



CALL TO ORDER

MINUTES

A. Minutes of February 13, 2024

OLD BUSINESS

A. Variance

- 1) Request from **Raven Residential Group** to vary the front yard setback requirement on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).

Ward Number: Two
Tax Parcel Number(s): 01-027-001-003
Request: Residential condominium community

B. Special Use

- 1) Request from **Raven Residential Group** for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).

Ward Number: Two
Tax Parcel Number(s): 01-027-001-003
Request: Residential condominium community

- 2) Request from **HadjPadj Technologies, LLC** for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a **1176 Palmour Drive, SW**), having a zoning of Heavy Industrial (H-I).

Ward Number: Five
Tax Parcel Number(s): 15-035-000-015
Request: Data mining facility

NEW BUSINESS

A. Rezoning

- 1) Request from **Constantino Gutierrez** to rezone a 0.38± acre tract located on the south side of Etta Vesta Circle, east of Thompson Bridge Road (a/k/a **934 Etta Vesta Circle, NE**) from Neighborhood Business (N-B) to Residential-I (R-I).

Ward Number: One
Tax Parcel Number(s): 01-097-001-024
Request: Single-family home

B. Special Use

- 1) Request from **Mayra Valentin** for a special use on a 2.84± acres tract located at the terminus of Hospital Drive, east of Atlanta Highway with road frontage on Stinger Avenue (a/k/a **787 Hospital Drive, SW**), having a zoning of General Business (G-B).

Ward Number: Five

Tax Parcel Number(s): 01-132-005-015
Request: Special event center

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 12, 2024
Date Submitted: February 27, 2024
Final Approval Date: February 27, 2024
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of February 13, 2024
Meeting Date: March 12, 2024

Purpose of Request:

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

Facts & Issues / History & Background:

The draft minutes were reviewed by the Office & Records Coordinator and the Community Development Deputy Director.

Department Recommendation:

Approval of the minutes as presented.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Draft Minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
FEBRUARY 13, 2024

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

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

Members Absent: Board Member Kelvin Simmons

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

Others Present: Council Member Barbara Brooks

Chairman Carter acknowledged the recent loss of Councilman George Wangemann and former Planning and Appeals Board Member Rich White.

MINUTES OF JANUARY 9, 2024

There was a motion to approve the minutes as presented.

Motion made by Vice-Chair Thompson
Motion seconded by Board Member Young
Vote – 5 favor, 1 absent (Simmons), 1 vacant

OLD BUSINESS

NEW BUSINESS

A. Variance Request

- 1) Request from **Raven Residential Group** to vary the front yard setback requirement on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).

Ward Number: Two
Tax Parcel Number(s): 01-027-001-003
Request: Residential condominium community

Staff Presentation: Chairman Carter stated Deputy Director Tate received notification from the applicant requesting the item be tabled to the March 12, 2024 Planning and Appeals Board meeting.

There was a motion to table the rezoning request to the March 5, 2024 Planning and Appeals Board meeting.

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

The motion was amended the motion to table the rezoning request to the March 12, 2024 Planning and Appeals Board meeting.

Motion made by Board Member Young
Motion seconded by Vice-Chair Thompson
Vote – 5 favor, 1 absent (Simmons), 1 vacant

B. Rezoning Request

- 1) Request from the **City of Gainesville** to rezone two parcels totaling 0.5± acre located within the Midtown Overlay Zone (a/k/a **718-A Bradford Street and 733 Main Street SW**) from Light Industrial (L-I) to Office and Institutional (O-I).
Ward Number: Three
Tax Parcel Number(s): 01-015-001-010 and 013
Request: Existing uses

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

The City of Gainesville is proposing to rezone 0.5 acre which includes two properties owned by G-4 Development Group, LLC from Light Industrial (L-I) to Office and Institutional (O-I), within the Midtown Overlay Zone. The adjacent uses include The G4 Development Group offices, Midland Salon South Bradford self-storage and medical offices.

