates of occupancy until approval of the final plat for the phase of development in which they are located.*

Model Home - *A concept used by Developers to allow for home construction starts in order to model building types, floor plans, interior finishes, etc. to potential buyers. Model home permits will be granted a temporary certificate of occupancy (provided adequate restroom facilities have been completed) prior to final plat that will restrict the use of the structure to a sales center and furniture staging. Habitation will not be allowed in model homes until a permanent certificate of occupancy has been issued. Permanent certificate of occupancy will not be issued until approval of the final plat for the phase of development in which they are located.*



Drainage & Stormwater Management

All of Lanier Landing lies adjacent to Lake Lanier and its unnamed tributary streams. Highest elevations are in the southeastern corner of the property with multiple peaks throughout it creating ridge lines and valleys; therefore, water generally flows from the central area of the development down through the streams in the valleys to the southwest and northeast into Lake Lanier. Stormwater management facilities are planned at suitable locations to reduce the amount of direct discharge into Lake Lanier. It is understood that Lake Lanier will serve as the primary detention facility for the development.

Uses

Land development for residential housing is dynamic because of the need to concurrently predict and respond to the local real estate market and national economic and demographic trends.

Approval of the Lanier Landing Master Plan is intended to approve approximately 507 units as the maximum number of units for the development. Housing product types may be moved, combined, or reconfigured without limit within the development, provided the maximum number of units is not exceeded and the overall change will not increase impact to the public school system or roadways at peak hours or increase the points of connection.

Uses of a traditional, single-family residence for owner occupancy are intended to include both attached and detached forms of housing in this development, with the homes restricted to persons 55 years of age or older (our active-adult residents). This intention is also extended to the Active-adult condominiums; however, there will be a covenant in place allowing up to 20% of the total residential units (units of all types in Lanier Landing) to be rented. Maximum height of buildings would be limited to five/six stories, and parking would be 2 vehicles per unit including covered garages (as well as on-site street parking).

Uses and standards described in the plan anticipate and describe active-adult attached, detached and condominium construction. If the use and/or form of housing for a particular phase is not specifically described or detailed in the plan, such a use or form may be approved administratively by staff based on the existing approved standards of the City of Gainesville for such a form of construction on similar sites elsewhere in the incorporated areas of the city.



Phasing

- Phase 1 - The Developer intends to construct Lanier Landing Parkway and some of the secondary detention by realigning and paving as a road to access and serve approximately 147 active-adult detached lots, 40 active-adult attached lots , and 320 active-adult condominium units.**
In addition, a portion of the lots in Pods A & B may be included within Phase 1, and the amenities will be started during Phase 1 (with a completion no later than the completion of Phase 2).
- Phase 2 - The Developer intends to complete amenities and develop additional portions of the property, to serve 147 active-adult detached and 40 active-adult attached lots.**
- Phase 3 - The Developer intends to develop additional portions of the property, to serve 320 active-adult condominium units.**
- Phase 4 & Future Phases - Phasing is generally sequential but may overlap. Lots of various sizes and ownership types may be under development concurrently in multiple portions of the overall site. The Developer intends to complete the network of walking trails connecting the different phases and develop additional lots as demand warrants.**

Phasing is generally sequential, but may overlap. Lots of various sizes and ownership types may be under development concurrently in multiple portions of the overall site.

ZONING REQUEST

OF LANIER LANDING



The current zoning was approved in May 2005 as "1300 Gould Drive SW". The chart below shows the primary differences in the two plans:

Comparison to Current Zoning Plan		
Version	Current Plan	Proposed Plan
Name	1300 Gould Drive SW	Lanier Landing
Acreage	49.40+/-	120.98
Active-Adult Detached Units	N/A	147
Active-Adult Attached Units	N/A	40
Active-Adult Condominiums	N/A	320
Total Residential	N/A	507
Overall Density	N/A	4.19 Units/Acre
Open Space	N/A	38.79 Acres
Commercial	N/A	N/A

This request includes:

- Amend the existing zoning approval as detailed in the application, zoning narrative and conceptual site plan.



MAPS & SURVEYS

OF LANIER LANDING

ALTA Boundary Survey
Land Use Plan
Proposed Open Space Plan





MAPS & SURVEYS

ALTA Boundary Survey

See next page

34 35

LANIER LANDING





MAPS & SURVEYS

Land Use Plan

See next page

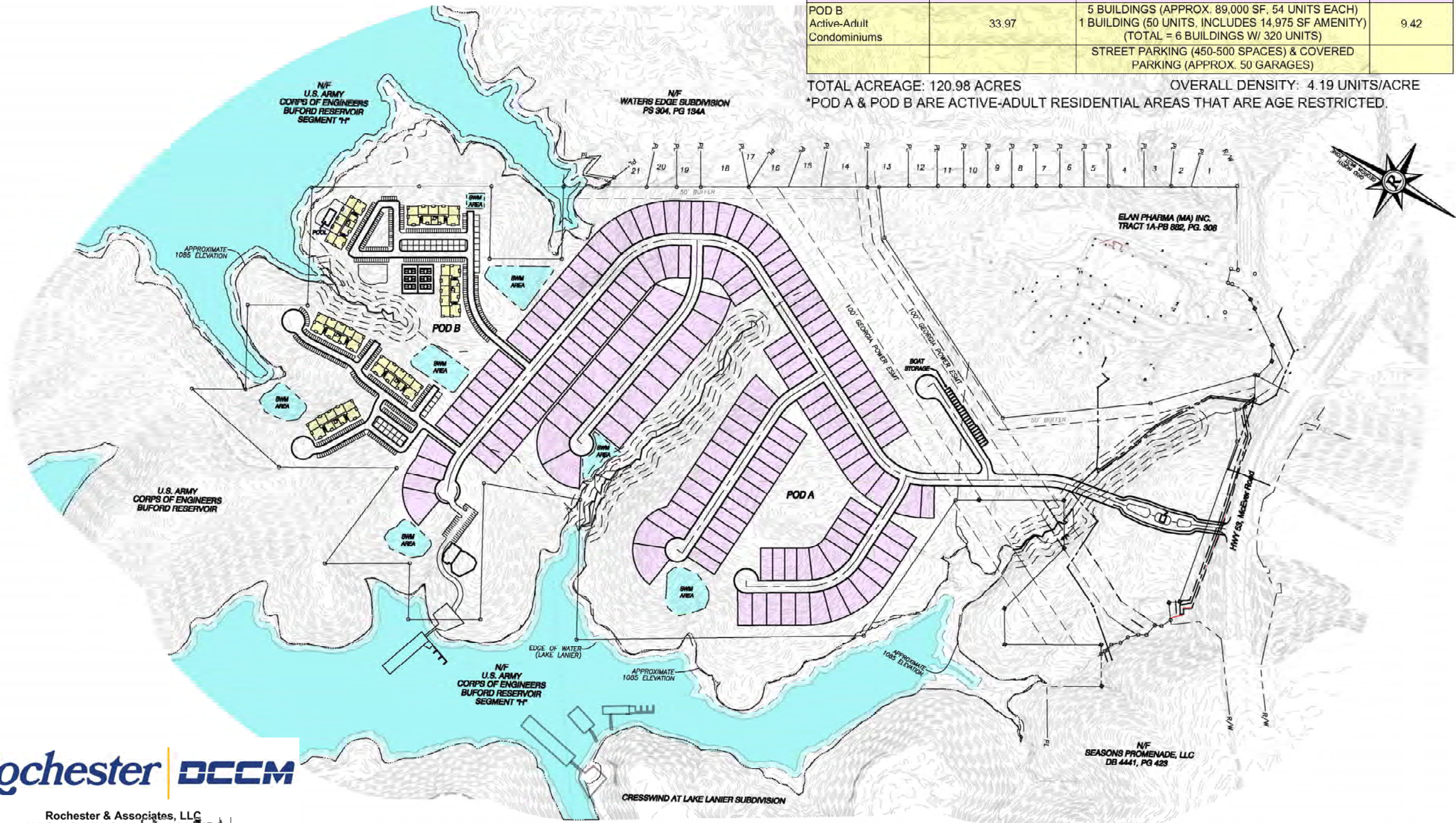
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LANIER LANDING



LANIER LANDING LAND USE PLAN			
POD	AREA (ACRES)	FEATURES	UNIT DENSITY (UNITS/ACRE)
POD A Active-Adult Homes	87.01	50' LOTS (105 UNITS)	2.15
		60' LOTS (42 UNITS)	
		80' LOTS (20 LOTS W/ PAIRED VILLAS = 40 UNITS) (TOTAL = 187 UNITS)	
		AMENITY CLUBHOUSE (APPROX. 5,000 SF), PRIVATE DOCKS (APPROX. 8,600 SF) & BOAT STORAGE AMENITY PARKING (25-35 SPACES)	
POD B Active-Adult Condominiums	33.97	5 BUILDINGS (APPROX. 89,000 SF, 54 UNITS EACH) 1 BUILDING (50 UNITS, INCLUDES 14,975 SF AMENITY) (TOTAL = 6 BUILDINGS W/ 320 UNITS)	9.42
		STREET PARKING (450-500 SPACES) & COVERED PARKING (APPROX. 50 GARAGES)	

TOTAL ACREAGE: 120.98 ACRES OVERALL DENSITY: 4.19 UNITS/ACRE
 *POD A & POD B ARE ACTIVE-ADULT RESIDENTIAL AREAS THAT ARE AGE RESTRICTED.



Rochester & Associates, LLC
 425 Oak St NW, Gainesville, GA 30501
 770.718.0600 p | www.rochester-assoc.com



MAPS & SURVEYS

Proposed
Open Space Plan

See next page

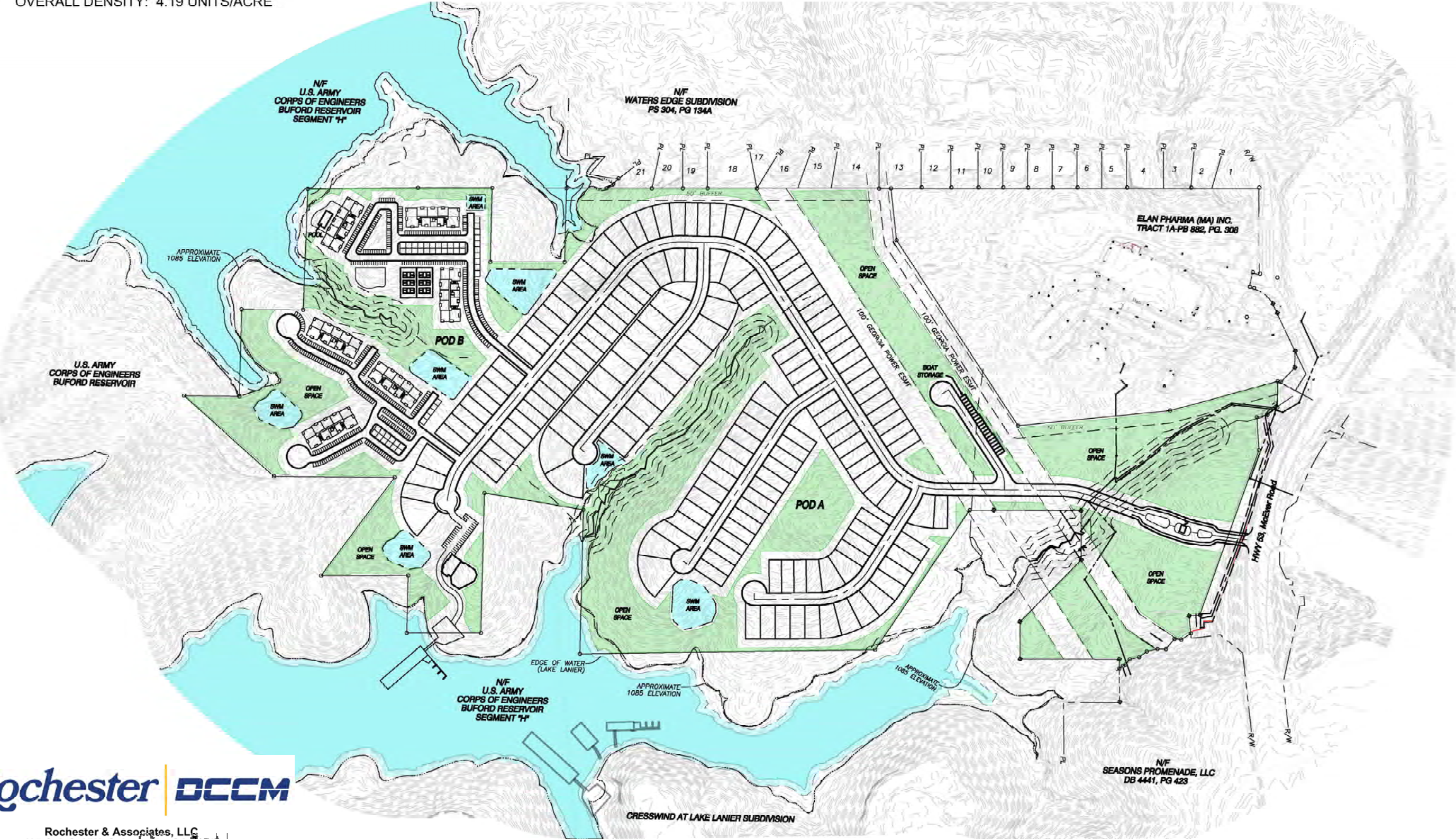
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LANIER LANDING



LANIER LANDING OPEN SPACE PLAN	
POD	AREA (ACRES)
POD A Active-Adult Homes	31.73
POD B Condominiums	7.06
TOTAL OPEN SPACE	38.79 (32% OF TOTAL ACREAGE)

TOTAL ACREAGE: 120.98 ACRES
OVERALL DENSITY: 4.19 UNITS/ACRE





Stock Images obtained from the following photographers:

Ameen Fahmy	Annie Spratt	Blake Wheeler	Brandon	Sabri Tuzcu	Venti Views
Courtney Smith	David Schultz	Eric Ward	Carson Ignacio	Ronnie George	Toa Heftiba
Janosh Lino	Jenn Wood	Katarzyna Grabowska	Brosa Mario	Skyler Smith	Todd Quackenbush

Directly Impacted Neighbors' Objections to the Proposed Weekley Development Plan

There are approximately **2,500 "Directly Impacted Neighbors"** consisting of approximately 2,100 residents of the Cresswind, Waters Edge & Pemican Run subdivisions ("CWEPR Communities") PLUS approximately 400 residents in several adjoining neighborhoods. All Directly Impacted Neighbors are negatively affected by the current proposed rezoning application of Texas-headquartered Weekly Homes, LLC ("Developer") of approximately 120.97 acres of the Lake Lanier "Jumping Rock" preserve registered as 1300 Gould Drive. For the reasons below, the Directly Impacted Neighbors **oppose** the Developer's proposed plan.

The Jumping Rock preserve is zoned PUD for a **natural green space**, retreat center, and stable. It was designated as **Park and Conservation Recreational** in the Gainesville comprehensive plan and on the current land use map. The Jumping Rock preserve remains one of the few undisturbed Lake Lanier peninsulas that hosts many species of animals, plants, trees, and the ever-popular Jumping Rock natural lake attraction.

In contrast to this beautiful undisturbed nature preserve and Lake Lanier jewel, the Developer currently proposes to build an out-of-place high-density and disruptive "Weekley Development" consisting of:

- (a) **320** prominently visible **6-story** condominiums;
- (b) **147** single-family homes;
- (c) **40** multi-story paired villas;
- (c) a boat storage rental business, several clubhouses, and a dock.

The approximately **2,500 Directly Impacted Neighbors** respectfully **oppose** the Weekley Development for at least three independent reasons briefly summarized below:

1. Weekley Development exacerbates traffic on an **"F"** Rated Corridor;
2. Massively incompatible high-density disruptive uses;
3. Violation of current Land Use Plan and destruction of nature.

1. Weekley Development Adds Significant Traffic to an "F" Rated Corridor

Among the most significant adverse impacts of the Weekley Development is its devastating negative traffic impact on the McEver Road corridor and the beyond-capacity McEver/Browns Bridge Road and McEver/Dawsonville Highway interchanges through which all Weekly Development traffic must travel. The GA DOT McEver Road traffic counter near the Weekley Development entrance recorded an Annual Average Daily Traffic ("AADT") count of 22,200.ⁱ

The recently approved QuikTrip and Dunkin' Donuts (the "Gas & Donuts Uses") at McEver/Browns Bridge Road are only a few hundred feet from the Weekley Development access. While no traffic study was prepared for the Gas & Donuts Uses, **Directly Impacted Neighbors** researched similar traffic studies for such uses, which are estimated to add **21% more traffic** (4,677 AADT - see footnote 2 in Exhibit "A") to the already stressed McEver/Browns Bridge Road corridor. This negative impact is enough to object to the current

high-density Weekley Development that would worsen the already unbearable traffic, rated "**F**" (worst classification) peak p.m. times at the McEver/Browns Bridge Road intersection.

Based on the Weekley Development's older traffic study (not updated for its revised proposal)ⁱⁱ plus the independent empirical traffic study analysis developed for the **Directly Impacted Neighbors** (see Exhibit "A"), the proposed Weekley Development would add at least **13% more traffic** from the 507 additional housing units.ⁱⁱⁱ

If the current Weekley Development is added to the existing traffic, plus the approved Gas & Donut Uses, the McEver/Browns Bridge intersection area AADT traffic is projected to be at least **34% worse** than the currently excessive traffic. Imagine the traffic accidents and backlogs that will develop with a **one-third worsening** at an already over-capacity intersection. The older Weekley Development's traffic study^{iv} admits the Southbound McEver traffic at their entrance is presently rated "**F**" (the worst rating^{iv}) for an excessively congested road during p.m. peak hours, even before either the Weekley Development or Gas & Donut Uses. Furthermore, the Weekley Development's traffic study^v concluded several subdivisions' road approaches onto McEver (e.g., Directly Impacted Neighbors) will also be rated "**F**" in **both a.m.** and **p.m.** peak periods!

While this would be disastrous for the approximately **2,500 Directly Impacted Neighbors**, it would also create substantial delays and potentially unsafe traffic issues for McEver Road's new **Gainesville Middle School West Campus**, **Free Chapel** faithful, employees working at nearby **Hall County Government** headquarters, and all **Gainesville residents** traversing this already excessively stressed McEver and Browns Bridge to Dawsonville Highway corridor. **On this basis alone, the current Weekley Development cannot be justified!**

2. Incompatible High-Density Disruptive Uses

The **Directly Impacted Neighbors** comprise approximately 1,250 single-family homes, mostly owned by highly active seniors. The average density of the three closest CWEPR Communities is approximately **1.4 units/acre**. The Weekley Development proposed density is **4.19 units/acre**. Weekley proposes a density that is **3 times worse** than the surrounding neighborhoods and almost **double** the **2.18 units/acre** density limit for R-1 zoned properties in Gainesville. This massively overbuilt density is entirely incompatible with Gainesville regulations, surrounding communities, and the Gainesville Master Plan.

The Weekley Development acknowledges a Pod B Condo density of an extraordinary **9.42 units/acre**. This condo pod density is nearly **7 times worse** than the three surrounding residential CWEPR Communities. The poorly placed high-density condos are also **4.3 times greater** than the overall **2.18 units/acre** density limit for R-1 properties. This massively excessive density is entirely incompatible with Gainesville regulations, all surrounding communities, and the Gainesville Master Plan.

While some rational additional active senior detached single-family homes might be built consistent with neighboring zoning uses and not cause massive destruction of an area best

suited for recreational use, the Weekley Development does the opposite. Its **507** additional housing units, including **320 6-story** condos, **40** multi-story paired villas, and **147** housing units, are excessive and incompatible. While not yet applicable given Hall County's size, the Weekley Development proposal is also inconsistent with 5 of the 6 elements of the Steinberg Act Zoning Proposal Review Standards of Georgia Law (O.C.G.A § 36-67-3). (See Exhibit "B.")

3. Violation of Current Land Use Plan and Destruction of Nature

The Jumping Rock preserve represents one of the last undisturbed natural beauties in Gainesville, Hall County, and Lake Lanier. Its existing approved PUD designation was correctly chosen to be consistent with the future comprehensive land use plan as a nature retreat. The current Weekly Development would destroy it, displace countless trees and animals, and negatively impact the Jumping Rock preserve's beauty with its significant number of **6-story** condominiums to be built in the location most visible on Lake Lanier and to all surrounding communities. Weekly could not point to a similar project they have completed consisting of 6-story active senior condominiums we could review. This makes their project speculative and without precedent to evaluate and assess. As currently designed, it could be a gamble at the expense of Gainesville citizens.

The water runoff would further impact silt, erosion, and other environmental impacts in Lake Lanier and surrounding areas. The **320 6-story** condos and **40** paired villas on the most prominent part nearest the Lake Lanier main channel will also introduce massive noise issues and disruptions for lake enthusiasts and the Directly Impacted Neighbors. In our busy and polluted world, we need more (not fewer) such beautiful places that clean our air, clear our minds, and bring peace. Gainesville's land use plan recognizes this need. The current Weekley Development ignores it and violates the city's efforts to optimize land use by considering all future growth aspects.

Conclusion

For the reasons stated above, and for other reasons to be shared at the public meetings for the Jumping Rock preserve rezoning, on behalf of the citizens of Gainesville, the approximately **2,500 Directly Impacted Neighbors respectfully but strenuously object** to the Weekley Development, as proposed, and **urge its rejection**.

We appreciate the Developer's stated willingness to limit its development to an active seniors community without retail development. We also stand ready to answer any questions and to respond to any modifications to create a more consistent and rational proposal. We are convicted to engaging as much as necessary to preserve the beautiful and unique Jumping Rock preserve. We are equally dedicated to mitigating the introduction of the highly incompatible, disruptive, and potentially unsafe portions of Weekley Development's proposal on the Gainesville community and Directly Impacted Neighbors.

Respectfully submitted on behalf of the Gainesville community and Directly Impacted Neighbors.

Endnotes

ⁱ DOT Station 139-0276:

https://gdottrafficdata.drakewell.com/annualsitetstats.asp?node=GDOT_PORTABLES&cosit=0000139_0276&items=statttype~aadt~suaadt~cuaadt~dhvsu~dhvcu~pkcu~pkcu~kfactor~dfactor~futureaadt

ⁱⁱ See June 12, 2023 Traffic Study of A&R Engineering

ⁱⁱⁱ See Exhibit "A."