The properties consist of a 9,500± square foot photography studio under development and a parking lot which are part of the G-4 Development Group complex. There are no other changes proposed to the properties at this time. As part of the approved Tax Allocation Development (TAD) agreement the properties were conditionally required to be rezoned from L-I to O-I to a more suitable zoning for the existing uses.

The Comprehensive Plan places the property within the *Downtown Mixed-Use Future Land Use category* and the *Central Core* Character Area which is consistent with the request.

The Planning Division staff is recommending **approval** of this rezoning request with a zoning of **Office and Institutional (O-I)** based on the Comprehensive Land Use Plan and the existing uses.

FAVOR: None

OPPOSE: None

There was a motion to recommend approval to rezone the subject property for existing uses from Light Industrial (L-I) to Office and Institutional (O-I).

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

C. Special Use Requests

- 1) Request from **Raven Residential Group** for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and

West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).
Ward Number: Two
Tax Parcel Number(s): 01-027-001-003
Request: Residential condominium community

Staff Presentation: Chairman Carter stated Deputy Director Tate received notification from the applicant requesting the item be tabled to the March 12, 2024 Planning and Appeals Board meeting.

There was a motion to table the rezoning request to the March 12, 2024 Planning and Appeals Board meeting.

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

- 2) Request from **HadjPadj Technologies, LLC** for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a **1176 Palmour Drive, SW**), having a zoning of Heavy Industrial (H-I).
Ward Number: Five
Tax Parcel Number(s): 15-035-000-015
Request: Data mining facility

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

The applicant is proposing a special use within (H-I) zoning for a data mining facility. The adjacent uses include the Lee Gilmer Airport, Laser Craft Technologies and Ace Hardware Distribution Facility. The property is undeveloped and is located within the Gainesville Industrial Park South and the Airport Overlay Zone and is adjacent to a future segment of the Highlands to Islands trail network. The proposed development includes two 8' x 20' data center structures and a single access driveway from Palmour Drive. Specifically, the data mining facility is a high-powered computing server center that searches and analyzes a large batch of raw data. The mining facility will operate will operate 24 hours a day and 7 days a week which produce noise from fans/blowers that cool the servers. However, the applicant states the noise level drops to a conversation level of (65 dB) values after 100 feet of distance.

Comments were received from Kate Mattison, Director of Gainesville Parks & Recreation. She states that significant investment is being made in this area for a new segment of the Highlands to Islands trail system that will be complete within a couple of years. Noise pollution is a concern and would be detrimental to the trail from an aesthetic and a safety aspect.

The Comprehensive Plan places the property within the *Industrial Future* land use category and the *Economic Development Gateways character area* which includes a wide range of office, business, light industrial, manufacturing, research, and development uses which should continue to support economic development while preserving and strengthening important natural and cultural resources, and environmental sustainability.

Staff believes the level and mitigation of the noise has not been clearly determined by the applicant and it is unknown how far reaching the impacts may be on nearby properties, Highlands to Islands Trail and the community as a whole. Additionally, the Industrial Park

South covenants when created stated that no lot or any portion of the property shall be used so as to cause a nuisance such as sound, smoke, fumes, odors, dust or other hazards. Although the covenants have expired, development within the park was designed with this restriction in mind and staff believes that any future uses should function in a manner that is respectful to nearby businesses. Therefore, staff is recommending **denial** of this special use request.

Applicant Presentation: Viral Chhadua, 2313 Crystal Court, stated is the owner of HadjPadj Technologies, he handed the Board a packet and told of his educational background. He then stated there are operation centers in Arkansas, Oklahoma, North Dakota, Texas, Nebraska, North Carolina, Paraguay in South America and various parts of Georgia such as Winder, Jasper and Villa Rica. He said the proposal for data center includes running servers for the purpose of bitcoin mining and servers that provides processing power for training A-I models and traditional servers that provides infrastructure as a service known as cloud computing for small tech companies. Mr. Chhadua then questioned the comment in the staff report regarding the potential impact to nearby properties including the airport and other heavy industrial zoned properties.