^{iv} See page 10, Section 4.2

^v See page 21, Section 7

EXHIBIT "A"

EXHIBIT "A" ADDITIONAL TRAFFIC AT MCEVER/BROWNS BRIDGE

CWEPR Communities Traffic Data	AADT	
Baseline Traffic Annual Average Daily Traffic ("AADT") (McEver Road traffic count at proposed entrance (Station 139-0276))¹	22,200	% increase
QuikTrip & Dunkin AADT²	4,677	21%
("Developer") "Household Trips" for 147 Homes Plus 40 Townhomes plus 320 Condos = 507 units at 4.6 resident trips per day³	2,332	11%
Additional Enumerated Non-Household Trips 1 per day (25%) on average - medical, services, deliveries, visitors, etc.⁴	507	2%
Total of QuikTrip, Dunkin, ALL 3 Developer uses AADT	7,516	34%

¹ ACTUAL GDOT DATA FROM 2022

https://gdottrafficdata.drakewell.com/annualsitetstats.asp?node=GDOT_PORTABLES&cosit=0000139_0276&items=statttype~aadt~suaadt~cuaadt~dhvsu~dhvcu~pkcu~pkcu~kfactor~dfactor~futureaadt

NOTE: Developer traffic study used outdated data from 2021 of 21,600 AADT south of Waters Edge and 24,900 north of Waters Edge

² <https://westwingtransfer.com/wp-content/uploads/2021/04/QT-Traffic-Impact-Study-01.25.20192245345.1.pdf>

<https://www.gainesvilletimes.com/news/growth-development/quiktrip-dunkin-may-come-to-this-busy-gainesville-intersection/>

The 13,880-square-foot brick Walgreens store, which was previously a Rite Aid store, would be torn down for the new 5,312-square-foot QuikTrip, which would have 16 fuel pumps, according to Gainesville planning documents.

Similarly, plans call for tearing down the 1,912-square-foot bank, which closed in 2022 as part of a merger between SunTrust and BB&T banks. The Dunkin' would be a slightly smaller structure at 1,828 square feet.

³ Data derived from p. 31 "Active Adult (55+) Community Trip Generation Rates prepared for Delaware Center for Transportation and The States of Delaware Department of Transportation by David P. Racca- Center for Applied Demography & Survey Research- College of Human Services, Education and Public Policy University of Delaware

⁴ p. 30 of above report

NOTE: The Developer traffic study @ p. 13 reports aggregate traffic counts for all three Weekly Development uses totaling 6,419 BUT DOES NOT CALCULATE AADT and merely looks at peak am and pm hours

CWEPR Communities objective data from ITE Trip Generation Report (10th ed.) reported by Spack Consulting total impact of 15,254 AADT

EXHIBIT “B”

The Steinberg Act was one of the first comprehensive zoning laws passed in Georgia to assist in evaluating re-zoning applications. While Hall County is not yet large enough to be governed by this law, it is instructive to consider that the Weekley Development would violate 5 of the 6 Steinberg Act guidelines (S1, S2, S4, S5, and S6) since the Weekley Development proposal:

(S1) would permit “a use that is not suitable in view of the use and development of adjacent and nearby property;

(S2) “will adversely affect the existing use or usability of adjacent or nearby property”;

(S4) “will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, or schools”

(S5) “is not in conformity with the (Hall County and Gainesville City) land use plans”;

(S6) “there are other existing or changing conditions affecting the use and development of the property which give supporting grounds for the disapproval of the zoning proposal (e.g., negative impact on environment, Lake Lanier, sound attenuation, existing overbuilt multistory housing, and excessive density).

For these additional reasons, the Weekley Development which is inconsistent with the guidance of Zoning Law should be rejected.



DRI Review Findings

TO: Matt Tate, Deputy Director
City of Gainesville Community and Economic Development
Other Interested Parties

FROM: Adam Hazell, AICP, Planning Director 

DATE: September 11, 2023

SUBJECT: DRI Project Review, City of Gainesville

PROJECT: DRI-4011, Lanier Landing

The Georgia Mountains Regional Commission (GMRC) has completed the review of the project identified above. Based on comments received and staff analysis of this project, conducted in accordance with the Georgia Department of Community Affairs' Procedures for the Review of Developments of Regional Impact, the GMRC recommends *the City work with the GHMPO and GDOT to review the proposed configuration of access and possible impacts to McEver Road and the intersection of McEver and Browns Bridge. The GMRC further recommends that the optimal performance level for McEver would preclude the need of a traffic signal at the entrance to the proposed development.* Please note that this finding is advisory only and assumes the project will proceed as presented to the GMRC and will comply with all applicable local, State and federal rules and regulations.

Copies of the staff review, any comments from interested stakeholders and any recommendations have been included with this memo. They should be considered and addressed by the local government in its final determination and review/permitting procedures for the finding to remain as stated.



DRI #4011, Lanier Landing
STATEMENT OF FINDING

Based on the information provided, comments received, a review of the local comprehensive plan and prevailing DRI review criteria, the GMRC staff analysis recommends *the City work with the GHMPO and GDOT to review the proposed configuration of access and possible impacts to McEver Road and the intersection of McEver and Browns Bridge. The GMRC further recommends that the optimal performance level for McEver would preclude the need of a traffic signal at the entrance to the proposed development.* This finding assumes the project will proceed as presented to the GMRC and only if the project complies with all applicable local, State and federal rules and regulations and if the following advisory comments and recommendations are considered and addressed.

Summary of Staff Review

- The proposed project is a mixed-use development consisting of 38 Townhomes, 138 Single-Family Detached Dwellings with a 6,700 sf Clubhouse, 415 Multi-Family Dwellings with a 6,700 sf Clubhouse, and a 29,750 sf Commercial Retail/Office/Restaurant element.
- The development is located on a peninsula along the eastern shoreline of Lake Lanier, covering a total of approximately 120 acres. The site is along the developing McEver Road corridor that features a variety of residential, commercial, and institutional uses. It is presumed the corridor will see additional development where land is available in the coming years as Hall County “builds out.” The area has access to full utilities, with sufficient capacity to serve this development. *No regional concerns regarding utilities.*
- Due to the site being a peninsula, access is entirely dependent on a single access point off McEver Road. The access would be aligned with an existing median break servicing the private driveway for a self-storage facility across the street, to enable left turn entries and exits. According to the traffic analysis provided, vehicle trips generated will amount to peak hour flows of 318 (AM) and 726 (PM). Total daily trips would register around 6,400. The analysis recommends modest improvements at the new intersection point to access the development, but implies a traffic signal analysis may be warranted in the future.

The traffic analysis notes the nearest major intersection of McEver Road and Browns Bridge Road, which would receive a significant portion of the load from this development, is expected to regress to level of service “E” with or without the development, with some side street approaches reaching an “F.” McEver Road is already a major point of congestion during peak commuting hours, with



the Gainesville-Hall MPO recently completing a study focused on relieving the congestion.

The access point to the proposed development is within 1,200' of the McEver/Browns Bridge intersection, a distance considered problematic for multiple signals under optimal traffic conditions, and certainly under sub-optimal conditions. Maintaining the free flow of McEver is considered crucial to the traffic along this critical arterial road, especially as future loading is expected to increase. Such background conditions imply the proposed access point should be addressed as unsuitable for a future signal or point for increased congestion. This is critical given the proposed project is reliant on the sole access point, meaning all traffic would flow through that intersection. Under normal conditions the GMRC recommends at least two access points for any residential project exceeding 100 units. Exacerbating the potential issues for the site access is the inclusion of dining at the front of the intersection, potentially causing hazards and congestion as residents compete with retail traffic at the narrow bottleneck.

Regarding the interior connectivity, it is understood the configuration of the peninsula, with the myriad of coves and topographic changes, limits the options for distribution of streets and development. Provisions for sidewalks or trails within the project would facilitate pedestrian access to amenity areas and possibly to the proposed commercial components.

The GMRC recommends the City work with the GHMPO and GDOT to review the proposed configuration of access and possible impacts to McEver Road and the intersection of McEver and Browns Bridge. The GMRC recommends that the optimal performance level for McEver would preclude the need of a traffic signal at the entrance to the proposed development.

- The project is located adjacent to, and will drain into, Lake Lanier, with significant frontage and proposals for lake access. Lake Lanier is among the state's premier recreation destinations and has multiple raw water intakes for serving the metro Atlanta region. Portions of the proposed project are located within the FEMA mapped flood plain. According to the application, the project "will utilize a combination of vegetative buffers, water quality and channel protection ponds and runoff reduction techniques (as feasible) to mitigate any increased stormwater runoff from the project area. The low percentage of impervious area should further decrease the project's impacts."

The development has made a point of mostly maintaining buffers from drainage paths and limiting roadways and impervious surfaces. The prevailing topography will necessitate extra care to ensure proper filtration of runoff. As a WaterFirst



community and among the communities with permit access to the lake, Gainesville has a vested interest in maintaining the quality of Lanier and is considered experienced in prescribing best practices to mitigate runoff. It is suggested the City ensure there is a long-term plan in place to manage detention ponds and prevent accumulation of silt that degrades their integrity.

Assuming compliance with State and local regulations, no regional concerns regarding environmental protection. However, best environmental practices are encouraged regarding stormwater management.

CONSISTENCY REVIEW	
Is the proposed DRI compliant with ...	Comment
<i>The GMRC Regional Plan?</i>	Generally speaking. Review of transportation access is recommended.
<i>Other State or regional plans for the area?</i>	Yes, though the City should consult the GHMPO to ensure the impacts of the development are in line with transportation plans for that area.
<i>Applicable Service Delivery Agreements and/or land use management measures?</i>	Yes
<i>Projected capacity for utilities and services?</i>	Yes
<i>Are there any potential inter-jurisdictional conflicts identified by the GMRC?</i>	No significant or standing conflict identified by staff.

Outside Comments Received

(Copies of full comments can be found as submitted attached to this report.)

- NA

Waters Edge Subdivision Petition in Opposition to DWH "Gould Property" Proposed Development - July 2023

We, the undersigned Gainesville residents, neighbors, and concerned citizens hereby oppose the proposed rezoning to high-density PUD (Planned Unit Development), and speculative David Weekley Homes high density development of any of the tracts recently referred to as the "Gould Property" that may be listed at 1300 Gould Drive, Gainesville, Georgia 30504:

Name Address

Donald Johnson	2716 Water View Cr.
Paul Meyer	2731 INGLEWOOD DRIVE
Holly MEYER	2731 INGLEWOOD DRIVE
STEVE GALICH	2625 Pemmican Run
Mike Smith	2640 Pemmican Run
Dusti Smith	2640 Pemmican Run
Vicki Wheeler	2723 Inglewood Dr.
Wayne Wheeler	2723 Inglewood Dr.
Paul Adam	2724 Waters Edge Dr.
KATHRYN ROBINSON	2704 WATER VIEW CR
JOHN ROBINSON	2204 WATER VIEW CR
Earl Boyd	2719 water view cr
Steve Warlick	2727 Water View Cir
Julia Warlick	2727 Water View Cir
Hugo Morillo	2740 Inglewood Dr.
RICHARD HICKS	2630 Pemmican Run
Becky Mize	2721 Waters Edge Dr.
Howard Mize	2721 WATERS EDGE DRIVE
Vill Welkley	2719 Waters Edge Inglewood Drive
Dan Welkley	2719 Inglewood Drive
Mary Bowman	2714 Inglewood Dr.

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Name	Address
Larry Bowman	2714 Inglewood Dr.
Joby George	2664 Waters Edge Dr.
Robert Jordan	2668 Waters Edge Dr.
NANCIE DAUGHERTY	2740 Waters Edge Dr.
BOB WILLIAMS	2764 WATERS EDGE DR
Ken White	2711 Inglewood Drive
Mary M Williams	2764 Waters Edge Dr. Gainesville GA
BILL CANNON	2769 WATERS EDGE DR
DEBBIE SMITH	2240 PENNICKAN RUN
Mike Smith	26410 Pennickan Run
STEVE GALICH	2621 PENNICKAN RUN
Kent Telford	2726 Water View Circle, Waters Edge
Anderson Wells	2753 Waters Edge Dr.
Kossie Hunter	2703 Inglewood Dr.
Karen Galich	2635 Pennickan Run karengalich@gmail.com stevegalich@gmail.com
Marolyn Carlson	3377 Sweet Plum Trac 30504
Jason Howard	3004 Saint Charles Ave, Gainesville, GA 30504 Jas434@yahoo.com

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Name Steve Warlick Address 2727 Water View Circle
Julia Warlick " " "
Jennifer Knight 2719 Water View Circle
SERGIO ESTECHE 2715 WATER VIEW CIRCLE
INGRID ABARCA " " " "
ALVARO ESTECHE " " " "
Margaret Howington 2711 Water View Circle
James Carter 2712 Water View Circle
Rebecca Carter 2712 Water View Circle
Linda Phipps 2712 Water View Cr.
John Robinson 2704 WATER VIEW CIRCLE
John Boyd 2719 Water View Circle
Earl Boyd 2719 Water View Circle
Summer Han 2719 Water View Circle
Beth Johnson 2723 Water View Circle
Brent Johnson 2723 Water View Circle
Cindy Tran 2610 gold leaf PT
Philip Matolyak 2634 Waters Edge
Shawna Matolyak 2634 Waters Edge
Lin E. Bays " " "
Rhonda K Bays " " "
John Hinshaw 2635 Waters Edge Dr.

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Name Address

J. Anderson, Drury 2731 WATER VIEW CIRCLE
 Madeline & Rob Wirt, 3170 Scarlet Oak Ln.
 Anderson Milk 2753 Waters Edge Dr.

Timmy Lawler 2722 Water View Circle

Jenna Hudgens 2761 Waters Edge Dr.

Thomas W. Hudgens 2761 Waters Edge Dr.

Nancy Sipes 3426 Locust Cove Rd.

David Curator " " "

Anneva Schellenbeck 3827 English Oak DR.

Christie Kueger 2670 Waters Edge Dr.

Michelle 2712 Water View Circle

Will Gordon 2706 Inglewood Dr

Heather Gordon 2706 Inglewood Drive

Robert Jordan 2668 Waters Edge Dr

Debrah Jordan 2668 Waters Edge Dr

Diana & Mike Thurmon 3156 White Magnolia Chase

Jerry Echols 3703 Magnolia Oak Dr. SW

Carolyn Echols 3703 Magnolia Oak Dr. SW

Rory 2703 Inglewood Dr.

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Name Address

Elizabeth Lauster 2614 Gold Leaf Pt., Gainesville, GA 30504

Ken White 2711 Inglewood Drive 30504

David Jones 2710 Inglewood Dr 30504

Imrie Watson 2705 Waters Edge Dr 30504

BILL CANNON 2769 WATERS EDGE 30504

EVELYN CANNON 2769 WATERS EDGE 30504

Matt L. McCally 3104 White Magnolia Chase 30504

Julia D. McCally 3104 White Magnolia Chase 30504

Rosemary Smith

Rosemary Smith 3753 Cypresswood Pt 30504

Janet Nelson 3264 Indian Hawthorne Rd, Gainesville, GA 30504

Cheryl Thompson 3929 Sweet Magnolia Dr, Gainesville GA 30504

LISA & MIKE GIBLIN 3520 Gesswind PKwy SW, GAINESVILLE, GA 30504

Bill Desinger, 2732 Waters Edge Dr, Gainesville, GA 30504

BOB WILLIAMS 2764 WATERS EDGE DR, GAINESVILLE, GA 30504

Joby George 2664 Waters Edge Dr. Gainesville, GA 30504

Lilly George 2664 Waters Edge Dr Gainesville GA 30504

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Name

Address

Audrey Marianne	2773 Waters Edge Dr
Barbara Hoffman	3704 W. Main St
Arti Moulle	3619 Majestic Oak Dr S.W
Chris O'Hartney	4551 Country Manor Walk
Debra Clark	2896 Cascade Dr - Gainesville, GA 30504

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Name Address

Wilton Rodes 3108 White Magnolia Lane, Gainesville GA
Bryan Olson 3830 English Oak Dr SW 30504
me
Linda Ferguson 4046 Cranberry Lane Gainesville, GA 30504

From: Tim Kernen tkernen@charter.net
Subject: Petition
Date: Nov 7, 2023 at 1:48:47 PM
To: Jennifer jenniferknightit@gmail.com

Jennifer

Sent you a signed copy so you could add us to petition.

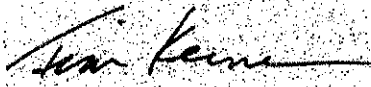
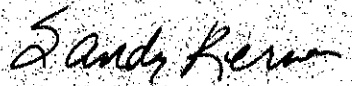
Thanks for all your doing.

Tim

Jennifer,

Please add our name to the petition: Tim and Sandy Kernen, 2625 Waters Edge Dr.

Thanks

From: David Dunham davecin01@charter.net
Subject: Petition
Date: Nov 5, 2023 at 7:06:34 AM
To: jenniferknightit@gmail.com

Please add our names to the petition against Weekley's development.

David L Dunham
Cynthia J Dunham

2645 Waters Edge Drive

Thank you,
David Dunham

From: Elizabeth Lauster outlook_5CBC3468889B442B@outlook.com
Subject: Petition
Date: Nov 7, 2023 at 8:15:23 AM
To: jenniferknightit@gmail.com

I already signed your first petition. If this is a new one to replace the 1st one, you can add my name, Elizabeth Lauster, 2614 Gold Leaf Point, Gainesville, GA 30504, Waters Edge SD.

Thanks,
Elizabeth Lauster

Sent from Mail for Windows



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: November 20, 2023
Date Submitted: November 22, 2023
Final Approval Date: November 27, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Capstone Acquisitions, LLC** to vary the minimum lot size requirement, maximum building height, maximum impervious surface area and minimum number of parking spaces required on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a **622 White Sulphur Road**), having a zoning of General Business (G-B).
Meeting Date: December 12, 2023

Purpose of Request:

The applicant is proposing to develop a 6-story, 112 room Residence Inn extended stay hotel that will total 98,718 square feet in size. Access is proposed from an existing internal drive that has shared-direct access to White Sulphur Road. Parking will be located under the building and surface level between the hotel and White Sulphur Road. Amenities within the hotel will include a pool, meeting rooms, fitness center, restaurant open for breakfast, and grab and go food. The property is located within the Limestone Corridor Overlay Zone and the adjacent uses include the Southern Railroad, Xtreme Clean Auto Spa, New Haven Church and New Holland Market.

The applicant is requesting to vary the following standards:

- Minimum lot size requirements from 2.0 acres to 1.47 acres.
- Building height requirements from 5 stories to 6 stories.
- Maximum impervious surface area from 60% to 85%.
- Minimum number of parking spaces from 134 spaces to 115 spaces.

Special use approval is also required for this proposed development, which is item D.1 on the agenda.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location Maps
3. Narrative
4. Plat
5. Site Plan Architectural and Floor Plan

**GAINESVILLE PLANNING AND APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Capstone Acquisitions, LLC
Property Owner Lareve Properties, LLC
Location..... 622 White Sulphur Road, NE
Request..... Vary lot size, building height, impervious surface and parking requirements
Size 1.47± acre
Zoning..... General Business (G-B)
Ward..... Two
Proposed Use..... Residence Inn extended stay hotel
Planning Division Staff Recommendation **Approval, with conditions**
Date..... December 12, 2023

▪ **Request**

The applicant is proposing to vary four standards within the Unified Land Development Code to construct a Residence Inn by Marriott extended stay hotel. Specifically, the variances include the following:

- Minimum lot size requirement for an extended stay hotel from 2.0 acres to 1.47 acres.
- Building height requirements from 5 stories to 6 stories per General Business (G-B) zoning.
- Maximum impervious surface area from 60% to 85% per the Limestone Corridor Overlay Zone requirements.
- Minimum number of required parking spaces from 134 spaces to 115 spaces.

According to the applicant the extended stay hotel is intended to provide upscale lodging for area tourism. The proposed extended stay hotel is 6-stories over a basement, 112 rooms and will total 98,718± square feet in size. Access is proposed from an existing internal drive that has shared-direct access to White Sulphur Road. Approximately 33 basement level parking spaces will be located under the building as well as 82 surface level parking spaces will be provided between the hotel and White Sulphur Road. Amenities within the hotel will include a pool, meeting rooms, fitness center, restaurant open for breakfast, and grab and go food. The exterior of the building will consist of a mixture of EFIS, brick and glass designed to meet the Limestone Corridor Overlay Zone standards.

The property is located within the Limestone Corridor Overlay Zone and the adjacent uses include the Southern Railroad, Xtreme Clean Auto Spa, New Haven Church and New Holland Market.

- **Background Information and Existing Conditions**

The subject property has been graded and padded out and is part of a commercial subdivision that includes five lots of which the subject property has remained undeveloped. Most of the property is relatively flat but eastern side slopes down toward the railroad right-of-way which is approximately 24 feet below the subject property.

- **Significant Factors**

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

The applicant is basing the hardship on the irregular shape of the lot and the steep topography on the western side of the property which slopes down to the adjacent railroad right-of-way. In addition, the applicant states the right-of-way grassed median along White Sulphur Road is very wide (60± feet) which limits the area to build the extended stay hotel.

Special use approval is required for the proposed extended stay hotel.

- **Other Departmental Comments**

There are no other departmental comments for this request.

- **Supporting Documents**

Statement of Hardship, Plat, Concept Plan, Floor Plan, and Architectural Renderings.

- **Analysis**

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

The subject property is an abnormal, triangle shaped property. The property is relatively flat except that the eastern side of the property aggressively slopes downward 24± feet to the adjacent railroad right-of-way. As well, there is an existing inter-parcel access drive located at the southern end of the property that effects where the building and parking can be located.

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

The Unified Land Development Code provides for standards that promote responsible growth that is economically sound and stable land development while providing for secure safety from fire and health dangers. The proposal appears to support these standards, but as presented could not be developed on the subject property without a variance.

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

The property is zoned General Business (G-B) which allows for office, commercial retail, restaurant, hotel and service uses. The property could be developed for the use if reduced in size, but the applicant desires to maximize the site for the development of the proposed extended stay hotel to better support the tourism industry within Gainesville and greater Hall County. Staff believes there is a need for hotel space due to its proximity to Exit 24 / I-985 and nearby regional facilities such as Northeast Georgia Medical Facility, Lake Lanier Olympic Park, Coop Athletic facility and Atlanta Botanical Garden, Gainesville.