Chairman Carter stated he would have Mr. Tate comment but would be whether the noise would become a nuisance to those nearby. Deputy Tate stated there was not enough information provided by the applicant to make a determination but the main concern being the noise and impacts it could have on adjacent businesses as well as reaching far beyond the airport.

Mr. Chhadua then asked if there was a zoning noise ordinance for heavy industrial zoned properties that would be in violation for the use. Deputy Tate then read the description for Heavy Industrial zoned properties. The applicant then said since staff is recommending denial of the proposed special use request and asked where would be a location for the request. He then said heavy industrial zoned properties are usually where businesses go that make a lot of noise if needed.

Chairman Carter reminded the applicant of it being a public hearing on the application and should keep the focus on this specific project. Chairman Carter also said to focus on merits of the particular project and is not a time to be debating parts of the staff report that should have been discussed outside of the premises of the Planning and Appeals Board meeting. Mr. Carter reminded the applicant the board members need to hear about the project and then the Board will have three options of voting in approval, denial or table the request.

Mr. Chhadua then spoke about the data centers producing noise and agreed the staff report concerns are valid but his opinion believes the concerns are overblown. He stated the cause of the noise is primarily from fans on the serves which run 6,000 to 7,000 rpms to keep the processing chips from overheating and the intake exhaust fans on the data huts which remove the heat out of the hut and brings in fresh cold air from the outside. He then explained the packet in regards to distance stating the future segment of the Highland Inland trail is approximately 120 feet away and could be further if needed; the loading bay to Poly Enterprise facility is 200 feet and could be further if needed; Ace Hardware distribution center loading bay is 390 feet away but could only get closer if the huts are moved; and the middle of the airport run-way to the north is about 350 feet away and could be further if needed. He stated the nearest residential area is almost a half mile away which would never hear the noise. He then spoke and explained noise measurement levels in different scenarios such as semi-trucks, car traffic, airplanes and chicken plant coolers. He stated the trail is approximately 120 feet from the proposed location of the hut. Mr. Chhadua advised of being in the industry

for three years and was aware that noise would be a concern for the project and wanted to be sure of the correct zoned properties and had reached out to the zoning department and followed their instructions. He then quoted a February 2023 email from Mr. Tate stating the use would be more appropriate suited within Heavy Industrial area away from residential districts which the applicant stated the proposed location meets those requirements and faces the airport, not residential area does not feel there would be negative impact to nearby properties. He then mentioned Kate Mattison of Parks & Rec comment in the staff report regarding a park user may not be able to hear a threat coming as they wouldn't be aware of their surroundings and he suggested if that is a concern then maybe not putting a pedestrian trail through an industrial park. Mr. Chhadua stated he is aware of the importance of the trail is for the City and community and would like to make an offer for the Parks & Rec department and the trail to replant trees and bushes along the 40-foot setback along Palmour Drive which would be professionally managed year-round which will help buffer and dampen the noise along the trails. He stated the noise from the proposed site will be the least amount of noise heard by pedestrians along the trail while walking. He stated again the noise from the servers is emitted 24/7 which is the same as the cooling towers and compressors on every chicken poultry plant and storage facility. He then spoke about the noise levels from all sides of the airport from other plants and units on top of trucks. He then spoke about the illustration of the data huts on the last page of the handout stating the noise level is quieter than other industries that are permitted in less intense zoning with the Gainesville UDC. The applicant stated the huts use active cooling technology which means they have intake and exhaust fans which creates a positive pressure inside the huts, naturally forces air through the servers so the fans will never run a hundred percent. He explained there are vents on top that face up which carries hot air and sound upward so sound will never travel sideways so it will never get to nearby properties or the trail. He stated the concern over noise is valid but very overblown due to a first and second search result on Google links to mainstream articles of Bitcoin mining and stated is the same source of articles used by Mr. Tate from prior emails in 2023. Mr. Chhadua spoke about important details that were not mentioned in the articles such as size and being close to residential areas. He again stated the proposed huts acts as a shell and helps dampen the noise from the servers so the only thing noise would be the exhaust and intake fans but not the servers. The applicant stated due to some operations which had operations too close to residential areas, the noise concern will always follow the industry but does not want to do the same as those operations but set better standards for the industry. He then stated he is a Gainesville resident and will have to answer to the Board, local community, family and friends. He said the project will bring more value to Gainesville and local economy than any negative impact from any overblown noise concerns. He stated the lot has been vacant for some time with the owner paying property taxes and feels the development potential of the site is very limited due to the size, shape and setbacks which limits the economic value of the lot. He feels the project has a very minimal impact on the lot since there is nothing to build, not connecting to city sewer or water department but only taking the excess power from Georgia Power on their circuits which the data mining facility will use between 1 and 3 megawatts with taxes generated from each power bill between \$4,500 to \$18,000 monthly. He stated it will be bringing economic life to the lot by the owner collecting rent on the lot, a natural fence which will look much better, adding tax dollars and electrical work by Caldwell Electric. The real estate agent has roots in Gainesville and his compensation for securing the lease stays in the local economy and the benefits of the project far out-weighs the overblown noise concern. He stated there are existing industries in Gainesville that are just as loud or louder. He advised the project will add value to the local economy potentially to the amount of 1.2 million dollars and brings a new industry which will have zero impact to residential areas.

FAVOR: Floyd Baldwin, 111 Green Street, stated he formerly owned the site and developed the neighboring Poly Enterprise. Mr. Baldwin stated the best use for the site would be truck and/or trailer parking and would not be a place to build a 3,000 square foot metal building inside the park. He mentioned being a huge fan of the trail and park and all it means to Gainesville and gave the Board an expanded aerial photo of the airport and area. He stated the area is surrounded by 985, freezer operation, poultry operations across the airport, airport industrial park and vacant land. He said the question should be how to be a good neighbor with the trail that was decided to be a part of it. Mr. Baldwin said this request would be the lowest impact with fencing and no moving parts such as trucks and trailer coming and going for the site. He believes the lowest impact and highest gain for community would be accomplished with the proposed project.

Chris Cooley, 1046 Holly Drive, stated his father is the owner of the property and appreciate the work of Matt Tate and the department. Mr. Cooley stated they have looked at many other developments for the property which did not work but feels the project presented works best for the property.

OPPOSE: None

Board Comments: Chairman Carter stated any time there is something new there is reason to look closely at because of setting a standard its potential impact down the road. Chairman Carter said they are all trying to understand this request because it is new and Mr. Tate is being cautious.

Vice-Chair Thompson asked the applicant regarding expanding beyond the proposed project of two huts on the site. Mr. Chhadua stated there are no plans to expand and if so in the future, would come back before the Board. Vice-Chair Thompson asked if there had been consideration of putting an enclosure around it to mitigate sound. The applicant stated they are buildings in a sense acting as shells for the serves, prewired and easy to move around. He said the development size of the lot limits to size of the building that could be there and the huts are easier to deploy. Vice-Chair Thompson asked if there were any plans submitted regarding a buffer for noise and Mr. Chhadua stated the current site plan does not have any drawings of greenery and was rushed to get the application submitted.

Board Member Young asked about the size/scale of the buildings and stated there was no mention of a buffer in the request. Mr. Chhadua stated the buildings are 8 x 20 x 10 and to help with sound they plan to replant trees all around acting as a natural buffer and fencing it in for security reasons. Mr. Chhadua said Gainesville Public Works mentioned a 40-foot setback from Palmour Drive along with Park & Rec's comments was after submitting the site plan but would be glad to submit another plan if the Board would like to approve with conditions.

Vice-Chair Thompson suggested to the applicant the idea of tabling the request giving more time to work with staff regarding a landscape buffer. Chairman Carter stated there are three directions for recommendations and if it were approved, there are no conditions regarding landscaping, specifics on sound barrier and would prefer to be overly cautious since it is setting a standard for something different in the community. Vice-Chair Thompson stated he has done research online and seems to be a much different product being presented as far as sound, footprint and would prefer to see a more finalized product and plans from the applicant. It was suggested to have a full set of plans along with elevations. Board Member Young made the comment of additional information regarding the status and conditions of the

other ten locations would be helpful and agreed the decision made needs to be the right one since it is something new to the area.