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

Overall, the proposal may not cause detriment to the public good, but will be unique to the immediate area and will provide much needed quality lodging within Gainesville. The existing lot size cannot be increased based on the location of the railroad, White Sulphur Road and the adjacent commercial use. If the variance were to be approved, the proposed extended stay hotel will be approximately 75 feet in height. The historic New Holland Mill is the only building within the nearby area that is of similar height; however, there are other hotels within Gainesville of similar height and scale (Courtyard Marriott and Hilton Garden Inn).

A stormwater management plan including sedimentation control, stormwater detention, run-off reduction and water quality measures will be required to address the additional proposed impervious surface areas.

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

The unusual shape of the property, sloping topography on the eastern edge of the property and the width of White Sulphur Road right-of-way appear to limit how the property can be developed. The proposed location of the building is also influenced by the location of the inter-parcel access drive on the adjacent commercial property. The applicant's concept plan maximizes the developable area by building vertical and locating the structure directly adjacent to the railroad right-of-way.

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

According to the applicant the property was previously graded with no proposed use. The applicant was made aware of the required variances once the hotel standards were provided by the Marriott brand.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this variance request based on the shape of the property and the adjacent railroad right-of-way.

Conditions

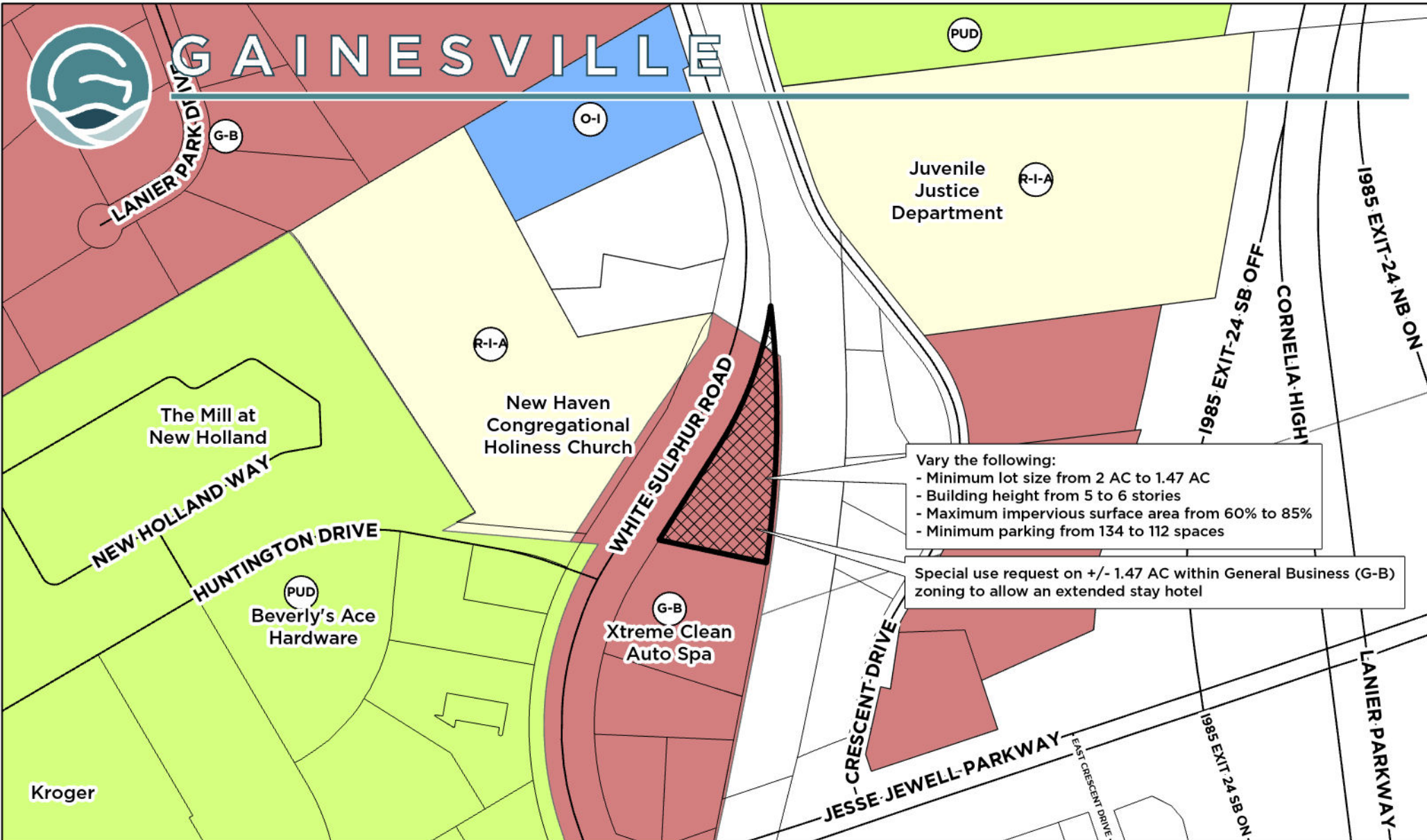
- 1. The special use approval shall be limited to the operation of a Residence Inn by Marriott extended stay hotel. No other use on the subject property for "Extended Stay Lodging**

Services,” as that term is defined in Section 9-10-6-16 of the Gainesville Unified Land Development Code, shall be permitted.

- 2. The proposed development shall be generally consistent with the concept plan and architectural renderings provided with this application. The exterior wall materials shall include a mixture of brick or stone and EFIS per the approval of the Community & Economic Development Director.**
- 3. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 4. The frontage landscape areas and right-of-way areas along White Sulphur Road shall be sodded with grass. The landscape islands within the parking lot shall contain minimum 3-inch caliper size hardwood trees subject to the Community & Economic Development Director approval.**
- 5. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**
- 6. The subject property shall be limited to one (1) monument sign not to exceed 10-feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code. An electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property.**
- 7. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The 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 owner/developer.**
- 8. The proposed variance requests shall be contingent upon City Council approving the special use for the proposed Residence Inn by Marriott extended stay hotel.**



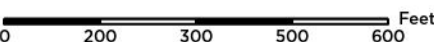
GAINESVILLE



Vary the following:

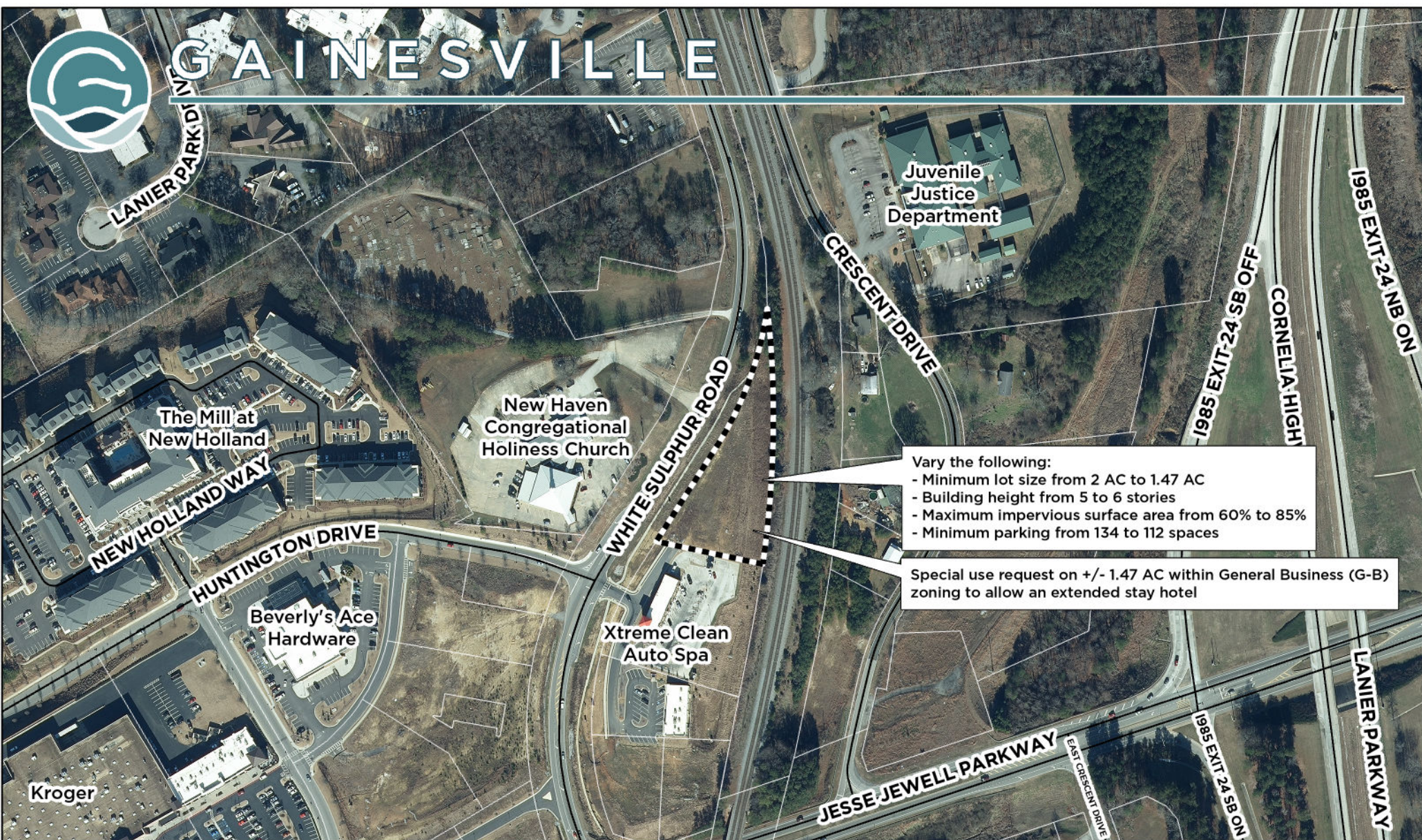
- Minimum lot size from 2 AC to 1.47 AC
- Building height from 5 to 6 stories
- Maximum impervious surface area from 60% to 85%
- Minimum parking from 134 to 112 spaces

Special use request on +/- 1.47 AC within General Business (G-B) zoning to allow an extended stay hotel

Applicant: CAPSTONE ACQUISITIONS, LLC		Request: - Vary minimum lot size from 2 AC to 1.47 AC, building height from 5 to 6 stories, maximum impervious surface area from 60% to 85%, and minimum parking from 134 to 112 spaces - Special use request on +/- 1.47 AC within General Business (G-B) zoning to allow an extended stay hotel	
VARIANCE AND SPECIAL USE REQUEST			
Subject Property Address: 622 White Sulphur Road	Tax Parcel: 09-123-000-031	 Subject Property	
Meeting Date: 12/12/2023 Map Prepared: 11/21/2023		 Scale: 1" = 300'	



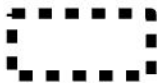
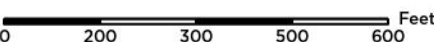
GAINESVILLE



Vary the following:

- Minimum lot size from 2 AC to 1.47 AC
- Building height from 5 to 6 stories
- Maximum impervious surface area from 60% to 85%
- Minimum parking from 134 to 112 spaces

Special use request on +/- 1.47 AC within General Business (G-B) zoning to allow an extended stay hotel

Applicant: CAPSTONE ACQUISITIONS, LLC		Request:	
VARIANCE AND SPECIAL USE REQUEST		- Vary minimum lot size from 2 AC to 1.47 AC, building height from 5 to 6 stories, maximum impervious surface area from 60% to 85%, and minimum parking from 134 to 112 spaces - Special use request on +/- 1.47 AC within General Business (G-B) zoning to allow an extended stay hotel	
Subject Property Address: 622 White Sulphur Road	Tax Parcel: 09-123-000-031	 Subject Property	Aerial from 2021
Meeting Date: 12/12/2023	Map Prepared: 11/21/2023		
			Scale: 1" = 300'



STATEMENT OF HARDSHIP

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

The lot is irregular in shape and drops steeply near the railway. There is no additional property that can be acquired. This has been identified as a great hotel site. . The building height needs to be increased under GB from 5 to 6 stories to accommodate the 112 hotel rooms. The parking requirement needs to be reduced from 134 spaces to 112 as this is the Marriott standard and is adequate for a hotel in the current environment. The impervious surface requirement needs to be reduced from 60 to 85% to accommodate the building and parking. The lot is a little smaller than code for an extended stay hotel. We need to reduce the lot size from 2.0 acres to 1.47 acres.

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

Without the variances, the property will not accommodate a hotel. This site has great potential with walkability to restaurants and proximity to the hospital, the rowing venue and the Coop Athletic fields.

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

The size and shape of the lot and the large right of way in front makes it difficult to use for a hotel of scale.

4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

Relief would not cause any damage to the public. It will serve the public good by providing upscale lodging for tourism including the Northeast Ga Medical Center, the Lake Lanier Rowing Venue and the Coop Athletic Facility under construction by the City of Gainesville.

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

We would only be able to build a very small single story motel which is not in the best interest of the city and would not be approved by Marriott.

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

The lot was developed with an unknown purpose in mind. A hotel was not considered for this site when the lot was developed.

RESIDENCE INN by
MARRIOTT

622 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA 30503

OWNER & DEVELOPER

CAPSTONE PROPERTY GROUP, LLC
PO BOX 724
GAINESVILLE, GEORGIA 30503

(720) 519-5598

ARCHITECT:

ARCHITECTURE, INTERIOR DESIGN, STRUCTURAL
ENGINEERING, MECHANICAL, ELECTRICAL, PLUMBING AND
FIRE PROTECTION ENGINEERING:
LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30046

770-963-8989

CIVIL ENGINEER/ LANDSCAPE DESIGN:

ROCHESTER AND ASSOCIATES
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501

770-718-0600

Residence INN
BY MARRIOTT



VIEW @ PARKING LEVEL ACCESS

PROJECT DATA			
PROPOSED:	113 ROOM HOTEL, 6 STORY WITH BASEMENT		
ZONING:	GET INFO.		
SITE:	64255 SF 1.475 ACRES		
PARCEL NO.:	GET INFO.		
BUILDING HT.:	ALLOWED 5 STORIES PROPOSED 6 STORIES		
SET BACKS:	GET INFO.		
PARKING:	REQUIRED	113	SPACES
	PROPOSED ON GRADE	82	SPACES
	GARAGE	33	SPACES
	TOTAL	115	SPACES

DRAWING INDEX	
G001	COVER SHEET
C100	SITE PLAN
A100	BASEMENT FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD - FIFTH FLOORS
A104	SIXTH FLOOR PLAN
A201	NORTH & SOUTH EXTERIOR ELEVATIONS
A202	EAST & WEST EXTERIOR ELEVATIONS
A801	PERSPECTIVE VIEWS
A802	PERSPECTIVE VIEWS

L
P
B

LINDSAY POPE BRAYFIELD
344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
770 963 8989
770 922 9492 FAX
www.lcbatlanta.com

Residence INN
BY MARRIOTT

OWNER &
DEVELOPER

CAPSTONE
PROPERTY GROUP,
LLC
PO BOX 724
GAINESVILLE, GEORGIA 30501
(720) 519-5598

PROJECT

RESIDENCE INN
BY MARRIOTT

622 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA 30503

EDITION

PROGRESS SET 11-10-23
IN HOUSE REVIEW 11-21-23

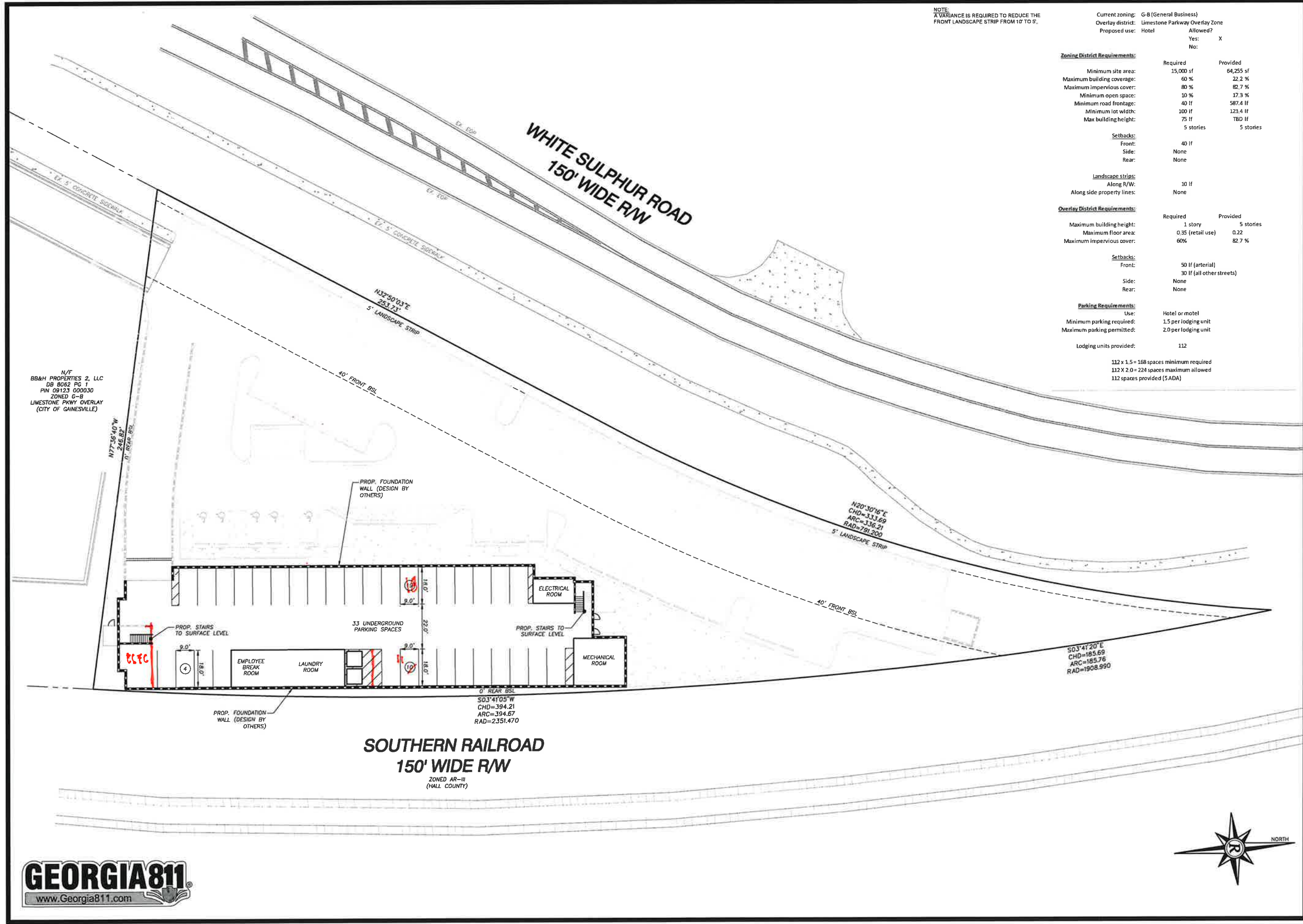
WLA PROJECT NUMBER
223040

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

© 2023 A.J. ROBERTS ARCHITECTS LLP
LINDSAY ARCHITECT

COVER
SHEET

G001



NOTE:
A VARIANCE IS REQUIRED TO REDUCE THE
FRONT LANDSCAPE STRIP FROM 10' TO 5'.

Current zoning: G-B (General Business)
Overlay district: Limestone Parkway Overlay Zone
Proposed use: Hotel
Allowed? Yes: X
No:

Zoning District Requirements:		Required	Provided
Minimum site area:		15,000 sf	64,255 sf
Maximum building coverage:		60 %	22.2 %
Maximum impervious cover:		80 %	82.7 %
Minimum open space:		10 %	17.3 %
Minimum road frontage:		40 lf	587.4 lf
Minimum lot width:		100 lf	123.4 lf
Max building height:		75 lf	TBD lf
		5 stories	5 stories

Setbacks:
Front: 40 lf
Side: None
Rear: None

Landscape strips:
Along R/W: 10 lf
Along side property lines: None

Overlay District Requirements:		Required	Provided
Maximum building height:		1 story	5 stories
Maximum floor area:		0.35 (retail use)	0.22
Maximum impervious cover:		60%	82.7 %

Setbacks:
Front: 50 lf (arterial)
Side: 30 lf (all other streets)
Rear: None

Parking Requirements:
Use: Hotel or motel
Minimum parking required: 1.5 per lodging unit
Maximum parking permitted: 2.0 per lodging unit
Lodging units provided: 112

112 x 1.5 = 168 spaces minimum required
112 x 2.0 = 224 spaces maximum allowed
112 spaces provided (5 ADA)

N/F
BB&H PROPERTIES 2, LLC
DB 8062 PG 1
PIN 09123 000030
ZONED G-B
LIMESTONE PKWY OVERLAY
(CITY OF GAINESVILLE)

N77°16'40"W
246.82'

0' REAR BSL

PROP. FOUNDATION
WALL (DESIGN BY
OTHERS)

33 UNDERGROUND
PARKING SPACES

PROP. FOUNDATION
WALL (DESIGN BY
OTHERS)

SOUTHERN RAILROAD
150' WIDE R/W
ZONED AR-III
(HALL COUNTY)

0' REAR BSL
S03°41'05"W
CHD=394.21
ARC=394.67
RAD=2351.470

N20°30'16"E
CHD=333.69
ARC=336.21
RAD=791.200
5' LANDSCAPE STRIP

S03°41'20"E
CHD=185.69
ARC=185.76
RAD=1908.990



Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 | www.rochester-assoc.com

CONCEPTUAL LAYOUT

FOR:

WHITE SULPHUR ROAD
HOTEL

LAND LOT 123, 9TH DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

REVISIONS		DESCRIPTION
NO.	DATE	

ANY CHANGES OR ALTERATIONS MADE TO
THIS PLAN SHALL BE THE RESPONSIBILITY OF
THE DESIGNER. THE DESIGNER SHALL
OCCUPY THE SEAL SHOWN HEREON AND
THE WRITTEN APPROVAL OF ROCHESTER
SHALL BE OBTAINED. ORIGINAL CHANGES
VERIFICATION OF ANY CHANGE.