Deputy Director Tate stated if the request was tabled and maybe conditions added, would there be additional information needed other than showing a buffer on the concept plan. The applicant stated the photos shown are from the Texas location and would be exactly the same as the Gainesville location. He stated they would provide information regarding a buffer for the trail. Mr. Tate answered the question from Board Member Young in regards to the location of the trail which was on the north side of Palmour Drive.

There was a motion to table the special use request to the March 12, 2024 Planning and Appeals Board meeting.

Motion made by Vice-Chair Thompson

Motion seconded by Board Member Young

Vote – 3 favor, 2 oppose (Fleming, Martin), 1 absent (Simmons), 1 vacant

Chairman Carter stated part of the process of the Planning and Appeals Board is to have an applicant explain their request, public comments to be made, Staff and Board to gain knowledge and understanding. He advised the applicant knowing the questions and comments from the Board, there would be no need to start over with the presentation next month but to work with staff regarding the concerns of noise and be more specific on it. Chairman Carter stated this is setting a precedence and the Board takes pride in their job and community with every project to get it right.

ADJOURNMENT

There was a motion to adjourn the meeting at 6:18 p.m.

Motion made by Board Member Young

Motion seconded by Board Member Martin

Vote – 5 favor, 1 absent (Simmons), 1 vacant

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 12, 2024

Date Submitted: March 7, 2024

Final Approval Date: March 8, 2024

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

Item of Business: Request from **Raven Residential Group** to vary the front yard setback requirement on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).

Meeting Date: March 12, 2024

Purpose of Request:

This request was previously tabled at the February 13th Planning and Appeals Board meeting. The applicant is proposing to vary the front yard setback from Washington Street from 40-feet to 30-feet. The applicant is basing the hardship on the property size, topography and an existing sanitary sewer easement. The purpose of the request is to redevelop the subject property for a micro-housing development consisting of eleven residential fee-simple condominiums. The proposed units are two-story on minimum 300 square foot condominium lots. The minimum condominium size will be 500 square foot square feet of heated floor space. One and two bedroom options will be available at multiple price points to meet the growing and unfulfilled need for obtainable housing. A private access drive/road is proposed from Washington Street and one parking space for each unit will be provided, as well as, four guest parking spaces. Amenities include a mail kiosk and small community lawn and fire pit. The property contains a vacant rental home that will be demolished. A sanitary sewer easement and creek are located to the rear of the property. The adjacent uses include a small retail center, single-family home, residential condominiums and St. Paul United Methodist Church.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with six conditions, and it is contingent upon the City Council approving the special use request. See the Staff Recommendation report for details.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location maps
3. Statement of Hardship
4. Project Narrative
5. Concept plan
6. Architectural renderings
7. Elevations
8. Existing Home Photo
9. Zoning Condition 1 -Exhibits A, B and C

**GAINESVILLE PLANNING AND APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Raven Residential Group
Property Owner Ernest Aquirre & Arturo Guzman
Location 521 Washington Street, SW
Request Vary front yard setback
Size0.925± acre
Zoning Neighborhood Business (N-B)
Ward Two
Proposed Use Residential condominium community
Planning Division Staff Recommendation **Approval, with conditions**
Date March 12, 2024

▪ **Request**

The applicant is proposing to vary the front yard setback from Washington Street from 40-feet to 30-feet. The purpose of the request is to redevelop the subject property for a micro-housing development consisting of eleven (11) residential fee-simple condominiums. The proposed units are two-story on minimum 300 square foot condominium lots. The minimum condominium size will be 500 square feet of heated floor space. One and two bedroom options will be available at multiple price points to meet the growing and unfulfilled need for obtainable housing. A private access drive/road is proposed from Washington Street and one parking space for each unit will be provided, as well as, four guest parking spaces. Amenities include a mail kiosk and small community lawn, community garden and fire pit.