GRAPHIC SCALE

10' 0' 20' 40'

NOT FOR
CONSTRUCTION

SHEET

2

OF

2

DATE: 09-07-2023

SB NO. 11-20

DWG NO. 1111

DRAWN BY: DCB

OWNER &
DEVELOPER

CAPSTONE
PROPERTY GROUP,
LLC
PO BOX 724
GAINESVILLE, GEORGIA 30603
(770) 518-5598

PROJECT

RESIDENCE INN
BY MARRIOTT
62 WHITE BULPHARD ROAD
GAINESVILLE, GEORGIA 30606

EDITION

PROGRESS SET	11.10.23
IN HOUSE REVIEW	11.21.23

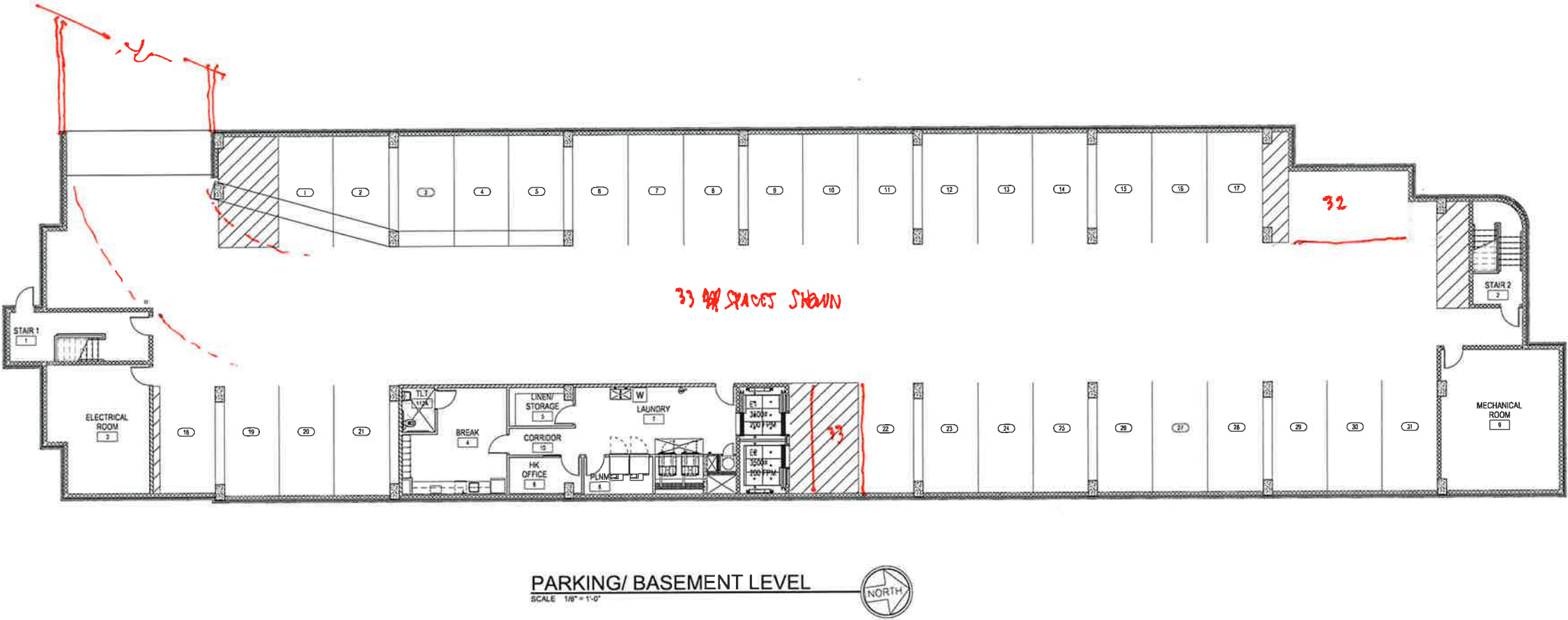
WLA PROJECT NUMBER
223040

DRAWN BY	
CHECKED BY	
APPROVED BY	
PLOT DATE	

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LINDSAY ARCHITECT

PARKING
BASEMENT LEVEL

A100



N/F
H PROPERTIES 2, LLC
DB 8062 PG 1
PIN 09123 000030
ZONED G-B
(TONE PKWY OVERLAY
TY OF GAINESVILLE)

**L
P
B**

ARCHITECT
LINDSAY POPE BRAYFIELD
244 WEST PINE STREET
LAWRENCEVILLE, GA 30046
770.953.8989
770.822.8492 FAX
www.lpbarchitect.com

Residence IN
BY MARRIOTT

**OWNER &
DEVELOPER**

CAPSTONE
PROPERTY GROUP,
LLC
PO BOX 124
GAINESVILLE, GEORGIA 30603
(770) 519-3508

PROJECT

RESIDENCE INN
BY MARRIOTT
62 WHITESUMMIT ROAD
GAINESVILLE, GEORGIA 30608

EDITION

PROGRESS SET 11.10.23
IN HOUSE REVIEW 11.21.23

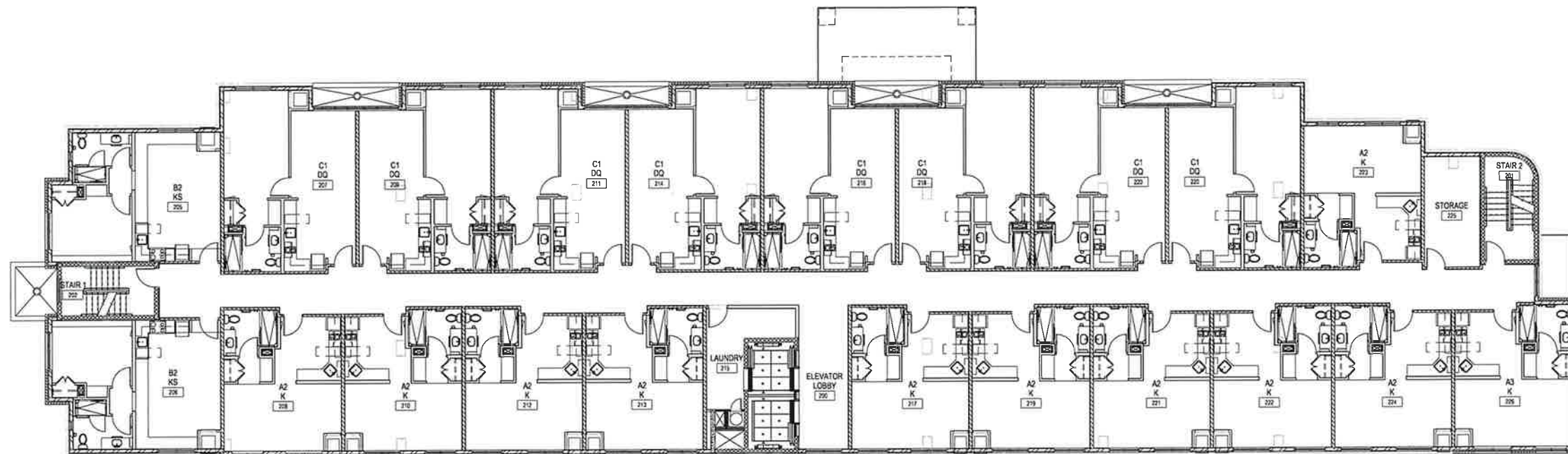
WLA PROJECT NUMBER
223040

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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LINDSAY ARCHITECT

**FIRST FLOOR
PLAN**

A101



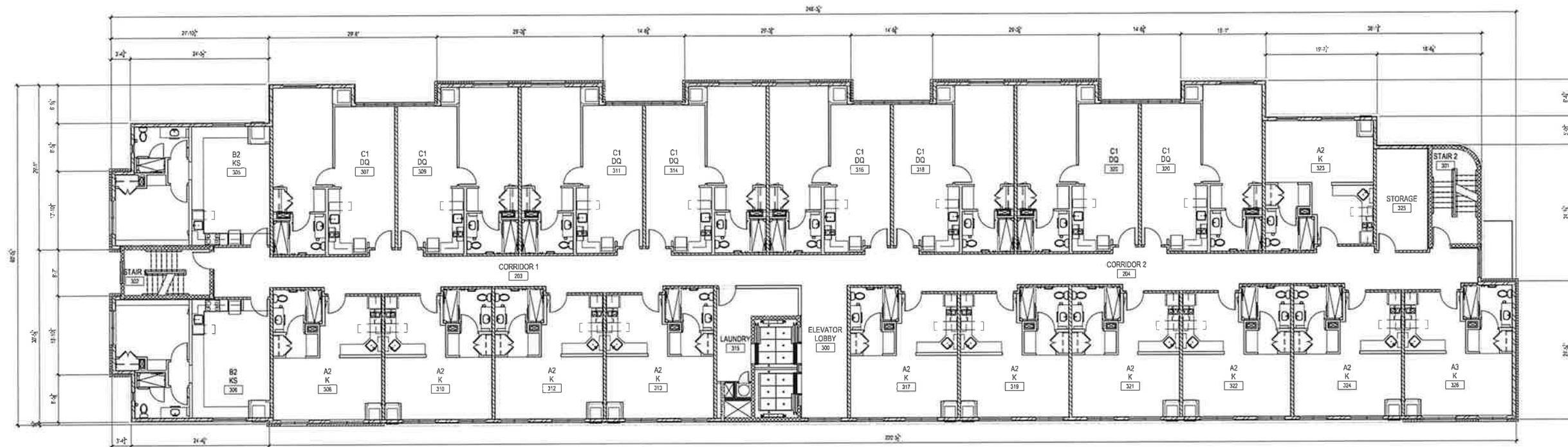
2ND FLOOR PLAN
SCALE 1/8" = 1'-0"



PROJECT AREA TABULATION			
LEVEL	AREA (SF)		
	HOTEL	PARKING	TOTALS
6TH FLOOR	13,881	0	13,881
5TH FLOOR	13,964	0	13,964
4TH FLOOR	13,964	0	13,964
3RD FLOOR	13,964	0	13,964
2ND FLOOR	13,964	0	13,964
1ST FLOOR	14,425	0	14,425
BASEMENT	3,046	11,330	14,376
TOTALS	87,208	11,330	98,538

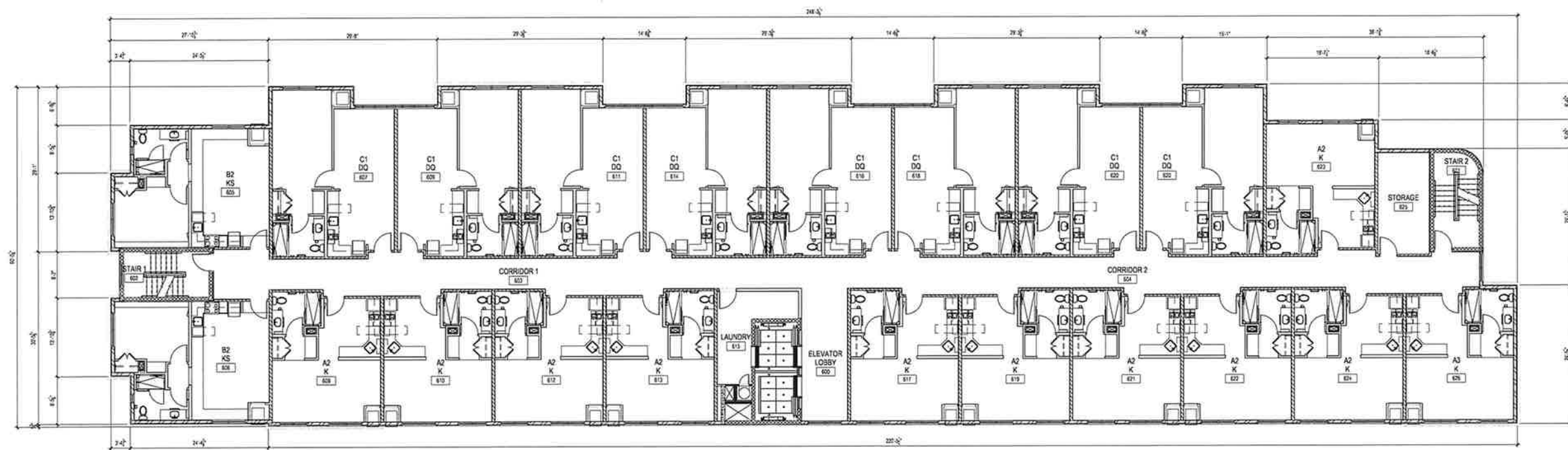
71) GSP/U-

GUESTROOM TABULATION							
GUESTROOM TYPES	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	TOTAL
STANDARD	4	11	11	11	11	11	59
DOUBLE QUEEN	2	8	8	8	8	8	42
DOUBLE QUEEN (END CONDITION)	2	2	2	2	2	2	12
TOTALS	8	21	21	21	21	21	113



3RD - 5TH FLOOR PLANS
SCALE 1/8" = 1'-0"





6TH FLOOR PLAN

SCALE 1/8" = 1'-0"





NORTH ELEVATION

1/8" = 1'-0"

LPB 223040

0 10' 20' 40'



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



SOUTH ELEVATION

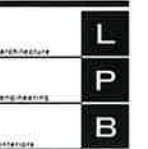
1/8" = 1'-0"

LPB 223040

0 10' 20' 40'



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



LINDSAY POPE & BRAXFIELD
344 WESLEY PARK DRIVE
LAWRENCEVILLE, GA 30046
770 963 8580
770 963 8592 FAX
WWW.LPBBUILD.COM

Residence INN
BY MARRIOTT

OWNER &
DEVELOPER

CAPSTONE
PROPERTY GROUP,
LLC
10000 JEN
GAINESVILLE, GEORGIA 30503
(770) 519 5538

PROJECT

RESIDENCE INN
BY MARRIOTT

622 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA 30503

EDITION

PROCESS SET 11.10.23
HOUSE REVIEW 11.21.23

WLA PROJECT NUMBER
223040

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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NORTH & SOUTH
EXTERIOR
ELEVATIONS

A201



EAST ELEVATION

1/8" = 1'-0"

LPB 223040



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

PROJECT

RESIDENCE INN
by MARRIOTT

1220 WHITE SAPHIRE ROAD
DANVILLE, GEORGIA 31702

EDITION

PROGRESS SET 11/10/23
IN HOUSE REVIEW 11/21/23

MLA PROJECT NUMBER
223040

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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LINDSAY POPE ARCHITECT

EAST & WEST
EXTERIOR
ELEVATIONS

A202



WEST ELEVATION

1/8" = 1'-0"

LPB 223040



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



PEDESTRIAN WALK VIEW @ GUEST DROP-OFF



PEDESTRIAN WALK VIEW @ PARKING LEVEL ACCESS



AERIAL PERSPECTIVE VIEW @ GUEST APPROACH



AERIAL PERSPECTIVE VIEW @ GUEST APPROACH



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: November 20, 2023
Date Submitted: November 22, 2023
Final Approval Date: November 27, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Daniel Medrea** to rezone a 5.6± acres tract located on the west side of Ivey Road, south of the intersection of Ivey Road and Lost River Drive (a/k/a **0 Ivey Road, SW**) from Planned Unit Development (P-U-D) to Residential-I (R-I).
Meeting Date: December 12, 2023

Purpose of Request:

The subject property was originally part of the neighboring Cresswind at Lake Lanier and borders a creek. The property was subdivided from the larger Cresswind tract but has retained its P-U-D zoning. The original P-U-D zoning for the property originally included four single-family lots but the plan was amended in 2010 and was shown as one large parcel. The applicant is proposing to develop the property into four single-family lots, of which three lots will be owned and occupied by the applicant's family. The proposed homes are anticipated to be ranches on basements with 4,200 to 4,800 square feet of finished area, on lots ranging from 1.015± to 1.791± acres in size. The applicant desires to utilize nearby sewer services if available; however, the lots appear large enough for private septic systems. The adjacent properties include single-family homes in the city and county.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with two 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. Renderings

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Daniel Medrea
Property Owner..... SD & BD Properties, LLC
Location..... 0 Ivey Road, SW
Request..... Rezone from P-U-D to R-I
Total Acres 5.6± acres
Ward..... Four
Proposed Use..... Four single-family lots
Planning Division Staff Recommendation **Approval, with conditions**
Date..... December 12, 2023

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

The proposal is to rezone the 5.6± acres property from Planned Unit Development (P-U-D) to Residential-I (R-I). The subject property was originally part of the neighboring Cresswind at Lake Lanier and borders a creek. The property was later subdivided from the larger Cresswind tract but retained its P-U-D zoning. The original P-U-D zoning for the property originally included four single-family lots but the plan was amended in 2010 and was shown as one large parcel. The applicant is proposing to develop the property for four single-family lots for ranch-style homes on basements with 4,200 to 4,800 square feet of finished area. The lots are anticipated to range from 1.015± to 1.791± acres in size. The applicant desires to utilize nearby sewer services if available by way of an easement through the Cresswind subdivision common area. However, the lots appear large enough for private septic systems.

Adjacent Land Use and Zoning

Location	Use	Zoning
North	Single Family Homes	Vacation Cottage (V-C)- Hall County
South	Single Family Homes	Agricultural Residential-III (AR-III)- Hall County
East	Cresswind at Lake Lanier Subdivision	Planned Unit Development (P-U-D)- Gainesville
West	Cresswind at Lake Lanier Subdivision	Planned Unit Development (P-U-D)- Gainesville

▪ **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:

2021 - A request by Loan Donuts Holdings, LLC to rezone a 1.063± acres tract located at 2895 Browns Bridge Road, SW from Office and Institutional (O-I) to Neighborhood Business (N-B) was conditionally approved for a Dunkin Donuts restaurant.

2023 – A request by QuikTrip Corporation to amend a 2.86± acres tract located at 2925 Browns Bridge Road, SW zoned Planned Unit Development (P-U-D) was conditionally approved for a QuikTrip convenience store / gas station.

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

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

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

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

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

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

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

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

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

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

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

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

▪ **Staff Analysis**

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

The surrounding uses include property within the City and County which includes single-family homes. The rezoning will be for the same use and allow for the property to be subdivided into larger lots. The proposed use appears suitable.

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

Given the small scale of the proposal, the proposed four single-family lots should not affect the existing use or usability of the adjacent or nearby property. The proposed single-family homes are comparable in size and will function similarly as the adjacent properties.

(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 Single-Family Residential land use category.

According to the Character Area map for the City of Gainesville, the subject property is located within the Suburban Neighborhoods area. The suburban neighborhoods at the edge of the northern city limits were developed as a result of the construction of Lake Lanier and are oriented toward it. They are typically designed as a series of cul-de-sacs or loop road subdivisions that provide maximum lake frontage.

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

The property could remain zoned P-U-D and remain as green space. The proposed rezoning allows for the subdivision of the lot and development of comparable single-family homes. The proposed lots are larger than a typical R-I zoned lots within the city limits which allows for a minimum lot size of 10,000 square feet.

(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 P-U-D zoning to R-I zoning should not substantially affect public facilities or services.

There is sufficient existing water and sewer capacity that can serve the property. However, a sewer easement will be required from the neighboring Cresswind subdivision for sewer services. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties. Gainesville Fire Station #4 is approximately 3.1 miles from the subject property off of Memorial Park Drive. Hall County Fire Station #4 is also located approximately 1.6 from the subject property off of McEver Road. The City and County have an automatic aid agreement which allows the city or county to respond first in the event of a fire or medical emergency.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed four single-family detached homes could generate 38± new trips per weekday (50% entering and 50% exiting) and 4± A.M. (26% entering and 74% exiting) and 4± P.M. (64% entering and 36% exiting) peak hour trips during the weekday.

The impacts to the Gainesville City School System would be minimal given there are a maximum of four residential lots proposed.

(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 Map. The adjacent properties are anticipated to remain single-family residential and consist of established single-family homes.

(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 location within the 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**

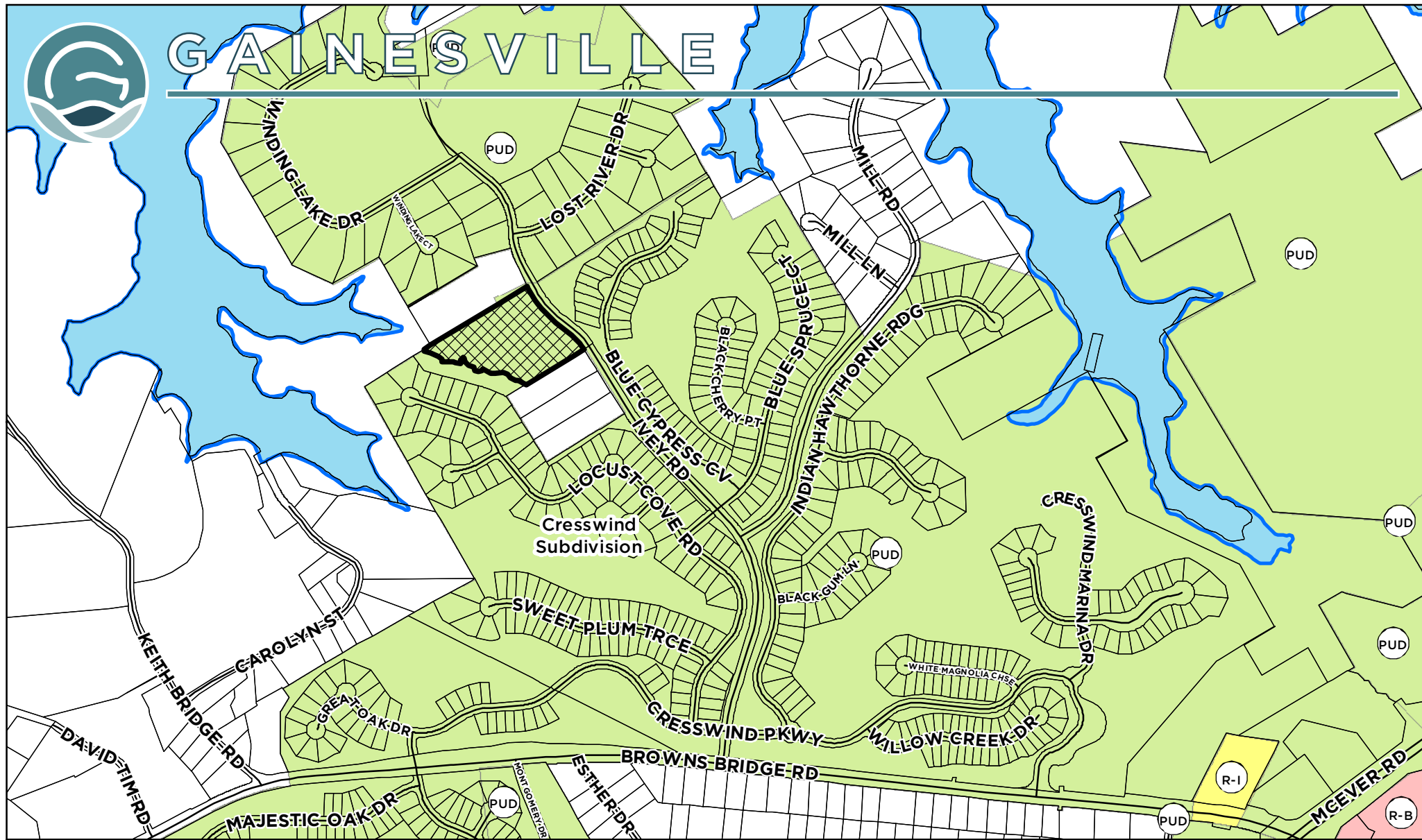
The Planning Division staff is recommending **conditional approval** of this rezoning request with Residential-I (R-I) zoning, based on the Comprehensive Land Use Plan and the adjacent residential land uses.