▪ **Background Information and Existing Conditions**

The property contains an unoccupied rental home that will be demolished. The home has been boarded up since 2019. A sanitary sewer easement and creek are located to the rear of the property. The property slopes from front to back approximately 60 feet. The adjacent uses include a small retail center, single-family home, Rose Cliff Apartments, Washington Vista Condominiums, St. Paul United Methodist Church and the Gainesville Business Center.

▪ **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 property size, topography and an existing sanitary sewer easement. The approval of the proposed front yard setback variance request is contingent upon the special use request being approved for the property.

▪ **Other Departmental Comments**

There are no other departmental comments for this request.

- **Supporting Documents**

Statement of Hardship, Concept 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 relatively normal in shape and size. The topography aggressively slopes toward the rear of the property down to an existing stream. The property also contains a 30 foot wide sanitary sewer easement.

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

The purpose of the building setback requirement is to provide for uniformity of building placement and sufficient access. The reduction of the front yard setback from 40-feet to 30-feet would place the proposed condominium unit no closer to the front yard setback than the adjacent residential home. In fact, there are other structures along Washington Street that are as close as one foot from the front property line.

Shifting the condominium units further from Washington Street could be an option. However, the current plan will better screen the driveways and provides for the necessary distance to prevent cars from entering/exiting too close to Washington Street. Sufficient access, parking and adequate separation do not appear to be an issue if the variance were granted.

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

The property is zoned N-B which permits a variety of nonresidential uses including professional offices, clinic, daycare, beauty shop or restaurant that could create more impacts such as traffic and noise. The property would retain its right to be redeveloped for these purposes regardless of the setback variance. In addition to this variance request, the applicant is seeking special use approval for the proposed residential condominium community.

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

If the variance were to be approved, the proposal would not appear to be out of character with the location of other buildings fronting Washington Street. Overall, the variance request should not cause detriment to the public good.

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

The property is zoned N-B which allows by special use approval a maximum of 12 dwelling units per acre. The applicant desires to maximize the residential density for the property, but the developable area is limited due to an existing sanitary sewer easement, stream and the topography.

(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.

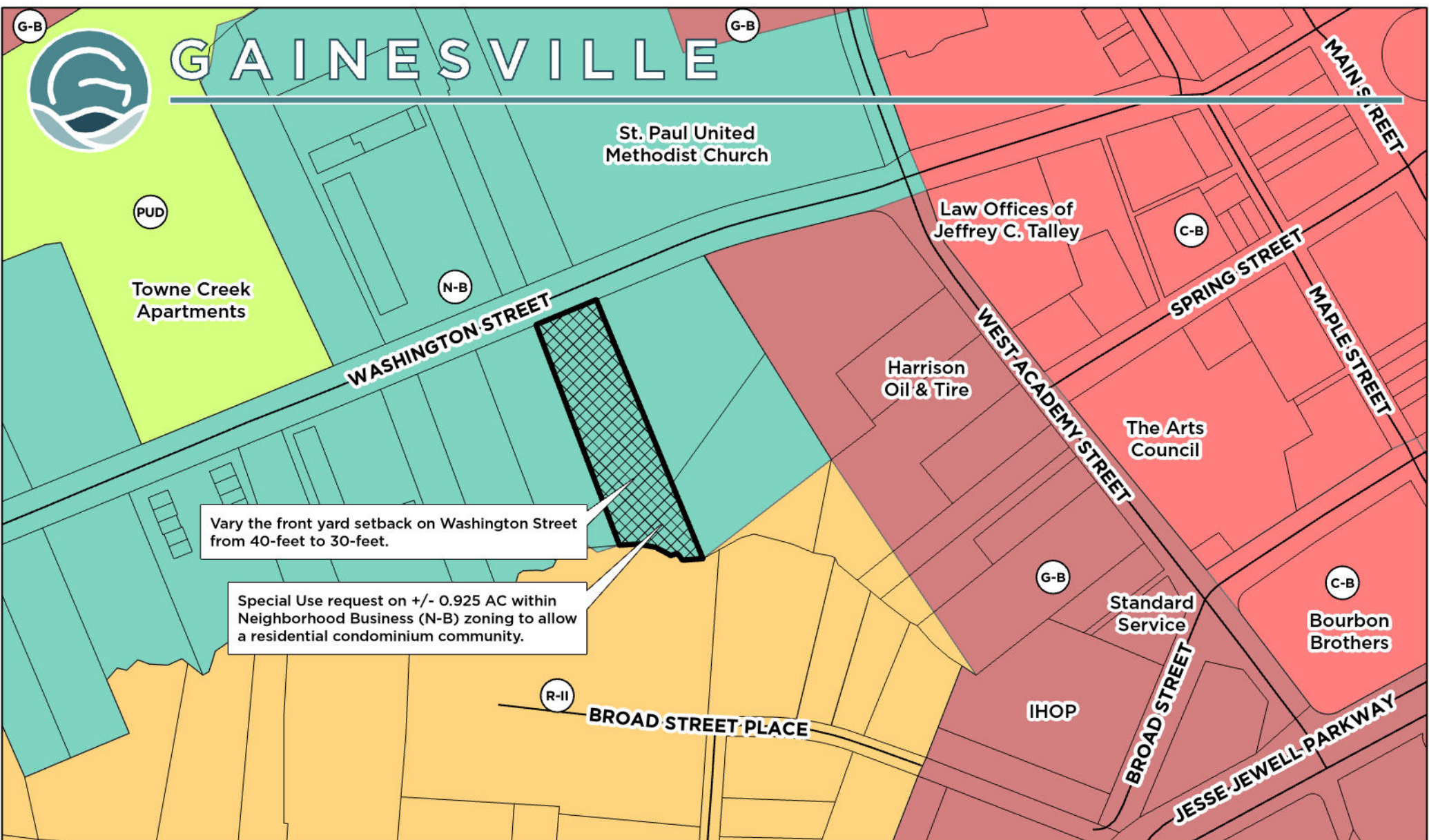
The applicant has an option to purchase the property upon receiving special use approval and approval of the proposed front yard setback request. The applicant was made aware of the front setback requirement during their due diligence to acquire the property.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this variance request based on the location of the existing sanitary sewer easement, stream and steep topography.