Conditions

1. **An updated as-built boundary survey/plat of the subject property, indicating new property boundaries, shall be recorded prior to obtaining a Certificate of Occupancy.**
2. **The development shall be generally consistent with the site plan and pictures provided with this rezoning application.**



GAINESVILLE



Applicant:

DANIEL MEDREA

Request:

Rezone a 5.6+/- acres tract from Planned Unit Development (P-U-D) to Residential-I (R-I) for four single family lots.

REZONING REQUEST

Subject Property Address:
0 Ivey Road, SW

Tax Parcel:
08-020-000-096



Subject Property



Meeting Date: 12/12/2023

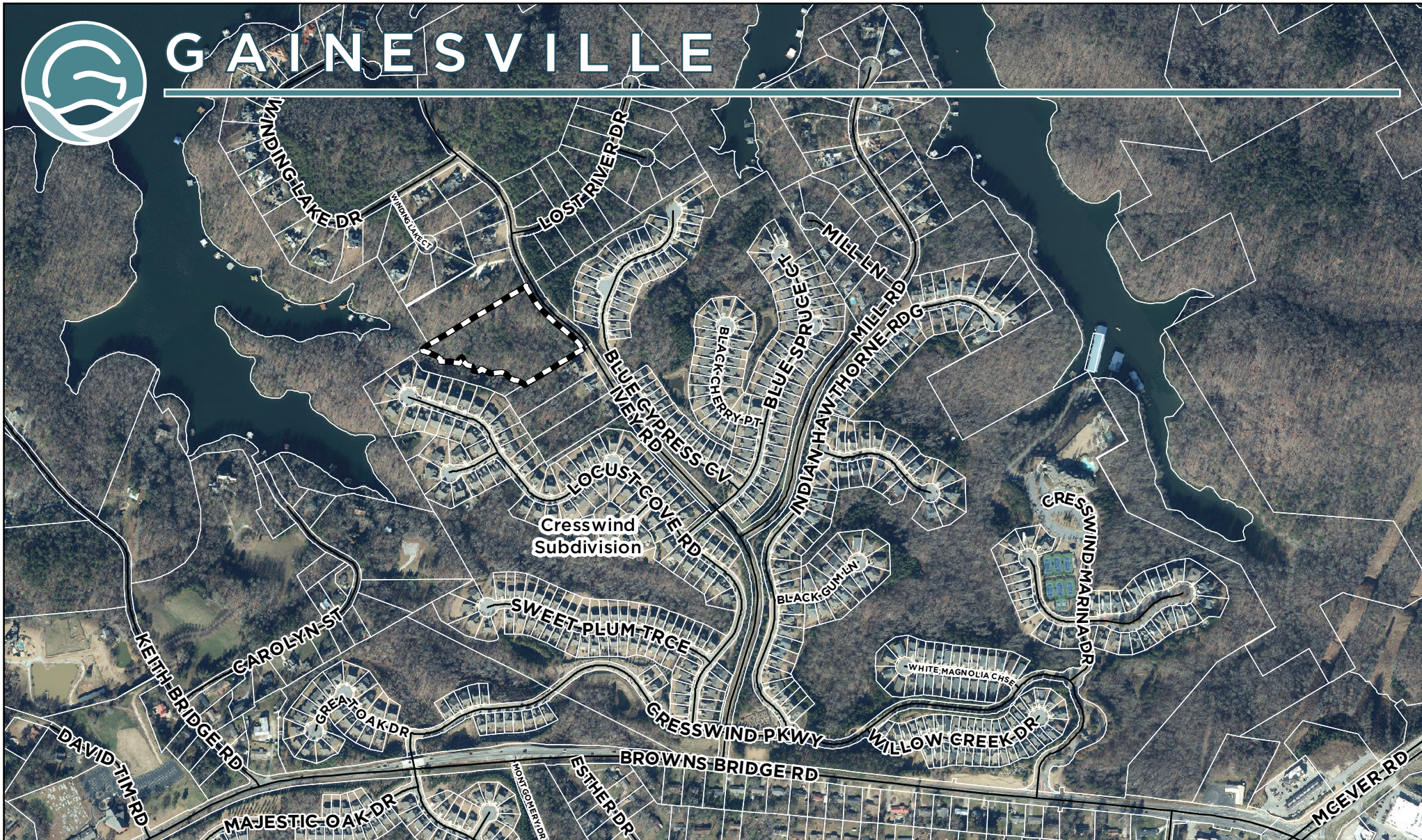
Map Prepared: 11/20/2023

0 375 750 1,125 1,500 Feet

SCALE: 1" = 750'



GAINESVILLE



Applicant:

DANIEL MEDREA

REZONING REQUEST

Subject Property Address:
0 Ivey Road, SW

Tax Parcel:

08-020-000-096

Request:

Rezone a 5.6+/- acres tract from Planned Unit Development (P-U-D) to Residential-I (R-I) for four single family lots.



Subject Property



Meeting Date: 12/12/2023

Map Prepared: 11/20/2023

0 375 750 1,125 1,500 Feet

SCALE: 1" = 750'

Ivey Road, Gainesville Georgia

My name is Daniel Medrea and I am looking to purchase Parcel ID 08020 000096 and divide it into 4 residential lots as shown in the attached survey. We plan to build the homes alongside my son Daniel Medrea Jr and Son-in-Law Alexander Achim. We are wanting to build 3 of the 4 lots for our own personal homes and plan to sell the 4th home. These homes, due to the natural grade of the land, will need to be on a basement foundation. The homes will be ranches on basements. We are looking to build around 4200-4800 sq feet in total finished area. These homes will be more than comparable to the size and finish of nearby homes. We hope to be able to start building as soon as we can get rezoning and permit approval. Thank you for your time.

THIS BLOCK RESERVED FOR
THE CLERK OF THE SUPERIOR COURT

REFERENCES

1. - D.E. 8784 PG. 181
2. - A PLAT OF SURVEY FOR SECTIONS ON LAKE LAMER BY ROCHETER & ASSOCIATES, DATED AUGUST 4, 2008.

FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA. ZONE V-2 AS PER HALL COUNTY FLOOD COMMUNITY PANEL NO. 12300070L, DATED APRIL 16, 2014.

GENERAL SURVEY NOTES

1. HORIZONTAL DATUM IS GEORGIA STATE PLANE WEST ZONE COORDINATE SYSTEM, NORTH AMERICAN DATUM OF 1983 (NAD83).
2. VERTICAL DATUM IS NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD83).
3. DATE OF FIELD SURVEY: 10/1/13.
4. ALL DATA BEING REFERENCED SHOWN HEREON ARE RECORDED IN THE CLERK OF SUPERIOR COURTS RECORDS IN THE HALL COUNTY CLERK'S OFFICE.
5. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF AN ANTI-SUBROGATION OR OTHER ADJACENT PROPERTY OWNERS DEED REFERENCES WERE OBTAINED FROM LOCAL AUTHORITY THE RECORDS ARE NOT GUARANTEED AS TO THE ACCURACY OF COMPLETENESS.
6. STRUCTURES VISIBLE ON THE DATE OF SURVEY ARE SHOWN HEREON. ON SOME SURVEYS NOT ALL INTERIOR IMPROVEMENTS MAY NOT BE SHOWN. LOCATIONS ARE ACCURATE ONLY WHERE SHOWN.
7. WITHIN PROPERTY MAY CONTAIN WETLANDS. ALL WETLANDS ARE UNDER THE JURISDICTION OF THE U.S. ARMY CORPS OF ENGINEERS AND/OR THE STATE OF GEORGIA. DEPARTMENT OF NATURAL RESOURCES. LOT OWNERS ARE SUBJECT TO PENALTY OF LAW FOR DISTURBANCE TO THESE PROTECTED AREAS WITHOUT THE PROPER PERMIT APPLICATION AND APPROVAL.
8. WITH CERTIFICATION AS SHOWN HEREON, IS PURELY A STATEMENT OF PROFESSIONAL OPINION BASED ON KNOWLEDGE, INFORMATION AND BELIEF AND BASED ON CURRENT FIELD EVIDENCE AVAILABLE. THE CERTIFICATION IS NOT AN EXPRESSED OR IMPLIED WARRANTY OR GUARANTEE.

CLOSURE STATEMENT

A SHAPE IS BOUND TO BE SHOWN AND USED TO ADJUST THE SHOWN AND ADJUSTED MAGNETIC DEVIATION IN THE PREPARATION OF THIS PLAT.
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSEST PROXIMITY OF ONE FOOT IN 10,000 FEET AND AN AVERAGE ERROR OF 0.1 FEET ANGLE PER INCH, AND WAS ADJUSTED USING THE LEAST SQUARES METHOD.
THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 10,000 FEET.

SURVEYORS CERTIFICATION

This plat is a representation of an existing parcel or parcels of land and does not constitute or imply a new parcel or make any changes to any real property boundaries. The professional information of the documents, maps, plans, or other instruments which created the parcel or parcels are dated hereon. SIGNATURE OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AUTHORITY OF PUBLIC, CHARTERED OR LOCAL GOVERNMENT OR AGENCIES, OR ANY OTHER PUBLIC OR PRIVATE ENTITY. THE SURVEYOR'S CERTIFICATION IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR'S CERTIFICATION IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY. THE SURVEYOR'S CERTIFICATION IS NOT A GUARANTEE OF THE ACCURACY OF THE SURVEY.

WALTER LEE CANN, G.S. 1515

INFORMATION REGARDING THE REPORTED PRESENCE, SIZE, CHARACTER AND LOCATION OF EXISTING UNDERGROUND UTILITIES AND STRUCTURES IS SHOWN HEREON. THERE IS NO CERTAINTY OF THE ACCURACY OF THE INFORMATION AND IT SHALL BE CONSIDERED THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND UTILITIES AND STRUCTURES NOT SHOWN MAY BE ENCOUNTERED. NO CERTIFICATION IS MADE AS TO THE ACCURACY OR INADEQUACY OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON. PER GEORGIA LAW, THE UNDERGROUND UTILITIES PROTECTION SERVICE MUST BE CALLED PRIOR TO THE COMMENCEMENT OF ANY AND ALL EXCAVATING ACTIVITIES.

GRAPHIC SCALE 1"=50'
50' 0' 25' 50' 100' 200'



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WITHIN CITY OF
GAINESVILLE

PREPARED FOR:

ALEXANDER ACHIM &
DANIEL MEDREA

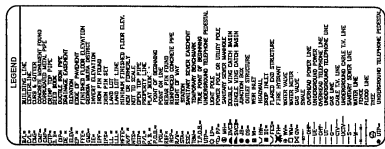


**NORTHEAST LAND
SURVEYING, LLC**
A Georgia Land Surveying Firm (#1240)
P.O. Box 384
Branford, Georgia 30517
Phone: (678) 776-7494

No.	REVISION	DATE	Project Name	INVESTMENT	OWNER	SCALE	1"=50'
1							
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Line (No.)	20	DIST.	40'	DATE OF FULL WORK	10/1/13	SHEET	1 OF 1
CITY, STATE	CITY OF GAINESVILLE	HALL COUNTY, GEORGIA	DATE	10/1/13	PROJECT NO.	23-088	

PROJECT LOCATION: IVEY ROAD
PARENT PARCEL NUMBER: 00020 000096
TOTAL AREA: 5.637 ACRES
CURRENT ZONING: PUD
PROPOSED ZONING: R-1
MINIMUM LOT SIZE: 20,000 S.F.
MINIMUM WIDTH: 75'
FRONT SETBACK: 30'
SIDE SETBACK: 10'
REAR SETBACK 20'
PROPOSED NUMBER OF LOTS: 4

[illegible]

REZONING EXHIBIT FOR:

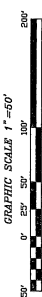
ALEXANDER ACHIM &
DANIEL MEDREA



**NORTHEAST LAND
SURVEYING, LLC**
A Georgia Land Surveying Firm #1240
P.O. Box 384
Braselton, Georgia 30517
Phone: (678) 776-7494

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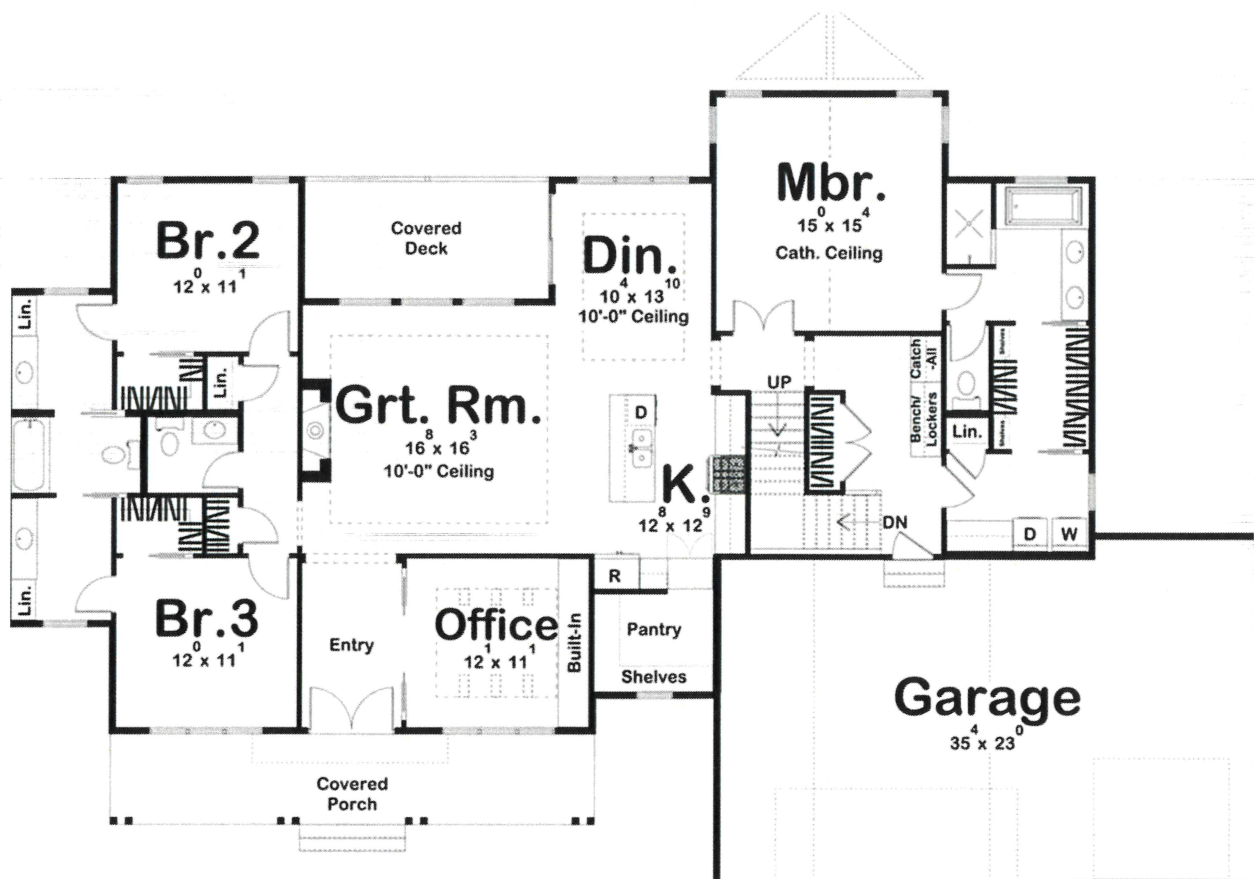
GRAPHIC SCALE 1"=50'



FLOOD NOTE

A PORTION OF THE SUBJECT PROPERTY IS LOCATED WITHIN A FLOOD HAZARD AREA ZONE "A" AS PER HALL COUNTY FIRM. COMMUNITY PANEL NO. 13129CB17G, DATED APRIL 24, 2014.

INFORMATION REGARDING THE REPUTED RESIDENCE, SIZE, CHARACTER AND LOCATION OF THE PROPERTY, THE REPUTED OCCUPANTS, THE REPUTED SOURCE OF THE INFORMATION AND THE CERTAINTY OF THE ACCURACY OF THIS INFORMATION AND IT SHALL BE CONSIDERED IN THAT LIGHT BY THOSE USING THIS DRAWING. THE LOCATION AND ARRANGEMENT OF UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON MAY BE INACCURATE AND NOT NECESSARILY REFLECT THE ACTUAL LOCATION AND ARRANGEMENT OF SUCH UTILITIES AND STRUCTURES. THIS DRAWING IS MADE AS TO THE ACCURACY OR THOROUGHNESS OF THE INFORMATION CONCERNING UNDERGROUND UTILITIES AND STRUCTURES SHOWN HEREON, PER GEORGIA LAW. THE INFORMATION HAS BEEN OBTAINED FROM THE BEST AVAILABLE SOURCES AND MUST BE CALLED PRIOR TO THE CONSTRUCTION OF ANY AND ALL EXISTING UTILITIES.







CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: November 20, 2023
Date Submitted: November 22, 2023
Final Approval Date: November 27, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Nikul Parikh** to amend an existing Planned Unit Development (P-U-D) zoning on a 1.34± acres tract located at the northwest side of the intersection of Stephens Road and McEver Road (a/k/a **0 McEver Road, SW**).
Meeting Date: December 12, 2023

Purpose of Request:

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) for the purpose of constructing an automated car wash. The property was approved for a neighborhood retail center as part of the neighboring 177-lot Copper Springs mixed-use development. The property has been padded out but has remained undeveloped. The proposal includes a tunnel-car wash, 10 vacuum machines and parking for patrons and employees. One driveway is proposed from McEver Road. The facility will operate 7 days a week from 7 a.m. to 9 p.m. and there will be approximately 10 to 12 employees at any given time.

The property is located within the Gateway Corridor Overlay Zone and the adjacent uses include the Copper Springs subdivision within Gainesville, Brannon Ridge subdivision within Oakwood and two gas station/ retail center stores within Oakwood.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended denial. 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. Letter of Intent
4. Plat

5. Concept Plan
6. Rendering

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Nikul Parikh
Property Owner Dhruvil Rajani
Location 0 McEver Road, SW
Request Amend P-U-D zoning
Size 1.34± total acres
Ward Four
Proposed Use Automated carwash facility
Planning Division Staff Recommendation **Denial**
Date December 12, 2023

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

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) for the purpose of constructing an automated car wash. The property was originally approved for a neighborhood retail center as part of the neighboring 177-lot Copper Springs mixed-use development approved in 1999. The property has been padded out but has remained undeveloped. The proposal includes a 5,040 square foot tunnel car wash, 10 vacuum machines and 31 parking spaces including the car care area for patrons and employees. One driveway is proposed from McEver Road. The facility will operate 7 days a week from 7 a.m. to 9 p.m. and there will be approximately 10 to 12 employees at any given time.

The property is located within the Gateway Corridor Overlay Zone and the adjacent uses include the Copper Springs subdivision within Gainesville, Brannon Ridge subdivision within Oakwood and two gas station/ retail center stores within Oakwood.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North - Northwest	Copper Springs Subdivision	PUD- Gainesville
South - Southwest	Brannon Ridge Subdivision; Valero Gas Station / Convenience Store	PRD- Oakwood C-1- Oakwood
East	Undeveloped	C-2- Oakwood
Southeast	Retail Strip Center and Gas Station (under development)	C-2- Oakwood

▪ **Other Departmental Comments**

There were no other department comments regarding this request.

▪ **Zoning History**

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

2018 – A request by Southeastern Land Solutions, LLC to amend a 1.34± acres tract (subject property) located at 0 McEver Road, SW zoned Planned Unit Development (P-U-D) was denied for five single-family lots.

▪ **Staff Analysis**

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

The subject property is located on the northwest side of the intersection of McEver Road and Stephens Road within the Gateway Corridor Overlay Zone. While the property has frontage along a commercial intersection, it appears the property would be most suitable for its current approved use as a small neighborhood retail center. This is mostly due to its close proximity the adjacent residential neighborhoods. Of note, there are currently 7 automated car wash facilities within a 2 to 5 mile radius from the property.

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

The property was originally planned for neighborhood retail purposes to serve adjacent and nearby residential uses with minimal negative impact. The proposed automated carwash is a more aggressive use than what is currently approved for the property. Staff is concerned the operation of the carwash, outdoor vacuums and other incidental noise (amplification devices) could negatively impact the adjacent homes within the Copper Springs and Brannon Ridge subdivisions. Given the grade of the property, it will be difficult to effectively buffer against the single-family homes.

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

The Future Development Map for the City of Gainesville places the property within the *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.

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

The quality community objectives include housing choices, connectivity, access to parks and greenspace, environmental sustainability, safety and security. Land uses allowed in the *Suburban Neighborhood Character Area* include single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (Retail and office), public, institutional, parks and recreation.

The proposed use appears to be inconsistent with the Comprehensive Plan.

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

The property is zoned Planned Unit Development (P-U-D) which is a site-specific zoning. Modifications to the existing approved plan requires the zoning to be amended to allow for an automated carwash facility. The current approved use for a small neighborhood retail center seems to be more appropriate than the proposed automated carwash facility.

(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 proposed zoning amendment request should not cause an excessive or burdensome use of public facilities or services above what is currently approved for the property. Gainesville sewer and water services are adjacent to the property and there is sufficient capacity.

Both the fire and police departments respond to properties located in the adjacent Copper Springs neighborhood which is accessible directly from McEver Road. The closest fire stations include Gainesville Fire Station #4 located 4.0± miles off of Memorial Park Drive and Hall County Fire Station #4 located 2.5± miles off of McEver Road. The City and County have an automatic aid agreement which allows the city or county to respond first in the event of a fire or medical emergency.

The ITE Trip Generation Manual, referenced to estimate the trips generated for an automated carwash land use, did not have sufficient data to provide the daily number of trips generated for the proposed land use. Therefore, a 2021 traffic study provided for the similar size Tidal Wave Auto Spa located further north near the intersection of McEver Road and Browns Bridge Road was used. According to the 2021 study, the proposed carwash could generate approximately 1,512 (756 Enter / 756 Exit) new vehicular trips per day of which 60-70% are expected to be pass-by trips and not newly created trips. An estimated 28 new entering and 30 exiting trips are expected in the peak morning hour with 39 entering and 39 exiting trips in the peak evening hour.

The proposed automated carwash facility will have no impacts on to the Gainesville City School System.

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

The subject property is expected to remain commercial as it is located within the Gateway Corridor Overlay Zone and is in close proximity to the intersection of McEver Road and Browns Bridge Road. Neighborhood scale retail is anticipated for the property so as to serve as a transitional use between the more intense commercial uses and the adjacent single-family homes.

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

Based on the Comprehensive Plan and the adjacent single-family uses, the proposed zoning amendment request does not appear to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

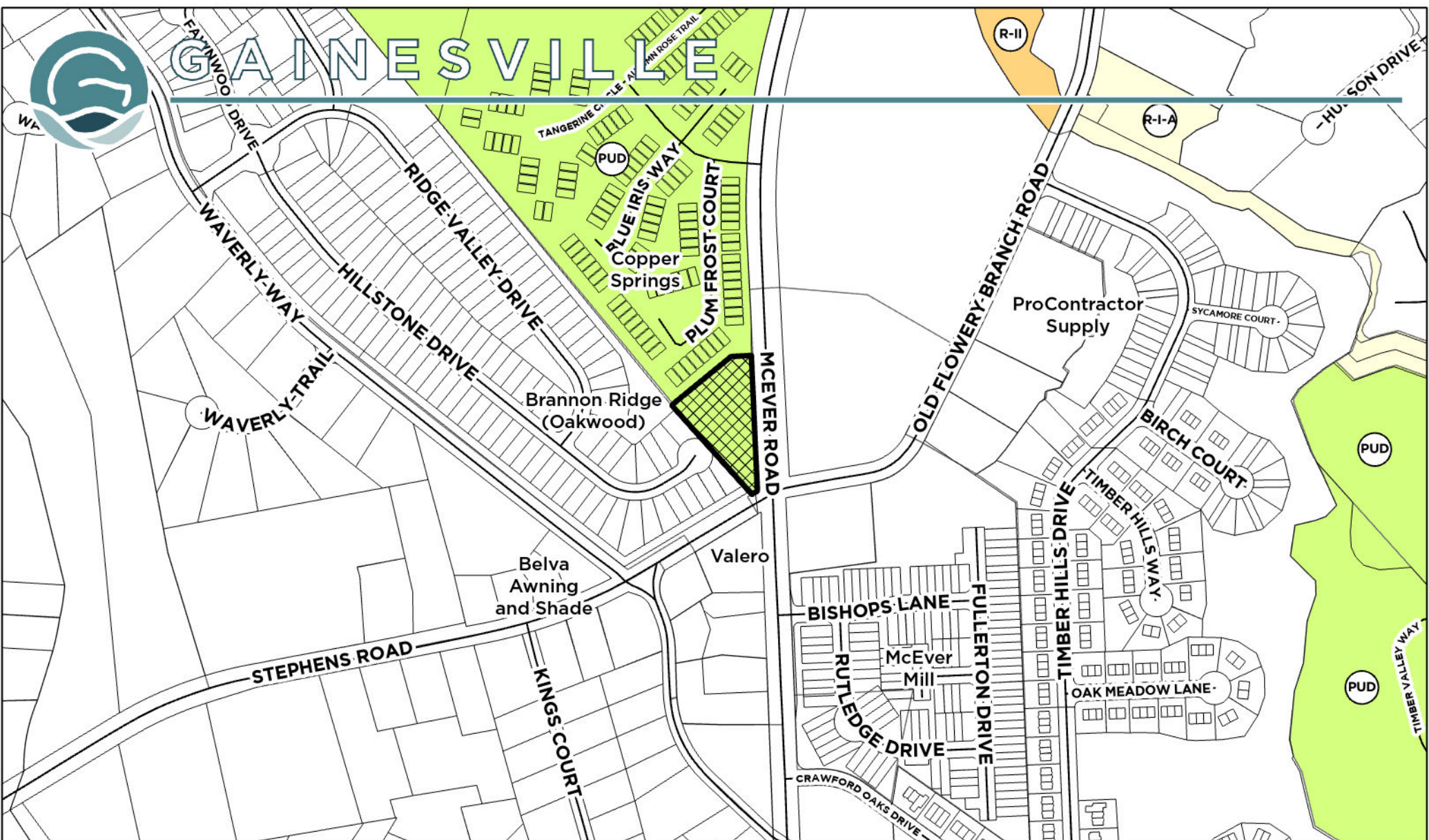
▪ **Staff Recommendation**

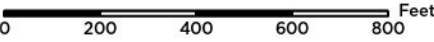
The Planning Division staff is recommending **denial** of this zoning amendment request based on the comprehensive plan and the adjacent single-family uses. However, if consideration is given to approve this request, Staff would recommend the following zoning conditions.

Conditions

- 1. The car care and vacuum area shall be located on the eastern side of the parking lot next to the automated carwash facility. Otherwise, the proposal shall generally consistent with the concept plan and picture provided with this zoning amendment application and shall adhere to the exterior building material requirements of the Gateway Corridor Overlay Zone.**

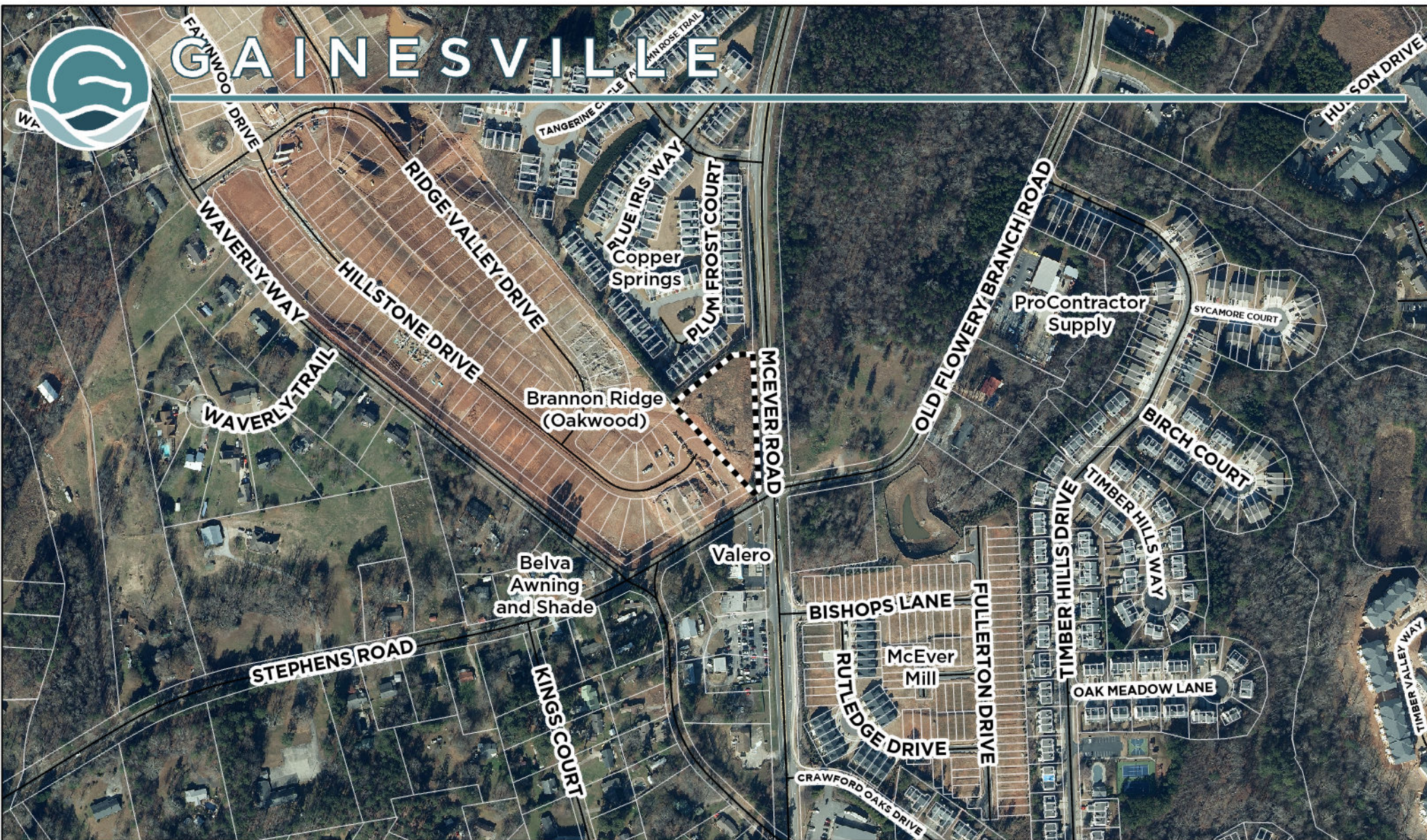
2. A minimum 8-foot tall opaque fence shall be installed along the edge of the parking lot areas adjacent to the single-family properties. The fence shall be brown in color and made of weather resistant composite materials. The location and type of fence shall be subject to the approval of the Community and Economic Development Department Director.
3. The existing trees adjacent to the Copper Springs Subdivision shall remain undisturbed.
4. A mixture of evergreen trees shall be planted between the 8-foot tall opaque fence and the adjacent Copper Springs subdivision and Brannon Ridge subdivision. The minimum height of the trees shall be 10 feet upon installation. The location, spacing, and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
5. The frontage landscape areas and right-of-way areas shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.
6. The signage for the proposed development shall be limited to one principal free-standing sign not to exceed 10-feet in height. All other standards shall meet the Neighborhood Business (N-B) zoning standards. An electronic message board sign shall not be permitted for the subject property.
7. Stormwater detention shall be located underground or if above ground designed as a landscape feature subject to the approval of the Community & Economic Development Director.
8. A trash dumpster shall not be allowed on the property. All service areas, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.
9. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
10. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation (GDOT). All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.

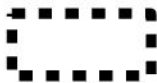


Applicant: NIKUL PARIKH		Request: Amend existing Planned Unit Development (P-U-D) on +/- 1.34 AC for an automatic car wash	
ZONING AMENDMENT REQUEST			
Subject Property Address: 0 McEver Road	Tax Parcel: 08-042B-000-180	 Subject Property	
Meeting Date: 12/12/2023 Map Prepared: 11/21/2023		 Scale: 1" = 400'	



GAINESVILLE



Applicant: NIKUL PARIKH		Request: Amend existing Planned Unit Development (P-U-D) on +/- 1.34 AC for an automatic car wash	
ZONING AMENDMENT REQUEST			
Subject Property Address: 0 McEver Road	Tax Parcel: 08-042B-000-180	 Subject Property	Aerial from 2021
Meeting Date: 12/12/2023		Map Prepared: 11/21/2023	
		Scale: 1" = 400'	

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October 19, 2023

Mr. Matt Tate, Deputy Director
Community & Economic Development
311 Henry Ward Way
Gainesville, Georgia 30503

Letter of Intent: Zoning Amendment Request
0 McEver Road, SW (Hall Co. Parcel ID: 08042B000180) (the "Property")

Dear Mr. Tate:

On behalf of Nikul Parikh (the "Applicant"), I am pleased to provide for review and consideration by the City of Gainesville this Letter of Intent and the accompanying application materials to support the attached Zoning Amendment application to allow for the operation of an automated carwash facility at the property referenced above including parking, landscaping and sanitary sewer. Included with this Letter of Intent are the following materials:

- a. Rezoning Application, including all necessary authorization forms
- b. Conceptual Site Plan
- c. Survey
- d. Legal Description

Project Description

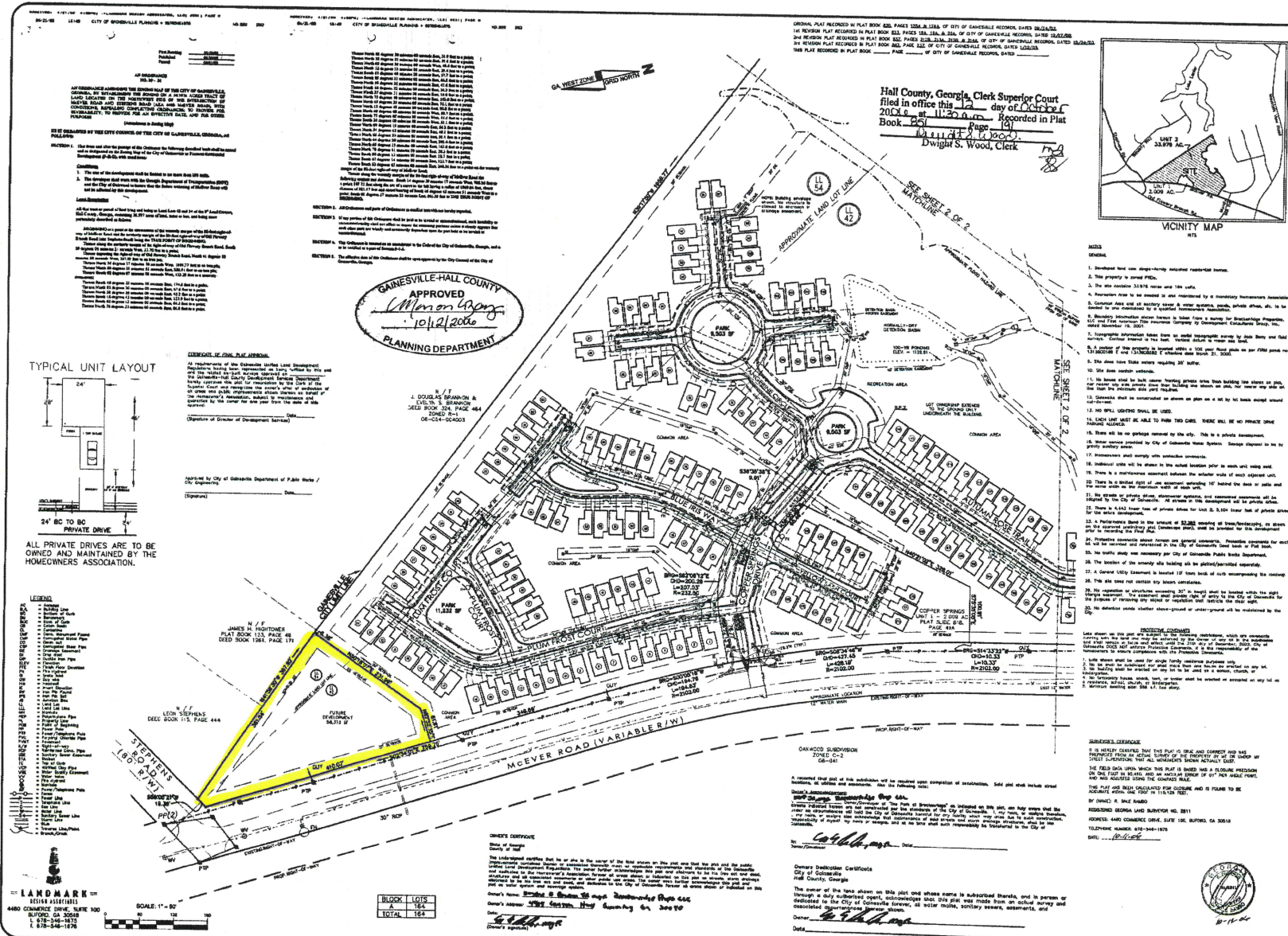
The Property is currently zoned for Planned Unit Developments with conditions (P-U-D-c) and is located adjacent to the Copper Springs and Brannon Ridge neighborhoods. Approximately 1.34 acres in size, the Property is currently undeveloped. If the requested amendment is granted to allow the Property to be used as a car wash facility, the Applicant intends to maximize the function of the site with necessary parking and a dense vegetative buffer along properties backing up to residential housing while providing a necessary service to the community. Owners intend to employ 10-12 persons at any given time. The proposed automated carwash facility will operate 7 days a week from 7 am to 9 pm and will include approximately 10 vacuum machines.

Thank you for your consideration of the attached Zoning Amendment application. The Applicant respectfully requests the City of Gainesville Community & Economic Development Department approve the requested zoning amendment. Please do not hesitate to contact us should you have any questions or need any additional information.

Sincerely,

Payton Anderson
Project Manager

Davis Engineering & Surveying, LLC | 133 Prominence Court, Suite 210 | Dawsonville, GA 30534
Ph: 706.265.1234 | Web: www.DavisEngineers.com







CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: November 20, 2023
Date Submitted: November 22, 2023
Final Approval Date: November 27, 2023
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Capstone Acquisitions, LLC** for a special use on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a **622 White Sulphur Road**), having a zoning of General Business (G-B).
Meeting Date: December 12, 2023

Purpose of Request:

The request is for a special use within General Business (G-B) zoning to allow an extended stay hotel. The applicant is proposing to develop a 6-story, 112 room Residence Inn extended stay hotel that will total 98,718 square feet in size. Access is proposed from an existing internal drive that has shared-direct access to White Sulphur Road. Parking will be located under the building and surface level between the hotel and White Sulphur Road. Amenities within the hotel will include a pool, meeting rooms, fitness center, restaurant open for breakfast, and grab and go food. The property is located within the Limestone Corridor Overlay Zone and the adjacent uses include the Southern Railroad, Xtreme Clean Auto Spa, New Haven Church and New Holland Market.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location Maps
3. Narrative spc use
4. Plat
5. Site Plan Architectural and Floor Plan

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Capstone Acquisitions, LLC
Property Owner Lareve Properties, LLC
Location 622 White Sulphur Road, NE
Request Special Use within General Business (G-B)
Total Acres 1.47± acres
Ward Two
Proposed Use Residence Inn extended stay hotel
Planning Division Staff Recommendation **Approval, with conditions**
Date December 12, 2023

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

The applicant is requesting a special use within General Business (G-B) zoning to allow a Residence Inn by Marriott extended stay hotel. According to the applicant the extended stay hotel is intended to provide upscale lodging for area tourism. The proposed extended stay hotel is 6-stories over a basement, 112 rooms and will total 98,718± square feet in size. Access is proposed from an existing internal access drive off of White Sulphur Road which currently serves the neighboring commercial uses. Approximately 33 basement level parking spaces will be located under the building as well as 82 surface level parking spaces will be provided between the hotel and White Sulphur Road. Amenities within the hotel will include a pool, meeting rooms, fitness center, restaurant open for breakfast, and grab and go food. The exterior of the building will consist of a mixture of EFIS, brick and glass designed to meet the Limestone Corridor Overlay Zone standards. Stormwater detention is currently provided behind the adjacent car wash and retail strip center which was previously designed to handle stormwater capacity for the subject property. If determined that additional stormwater capacity is required, on site underground detention will be provided.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Southern Railroad; Juvenile Justice Department	Agricultural Residential-III (AR-III) -County Residential-I-A (R-I-A) -Gainesville
South	Xtreme Clean Auto Spa	General Business (G-B) -Gainesville
East	Southern Railroad; Single-family Homes	Agricultural Residential-III (AR-III) -County Agricultural Residential-IV (AR-IV) -County
West	New Haven Congregational Holiness Church New Holland Market Shopping Center	Residential-I-A (R-I-A) -Gainesville Planned Unit Development (P-U-D) -Gainesville

▪ **Other Departmental Comments**

Georgia Department of Transportation will require coordination to determine the impacts to the traffic signal at SR 369 at White Sulphur Road.

There were no other departmental comments for this request.

▪ **Zoning History**

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

2023 – A request by Dutton Properties to annex a 1.44± acres tract with a zoning of Office and Institutional (O-I) located at 2041 Beverly Road and to amend the zoning conditions for a 1.44± acres tract zoned Office and Institutional (O-I) located at 0 Beverly Road zoned for a medical office was conditionally approved.

2022 – A request by Elizabeth Evans to annex a 2.7± acres tract with a zoning of General Business (G-B) located at 410 Crescent Drive for a climate controlled & non-climate controlled storage facility was conditionally approved.

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

2022 – A request by Moez Hasni to annex a 5.503± acres tract with a zoning of General Business (G-B) located at 374 and 400 Crescent Drive for a retail shopping center was conditionally approved.

2022 – A request by Caballero Holdings, LLC to annex a 140.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 Eberhart Cemetery Road; 2465 Floyd Road, SE; 2166, 2170 and 2210 Old Cornelia Highway was conditionally approved for a master planned mixed-use development.

2022 – A request by Caballero Holdings, LLC to amend a 14.43± acres tract zoned Planned Unit Development (P-U-D) located at 0, 2490 and 2544 Floyd Road, SE; 0 Lenox Drive, SE; 0 Old Cornelia Highway, SE was conditionally approved for a master planned mixed-use development.

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

2020 – A request by Frank Norton, Jr. to annex a 2.16± acres tract with a zoning of Planned Unit Development (P-U-D) located at 39, 44, 48 and 49 Quarry Street; 4 Highland Street was conditionally approved for residential cottages and townhomes.

2020 – A request by Frank Norton, Jr. to amend a 14.75± acres tract zoned Planned Unit Development (P-U-D) located at 0 Lakeview Drive NE; 52, 54 and 56 Quarry Street NE was conditionally approved for residential cottages and townhomes.