Conditions

1. The proposed residential condominiums shall closely reflect the architectural style of the pictures labeled as Exhibits A, B and C, and shall not exceed eleven (11) units. The final location and architecture of each condominium unit shall be subject to the approval of the Community & Economic Development Director.
2. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
3. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy for the last condominium unit.
4. The frontage landscape area along Washington Street shall be maintained and sodded with grass and shall include a minimum of two 3-inch caliper size deciduous trees subject to the approval of the Community & Economic Development Director.
5. Service access to the proposed dumpster shall be limited to one day a week, and limited to the hours of 6:00 a.m. and 9:00 p.m.
6. The approval of the front yard setback variance is contingent upon the City Council approving the special use for the for the subject property.

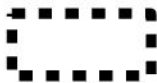
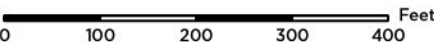


Applicant: RAVEN RESIDENTIAL GROUP		Request: - Vary the front yard setback on Washington Street from 40-feet to 30-feet. - Special use request on +/- 0.925 AC within Neighborhood Business (N-B) zoning to allow a residential condominium community.	
VARIANCE AND SPECIAL USE REQUEST			
Subject Property Address: 521 Washington Street, SW	Tax Parcel: 01-027-001-003	 Subject Property	 Scale: 1" = 200' 0 100 200 300 400 Feet
Meeting Date: 3/12/2024 Map Prepared: 2/13/2024			



GAINESVILLE



Applicant: RAVEN RESIDENTIAL GROUP		Request: - Vary the front yard setback on Washington Street from 40-feet to 30-feet. - Special use request on +/- 0.925 AC within Neighborhood Business (N-B) zoning to allow a residential condominium community.	
VARIANCE AND SPECIAL USE REQUEST			
Subject Property Address: 521 Washington Street, SW	Tax Parcel: 01-027-001-003	 Subject Property	Aerial from 2023
Meeting Date: 3/12/2024		Map Prepared: 2/13/2024	
			Scale: 1" = 200'



Variance Request

STATEMENT OF HARDSHIP

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

Describe how each situation listed below relates to your application.