2020 – A request by Capstone Acquisitions, LLC to annex a 6.148± acres tract with a zoning of Light Industrial (L-I) located at 0 Jesse Jewell Parkway was conditionally approved for a climate-controlled self-storage and office/warehouse.

2018 – A request by Limestone Greenway, LLC to annex a 75.12± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 2065 Limestone Parkway was conditionally approved for a mixed-use development.

2017 – A request by Keel Property Management, LLC to annex a 6.32± acres tract with a zoning of General Business (G-B) located at 0 White Sulphur Road Drive was conditionally approved for restaurant, retail and a carwash.

2017 – A request by the City of Gainesville to rezone 53.177± acres located at 1514, 1515, 1545, 1560 and 1581 Community Way from Residential-II (R-II) to Office and Institutional (O-I) zoning was approved for existing uses and for future professional office purposes.

2016 – A request by Timothy Bullard to annex a 20.417± acres tract located at 1582 and 1586 Pine Valley Road was denied for a 240-unit apartment complex with Residential-II (R-II) zoning.

▪ **Staff Analysis**

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

The subject property is adjacent to a carwash, church and three single-family home located east of the Southern Railroad in the county. The subject property is located near a commercial corridor that has had substantial growth within the past 10 years due to its proximity to Exit 24/I-985 and nearby medical facilities. It appears the proposed use is suitable given its proximity to the Interstate and nearby regional facilities such as Northeast Georgia Medical Facility, Lake Lanier Olympic Park and Atlanta Botanical Garden, Gainesville.

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

The subject property is the remaining lot within a commercial subdivision that includes Chipotle restaurant, Xtreme Clean Auto Spa and a small strip shopping center. Additional traffic turning movements will be increased on White Sulphur Road. However, the existing inter parcel access drive and dedicated right turn and left turn lanes on White Sulphur Road appear sufficient to serve the development. The inter parcel access was created to provide connectivity within the commercial subdivision to reduce turning movements on White Sulphur Road. The closest residential homes are located off of Crescent Drive in the county. The homes are separated from the development by the Southern Railroad and are over 200+ feet away.

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

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

The subject property is located within the *Limestone Medical Corridor* Character Area which is envisioned as an employment corridor and not anticipated to expand Gainesville's traditional neighborhood fabric, but there is space for housing development. Limestone Creek is a sensitive environment and should be buffered and protected from new development. There should be a focus on preservation of existing character through an adaptive reuse where feasible. Land uses

supported in the character area are public / institutional, low density residential, medium density residential, multi-family residential, mixed-use, commercial, and parks / recreation / conservation.

It appears the proposal is consistent with the Comprehensive Plan.

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

The property is currently zoned General Business (G-B) which allows for a hotel. The applicant is proposing an extended stay hotel which requires special use approval. The proposed use appears reasonable given the property's proximity to Exit 24 / I-985. However, four separate variance requests are also required which include varying the minimum lot size requirements from 2.0 acres to 1.47 acres, varying the maximum building height from 5 stories to 6 stories, varying the maximum impervious surface area from 60% to 85% and to vary the minimum parking spaces from 134 to 115 spaces. If this request were to be denied, the property owner would retain their right to develop the property for a lodging service hotel.

(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?

Existing infrastructure such as water, sewer and access are in place to serve the proposed use. Nearby developments currently utilize City water and sewer services have sufficient capacity to serve the development. Gainesville Fire Station #2 off of Cleveland Highway is located approximately 2.4 miles away. As well, Hall County Fire Station #7 off of East Crescent Drive is located approximately 0.5 mile away. The proposed extended stay hotel is designed for no more than 30 days lodging within one or more rooms within the same facility and is catered to traveling professionals and tourism including the Northeast Georgia Medical Center, Lake Lanier Rowing Venue, Coop Athletic Facility and other area destinations. The applicant does not anticipate there will be impacts to the Gainesville City School System given the design and amenities of the extended stay hotel and the limited length of stay permitted by the Unified Land Development Code.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed extended stay hotel could generate 699± new trips per weekday (50% entering and 50% exiting) and 58± A.M. (67% entering and 33% exiting) and 62± P.M. (42% entering and 58% exiting) peak hour trips during the weekday. The existing shared driveway and dedicated right turn and left turn lanes on White Sulphur Road appear sufficient to serve the development. However, Georgia Department of Transportation (GDOT) will require coordination to determine the impacts to the traffic signal at SR 369 at White Sulphur Road.

(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?

As previously stated, the surrounding area has experienced significant residential, office and commercial growth along Jesse Jewell Parkway due to its proximity to Exit 24/I-985, Northeast Georgia Medical Center and downtown Gainesville. The growth within the surrounding area was anticipated by the Comprehensive Plan and the proposed extended stay hotel appears to be supported by the changing conditions.

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

Due to the subject property's proximity to existing commercial land uses, the proposal, with the recommended conditions of zoning appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Staff Recommendation**

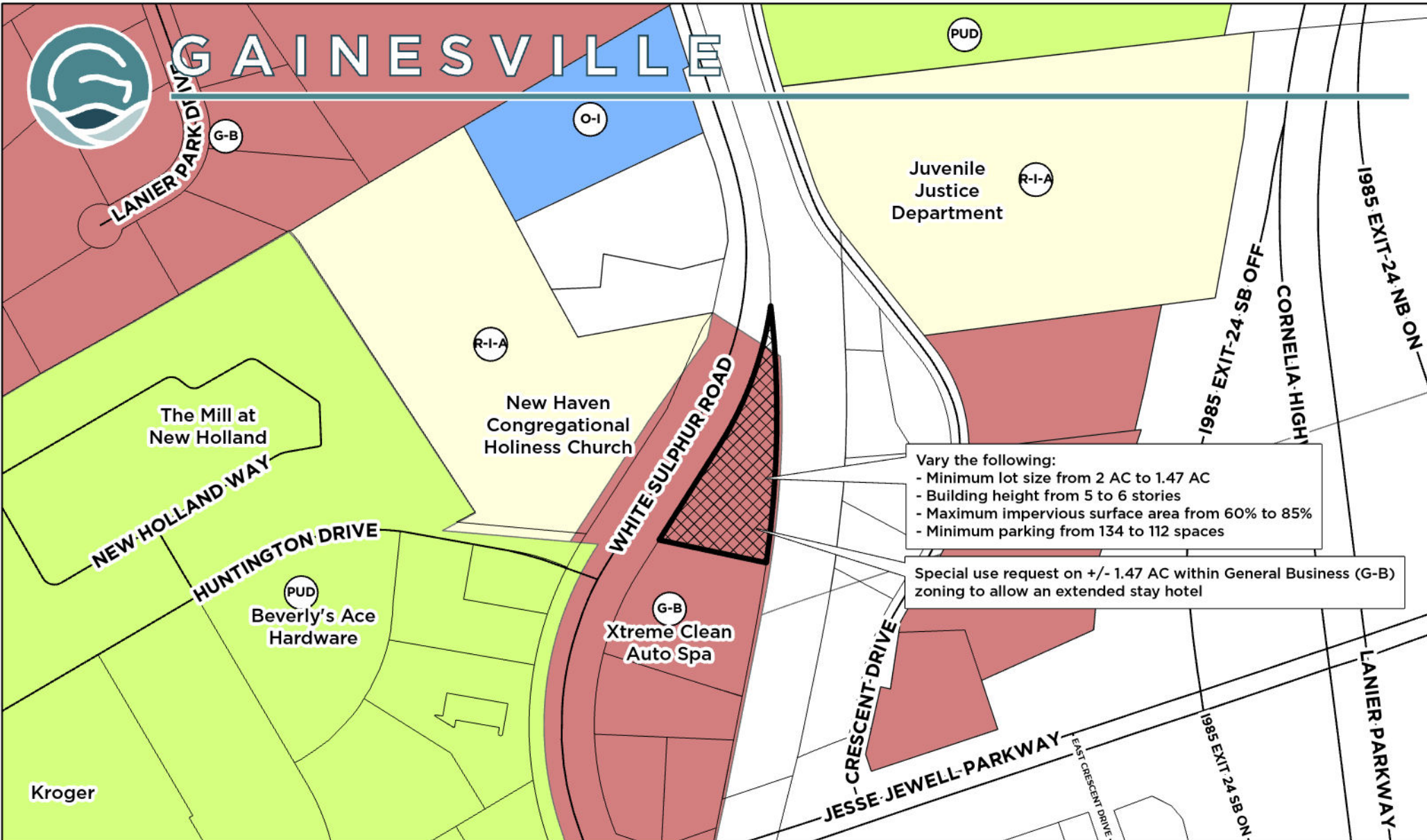
The Planning Division staff is recommending **conditional approval** of the proposed special use request within **General Business (G-B) zoning**, based on the Comprehensive Plan and the adjacent nonresidential land uses.

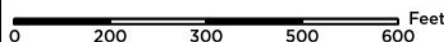
Conditions

1. The special use approval shall be limited to the operation of a Residence Inn by Marriott extended stay hotel. No other use on the subject property for "Extended Stay Lodging Services," as that term is defined in Section 9-10-6-16 of the Gainesville Unified Land Development Code, shall be permitted.
2. The proposed development shall be generally consistent with the concept plan and architectural renderings provided with this application. The exterior wall materials shall include a mixture of brick or stone and EFIS per the approval of the Community & Economic Development Director.
3. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
4. The frontage landscape areas and right-of-way areas along White Sulphur Road shall be sodded with grass. The landscape islands within the parking lot shall contain minimum 3-inch caliper size hardwood trees subject to the Community & Economic Development Director approval.
5. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.
6. The subject property shall be limited to one (1) monument sign not to exceed 10-feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code. An electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property.
7. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The 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 owner/developer.



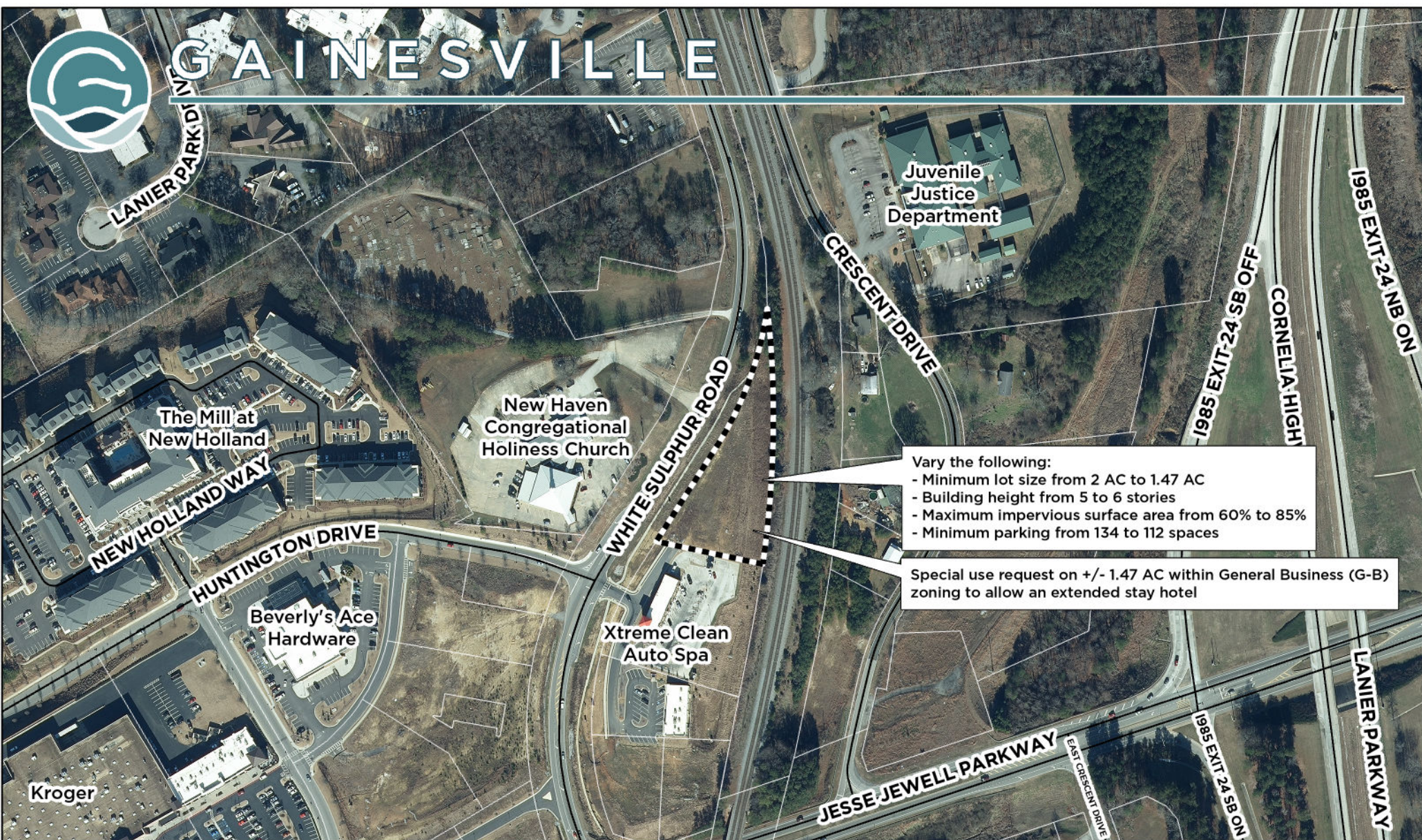
GAINESVILLE

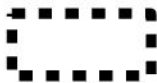
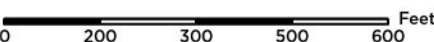
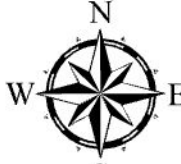


Applicant: CAPSTONE ACQUISITIONS, LLC		Request: - Vary minimum lot size from 2 AC to 1.47 AC, building height from 5 to 6 stories, maximum impervious surface area from 60% to 85%, and minimum parking from 134 to 112 spaces - Special use request on +/- 1.47 AC within General Business (G-B) zoning to allow an extended stay hotel	
VARIANCE AND SPECIAL USE REQUEST			
Subject Property Address: 622 White Sulphur Road	Tax Parcel: 09-123-000-031	 Subject Property	
Meeting Date: 12/12/2023 Map Prepared: 11/21/2023		 Scale: 1" = 300'	



GAINESVILLE



Applicant: CAPSTONE ACQUISITIONS, LLC		Request: - Vary minimum lot size from 2 AC to 1.47 AC, building height from 5 to 6 stories, maximum impervious surface area from 60% to 85%, and minimum parking from 134 to 112 spaces - Special use request on +/- 1.47 AC within General Business (G-B) zoning to allow an extended stay hotel	
VARIANCE AND SPECIAL USE REQUEST			
Subject Property Address: 622 White Sulphur Road	Tax Parcel: 09-123-000-031	 Subject Property	Aerial from 2021
Meeting Date: 12/12/2023	Map Prepared: 11/21/2023	 Scale: 1" = 300'	

622 White Sulphur Road Narrative

Capstone Acquisitions, LLC is asking for special use approval within General Business (G-B) zoning to develop a 112 room Residence Inn by Marriott extended stay hotel. The property is located just west of Exit 24 / I-985 and is walkable to the neighboring New Holland Market mixed-use development. The proposed hotel will provide upscale lodging for tourism including the Northeast Georgia Medical Center, Lake Lanier Rowing Venue, Coop Athletic Facility and other area destinations.

The proposed extended stay hotel will be 6 stories over a basement level parking garage. Surface level parking will also be provided and access will be from a common access driveway that currently has access on White Sulphur Road. The proposed building will total approximately 98,718 square feet in size (6 floors + basement level parking). Amenities within the hotel will include a pool, meeting rooms, fitness center, restaurant open for breakfast, and grab and go food. The exterior facade of the building will consist of a mixture of brick and EFIS materials designed to meet the Limestone Parkway Overlay Zone standards. We anticipate beginning construction within 90 days and completion within 16 months. We respectfully ask for your approval of this special use request.

RESIDENCE INN by MARRIOTT

622 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA 30503

OWNER & DEVELOPER

CAPSTONE PROPERTY GROUP, LLC
PO BOX 724
GAINESVILLE, GEORGIA 30503

(720) 519-5598

ARCHITECT:

ARCHITECTURE, INTERIOR DESIGN, STRUCTURAL
ENGINEERING, MECHANICAL, ELECTRICAL, PLUMBING AND
FIRE PROTECTION ENGINEERING:
LINDSAY POPE BRAYFIELD & ASSOCIATES, INC.
344 WEST PIKE STREET
LAWRENCEVILLE, GEORGIA 30046

770-963-8989

CIVIL ENGINEER/ LANDSCAPE DESIGN:

ROCHESTER AND ASSOCIATES
425 OAK STREET, NW
GAINESVILLE, GEORGIA 30501

770-718-0600

Residence INN BY MARRIOTT



VIEW @ PARKING LEVEL ACCESS

PROJECT DATA			
PROPOSED:	113 ROOM HOTEL, 6 STORY WITH BASEMENT		
ZONING:	GET INFO.		
SITE:	64255 SF 1.475 ACRES		
PARCEL NO.:	GET INFO.		
BUILDING HT.:	ALLOWED 5 STORIES PROPOSED 6 STORIES		
SET BACKS:	GET INFO.		
PARKING:	REQUIRED	113	SPACES
	PROPOSED ON GRADE	82	SPACES
	GARAGE	33	SPACES
	TOTAL	115	SPACES

DRAWING INDEX	
G001	COVER SHEET
C100	SITE PLAN
A100	BASEMENT FLOOR PLAN
A101	FIRST FLOOR PLAN
A102	SECOND FLOOR PLAN
A103	THIRD - FIFTH FLOORS
A104	SIXTH FLOOR PLAN
A201	NORTH & SOUTH EXTERIOR ELEVATIONS
A202	EAST & WEST EXTERIOR ELEVATIONS
A801	PERSPECTIVE VIEWS
A802	PERSPECTIVE VIEWS

L
P
B
LINDSAY POPE BRAYFIELD
344 WEST PIKE STREET
LAWRENCEVILLE, GA 30046
770 963 8989
770 922 9492 FAX
www.lindsaybrayfield.com

Residence INN
BY MARRIOTT

OWNER & DEVELOPER

CAPSTONE
PROPERTY GROUP,
LLC
PO BOX 724
GAINESVILLE, GEORGIA 30501
(720) 519-5598

PROJECT

RESIDENCE INN
BY MARRIOTT

622 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA 30503

EDITION
PROGRESS SET 11-10-23
IN HOUSE REVIEW 11-21-23

WLA PROJECT NUMBER
223040

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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LINDSAY ARCHITECT

COVER
SHEET

G001

Current zoning: G-B (General Business)
Overlay district: Limestone Parkway Overlay Zone
Proposed use: Hotel Allowed?
 Yes: X
 No:

<u>Zoning District Requirements:</u>		
	Required	Provided
Minimum site area:	15,000 sf	64,255 sf
Maximum building coverage:	60 %	22.2 %
Maximum impervious cover:	80 %	82.7 %
Minimum open space:	10 %	17.3 %
Minimum road frontage:	40 lf	587.4 lf
Minimum lot width:	100 lf	123.4 lf
Max building height:	75 lf	TBD lf
	5 stories	5 stories

Setbacks:

Front:	40 lf
Side:	None
Rear:	None

Landscape strips:

Along R/W:	10 If
Along side property lines:	None

<u>Overlay District Requirements:</u>		
	Required	Provided
Maximum building height:	1 story	5 stories
Maximum floor area:	0.35 (retail use)	0.22
Maximum impervious cover:	60%	82.7 %

Setbacks:

Front:	50 If (arterial) 30 If (all other streets)
Side:	None
Rear:	None

<u>Parking Requirements:</u>	
Use:	Hotel or motel
Minimum parking required:	1.5 per lodging unit
Maximum parking permitted:	2.0 per lodging unit

112 x 1.5 = 168 spaces minimum required
112 x 2.0 = 224 spaces maximum allowed
112 spaces provided (5 ADA)

64
69



Rochester | **DECM**

Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30601
770.718.0600 | www.rochester-associ.com

CONCEPTUAL LAYOUT
FOR:
**WHITE SULPHUR ROAD
HOTEL**
LAND LOT 123, 9TH DISTRICT

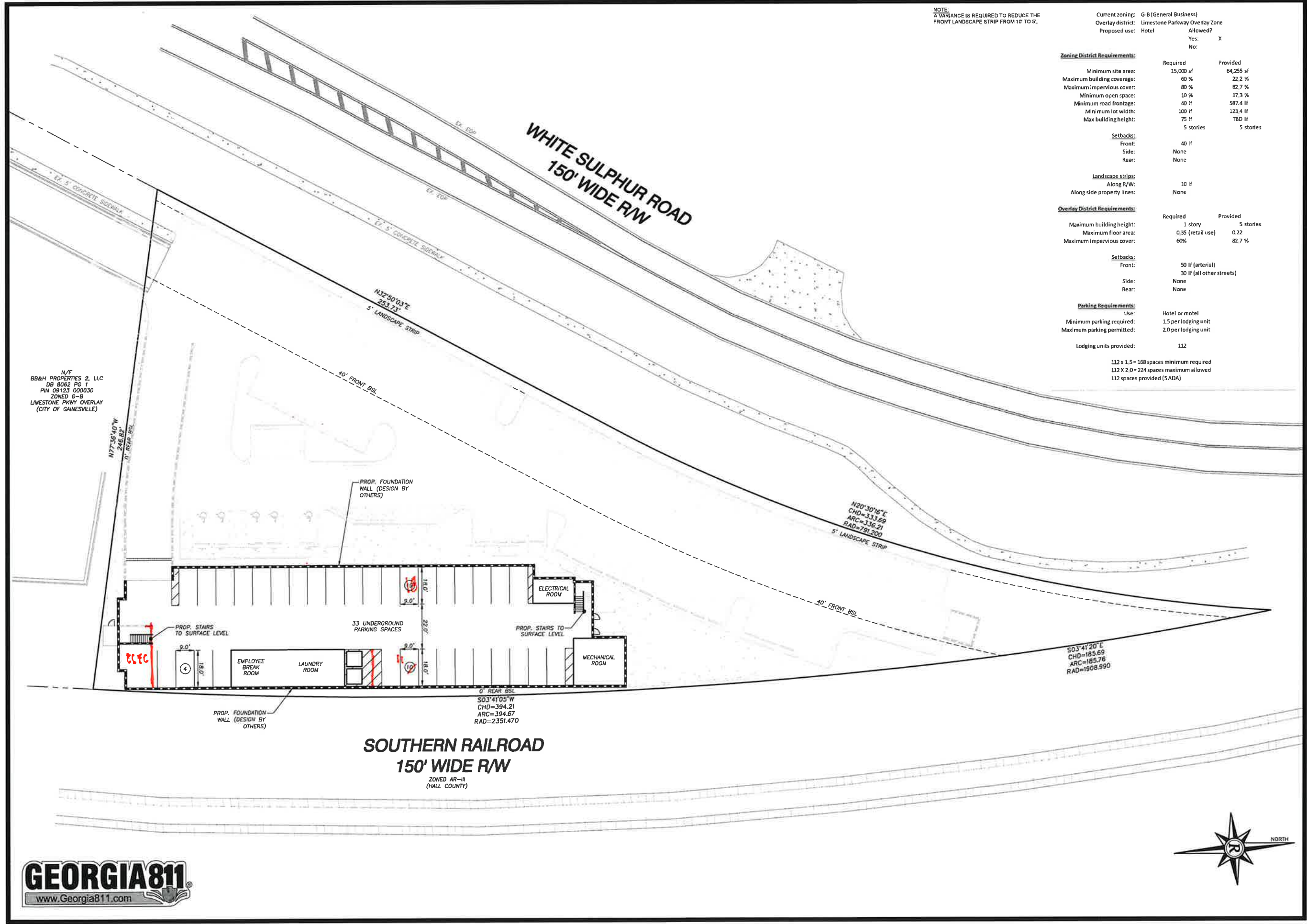
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ANY CHANGES OR ALTERATIONS MADE TO THESE CONSTRUCTION DRAWINGS WITHOUT THE WRITTEN APPROVAL OF ROCHESTER I DCCC Voids the Seal Shown Hereon and ANY LIABILITY ASSOCIATED WITH THIS PROJECT ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

NOT FOR
CONSTRUCTION

SHEET
1
OF
2

DATE: 09.07.2023
SCALE: 1"=20'
JOB NO. ###
DWG NO. ###
DRAWN BY: DGB



NOTE:
A VARIANCE IS REQUIRED TO REDUCE THE
FRONT LANDSCAPE STRIP FROM 10' TO 5'.

Current zoning: G-B (General Business)
Overlay district: Limestone Parkway Overlay Zone
Proposed use: Hotel
Allowed? Yes: X
No:

Zoning District Requirements:		Required	Provided
Minimum site area:		15,000 sf	64,255 sf
Maximum building coverage:		60 %	22.2 %
Maximum impervious cover:		80 %	82.7 %
Minimum open space:		10 %	17.3 %
Minimum road frontage:		40 lf	587.4 lf
Minimum lot width:		100 lf	123.4 lf
Max building height:		75 lf	TBD lf
		5 stories	5 stories

Setbacks:
Front: 40 lf
Side: None
Rear: None

Landscape strips:
Along R/W: 10 lf
Along side property lines: None

Overlay District Requirements:		Required	Provided
Maximum building height:		1 story	5 stories
Maximum floor area:		0.35 (retail use)	0.22
Maximum impervious cover:		60%	82.7 %

Setbacks:
Front: 50 lf (arterial)
Side: 30 lf (all other streets)
Rear: None

Parking Requirements:
Use: Hotel or motel
Minimum parking required: 1.5 per lodging unit
Maximum parking permitted: 2.0 per lodging unit
Lodging units provided: 112

112 x 1.5 = 168 spaces minimum required
112 x 2.0 = 224 spaces maximum allowed
112 spaces provided (5 ADA)

N/F
BB&H PROPERTIES 2, LLC
DB 8062 PG 1
PIN 09123 000030
ZONED G-B
LIMESTONE PKWY OVERLAY
(CITY OF GAINESVILLE)

Rochester & Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 | www.rochester-assoc.com

CONCEPTUAL LAYOUT
FOR:
**WHITE SULPHUR ROAD
HOTEL**

LAND LOT 123, 9TH DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

REVISIONS		DESCRIPTION
NO.	DATE	

ANY CHANGES OR ALTERATIONS MADE TO
THIS PLAN SHALL BE THE RESPONSIBILITY OF
THE DESIGNER. THE DESIGNER SHALL
OCCUPY THE SEAL SHOWN HEREON AND
THE WRITTEN APPROVAL OF ROCHESTER
SHALL BE OBTAINED. ANY CHANGES
OR ALTERATIONS MADE TO THIS PLAN
WITHOUT THE WRITTEN APPROVAL OF
ROCHESTER SHALL BE AT THE DESIGNER'S
VERIFICATION OF ANY CHANGE.

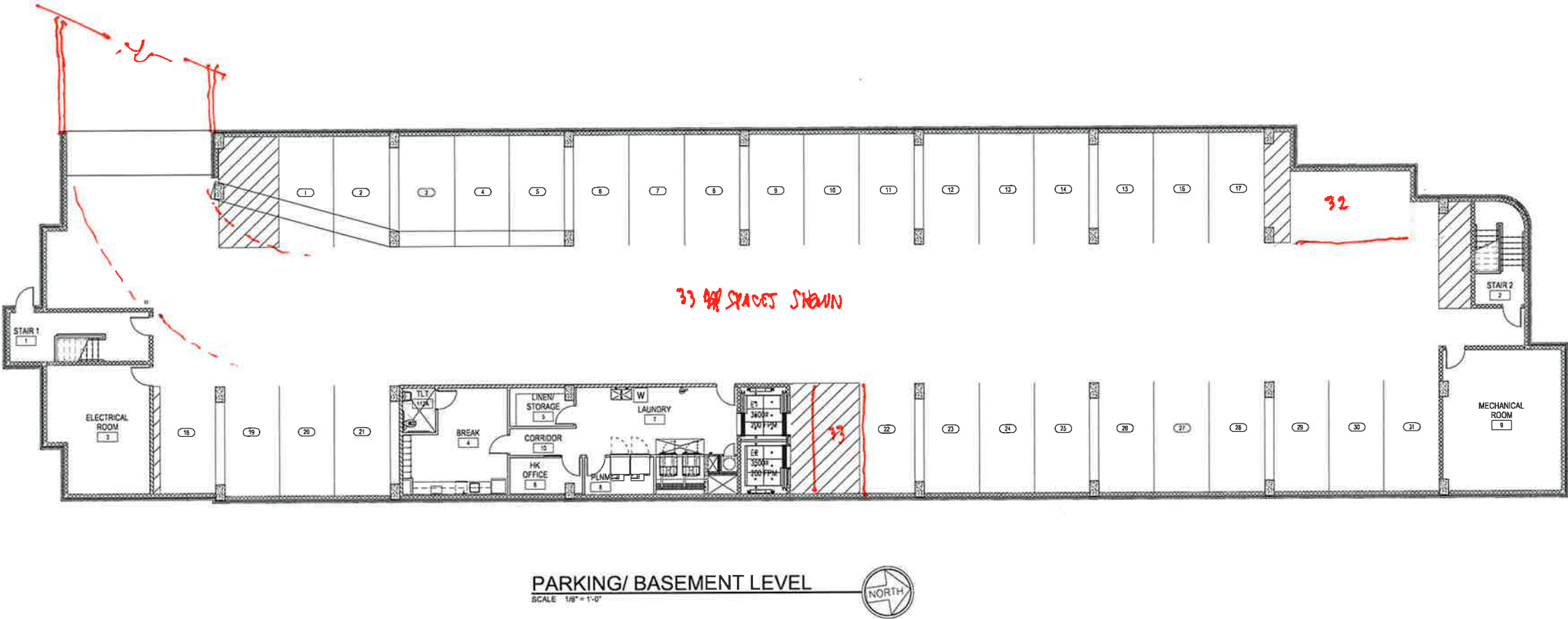
GRAPHIC SCALE

10' 0' 20' 40'

NOT FOR
CONSTRUCTION

SHEET
2
OF
2

DATE: 08-07-2023
SHEET NO: 1-20
JOB NO: 1111
DWG NO: DGB
DRAWN BY:



N/F
H PROPERTIES 2, LLC
DB 8062 PG 1
PIN 09123 000030
ZONED G-B
(TONE PKWY OVERLAY
TY OF GAINESVILLE)

L
P
B

ARCHITECT

ARCHITECTS

CONTACT

LINDSAY POPE BRAYFIELD

244 WEST PINE STREET

LAWRENCEVILLE, GA 30046

770 953 8989

770 822 8492 FAX

www.lpbstudio.com

Residence IN
BY MARRIOTT

OWNER &
DEVELOPER

CAPSTONE
PROPERTY GROUP,
LLC
PO BOX 124
GAINESVILLE, GEORGIA 30603
(770) 519-3508

PROJECT
RESIDENCE INN
BY MARRIOTT
62 WHITESUMMIT ROAD
GAINESVILLE, GEORGIA 30608

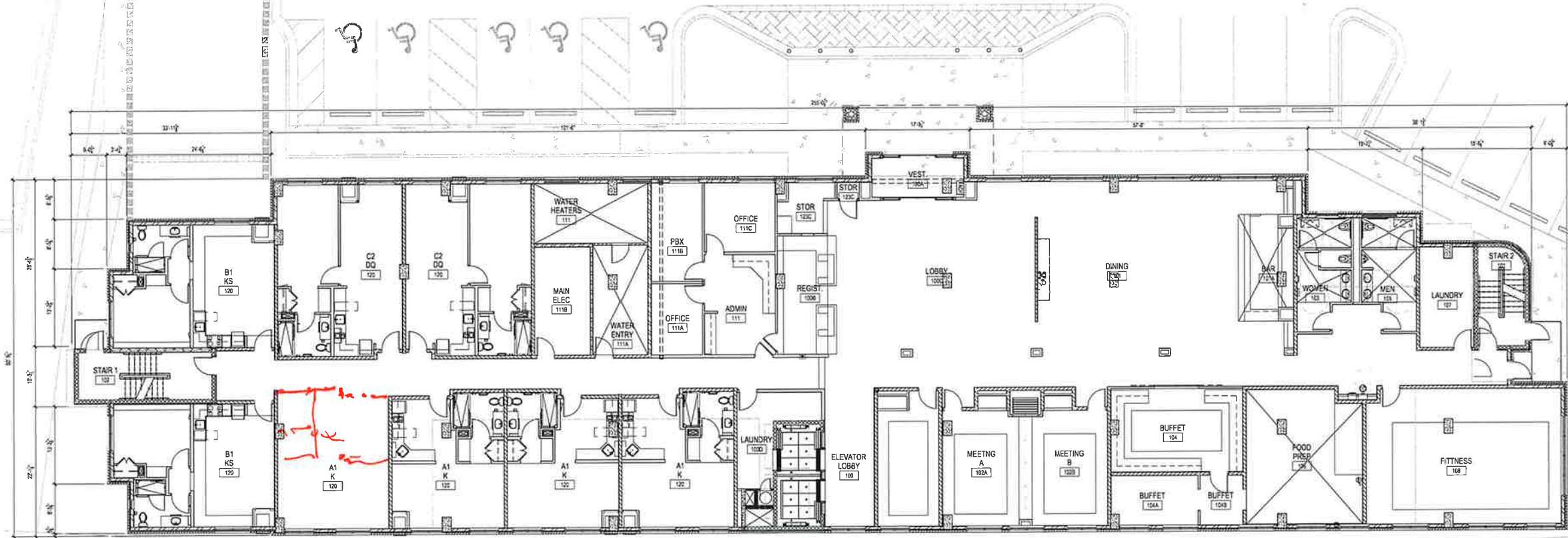
EDITION
PROGRESS SET 11.10.23
IN HOUSE REVIEW 11.21.23

WLA PROJECT NUMBER
223040
DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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LINDSAY ARCHITECT

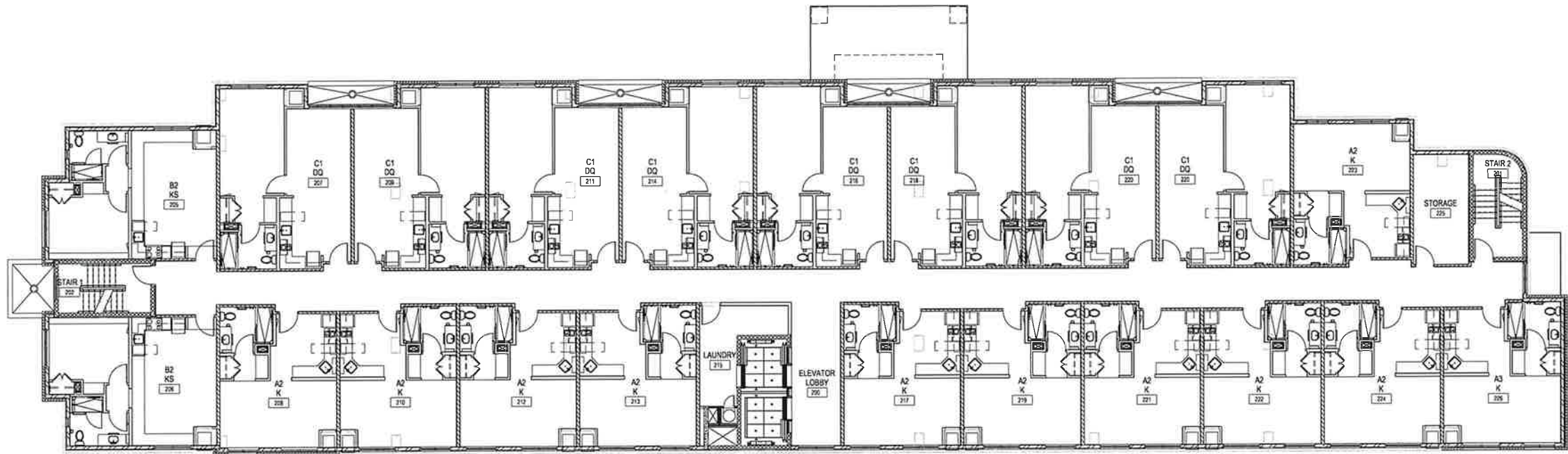
FIRST FLOOR
PLAN

A101



1ST FLOOR PLAN
SCALE 1/8" = 1'-0"





2ND FLOOR PLAN

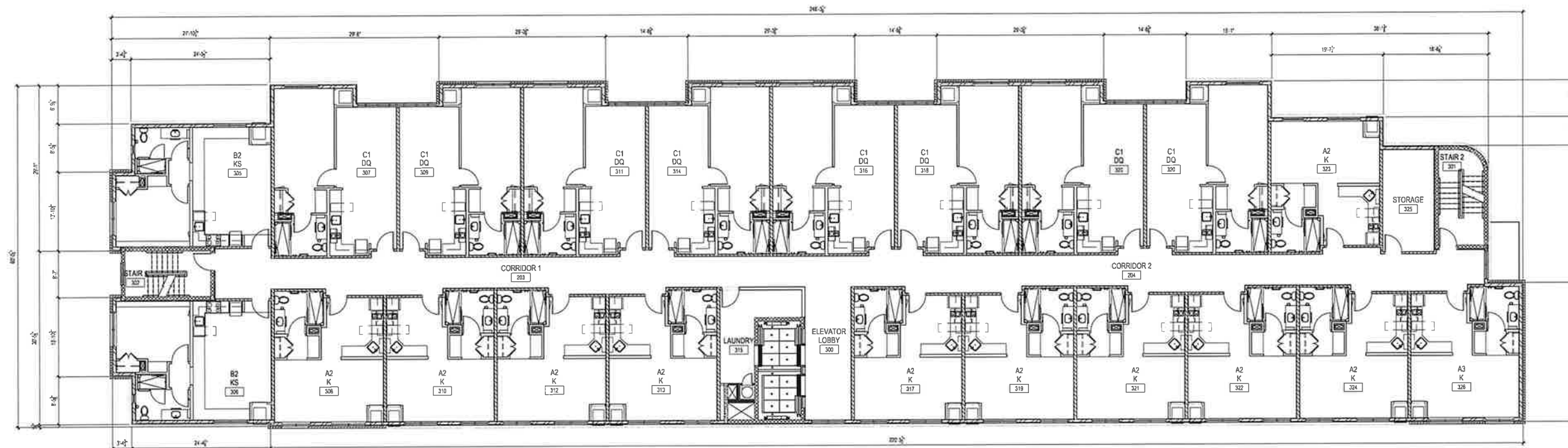
SCALE 1/8" = 1'-0"



PROJECT AREA TABULATION			
LEVEL	AREA (SF)		
	HOTEL	PARKING	TOTALS
6TH FLOOR	13,881	0	13,881
5TH FLOOR	13,964	0	13,964
4TH FLOOR	13,964	0	13,964
3RD FLOOR	13,964	0	13,964
2ND FLOOR	13,964	0	13,964
1ST FLOOR	14,425	0	14,425
BASEMENT	3,046	11,330	14,376
TOTALS	87,208	11,330	98,538

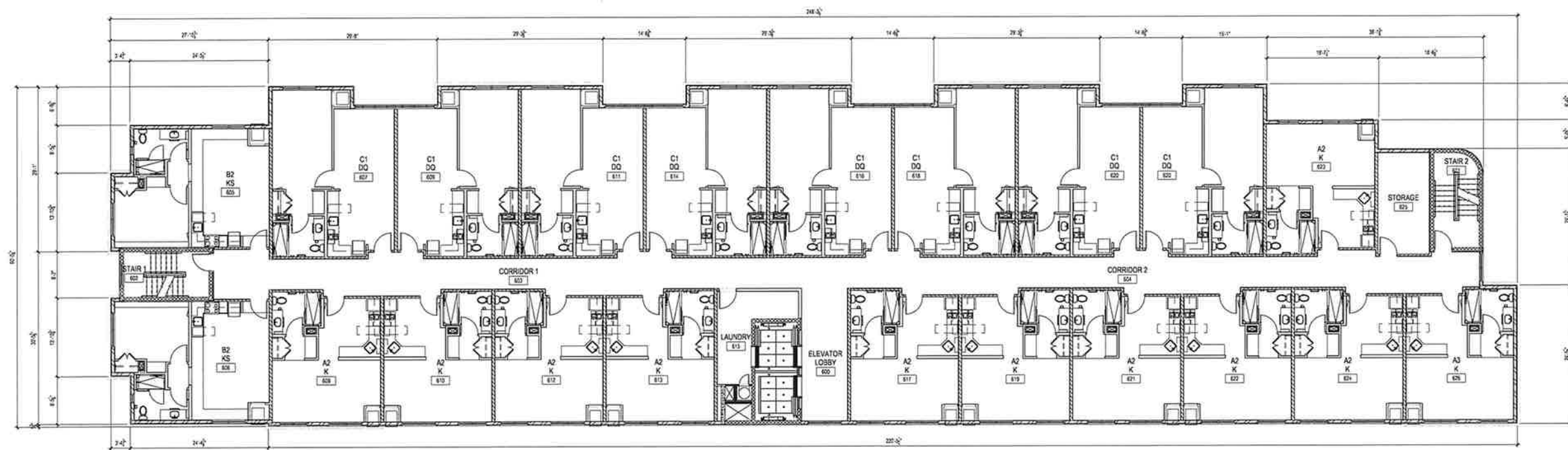
GUESTROOM TABULATION							
GUESTROOM TYPES	1ST FLR	2ND FLR	3RD FLR	4TH FLR	5TH FLR	6TH FLR	TOTAL
STANDARD	4	11	11	11	11	11	59
DOUBLE QUEEN	2	8	8	8	8	8	42
DOUBLE QUEEN (END CONDITION)	2	2	2	2	2	2	12
TOTALS	8	21	21	21	21	21	113

71) GSP/V-



3RD - 5TH FLOOR PLANS
SCALE 1/8" = 1'-0"





6TH FLOOR PLAN

SCALE 1/8" = 1'-0"





NORTH ELEVATION

1/8" = 1'-0"

LPB 223040

0 10' 20' 40'



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



SOUTH ELEVATION

1/8" = 1'-0"

LPB 223040

0 10' 20' 40'



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

Residence INN
BY MARRIOTT

**OWNER &
DEVELOPER**

CAPSTONE
PROPERTY GROUP,
LLC
10000 JEN
GAINESVILLE, GEORGIA 30503
(770) 519 5538

PROJECT

RESIDENCE INN
BY MARRIOTT

622 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA 30508

EDITION

PROCESS SET 11.10.23
HOUSE REVIEW 11.21.23

WLA PROJECT NUMBER
223040

DRAWN BY
CHECKED BY
APPROVED BY
PLOT DATE

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LINDSAY ARCHITECT

**NORTH & SOUTH
EXTERIOR
ELEVATIONS**

A201



EAST ELEVATION

1/8" = 1'-0" LPB 223040



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

LINDSAY POPE BRAYFIELD
344 WEST PHIL STREET
LAWRENCEVILLE, GA 30046
770 963 8888
770 962 9492 FAX
www.lpbstudio.com

Residence INN
by MARRIOTT

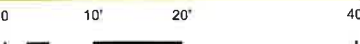
OWNER &
DEVELOPER

CAPSTONE
PROPERTY GROUP,
LLC
PO BOX 724
GAINESVILLE, GEORGIA 30603
(770) 518 5588



WEST ELEVATION

1/8" = 1'-0" LPB 223040



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

PROJECT

RESIDENCE INN
by MARRIOTT

122 WHITE SAPHIRE ROAD
DANVILLE, GEORGIA 30019

EDITION

PROGRESS SET 11/10/23
IN HOUSE REVIEW 11/21/23

MLA PROJECT NUMBER
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EAST & WEST
EXTERIOR
ELEVATIONS



PEDESTRIAN WALK VIEW @ GUEST DROP-OFF



PEDESTRIAN WALK VIEW @ PARKING LEVEL ACCESS



AERIAL PERSPECTIVE VIEW @ GUEST APPROACH



AERIAL PERSPECTIVE VIEW @ GUEST APPROACH

**L
P
B**

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PROJECT
RESIDENCE INN
BY MARRIOTT
620 WHITE SULPHUR ROAD
GAINESVILLE, GEORGIA 30606

EDITION
PROGRESS SET 11-10-23
IN HOUSE REVIEW 11-21-23

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**PERSPECTIVE
VIEWS**