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

The size of the parcel (0.952 acres) falls below the PUD threshold of 1.5 acres and therefore the requirements of the underlying zoning creates a hardship for developing the parcel as an intown (urban) type of residential community.

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

Based on the need for attainable housing within walking distance of the downtown center, the strict requirements of the underlying zoning would render the parcel undevelopable, for the intended use, if these requirements cannot be varied.

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

The parcel configuration, topography and existing sanitary sewer easement limit the buildable area and therefore adversely affect the reasonable use of the parcel without variances to the underlying zoning.

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

For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district. Such conditions are not the result of any actions of the property owner.

The variances requested would align with a reasonable PUD request if the size of the parcel qualified. There are no known detrimental impacts that would be anticipated from granting these variances. No actions of the property owner have created the conditions that require these variances.

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.

As currently zoned, the requirements for a single family, detached, condominium use would not allow for development of a product that would fit the need for intown (urban) residential use.

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 parcel is "under contract" with a zoning contingency for the special use permit and variances being requested.

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

Signature of Applicant:

Bradley Duncel

Date: 12/29/23

PROJECT NARRATIVE

GVL Village

THE CITY OF GAINESVILLE

A MICRO HOUSING DEVELOPMENT



DECEMBER 29, 2023

EXECUTIVE SUMMARY

GVL VILLAGE is an eleven unit, micro-housing development located at 521 Washington Street (a 60' public right-of-way) southeast of the intersection of West Academy Street within the limits of the City of Gainesville, Georgia. The parcel is located within the Central Core District of the City in close proximity of the Downtown historic square and rapidly expanding food and entertainment district. The project is a redevelopment parcel of 0.952 acres at a density of 11.55 units per acre. The parcel is located within Land Lot 154, 9th District, Hall County Georgia. The current zoning of the parcel is NB - Neighborhood Business with this request for a Special Use Permit and Variances

Currently, the site is comprised of one structure, a single family home built around 1937 and most recently used as a rental property. The remainder of the site is undeveloped with a variety of vegetation. The rear property line is a stream and the back one-third of the property will be mostly undeveloped. The property to the east is a commercial building with individual rental spaces and to the west is another single family home, apparently used as a rental. Also in the immediate vicinity is a self-storage complex, a business center, St. Paul Methodist Church and the new Washington Street duplexes.

The development concept is for an innovative micro-housing development incorporating Traditional Neighborhood Development (TND) practices into a vibrant, human-scaled, pedestrian friendly community. *Micro homes are the "next step up" from tiny houses; they range from 400 to approximately 800 square feet and must encompass an independent kitchen, bathroom, and at least one window. These dwellings can be modular, pre-fabricated, or custom builds, and use materials and finishes comparable to traditional homes. They are spatially evolved from apartment living with no shared walls, ceilings, or floors, and each unit has an independent outdoor living area such as a porch or piece of land.* These residential units will be offered as fee simple, detached condominiums, subject to a restrictive covenant.

A central street, will serve the homes located on both sides. Homes will have a fenced outdoor area at the rear and parking will be accomplished on the side of the home with a paved or geo-grid parking strip. A small common area space will be located at the front of the development. The genesis of the entire development gravitates around human-centered design principles leading towards a safe & sociable environment.

GVL VILLAGE will meet a growing and unfulfilled need for obtainable housing, located in an urban setting, and within walking distance of the Downtown District. One & two bedroom options will be offered at multiple price points. All common area maintenance will be covered by the Condominium Owners Association, insuring that the project will retain its quality and value for years to come.

COMPREHENSIVE PLAN

The GVL VILLAGE development is consistent with the goals and objectives of the City of Gainesville's Comprehensive Plan and its vision for future land use utilizing redevelopment and infill opportunities.

Needs & Opportunities in the Plan include:

- There is opportunity to redevelop areas of the city to remove blight and underutilized developments, while introducing more up-to-date development styles

Stated Goals & Strategies of the Plan include:

- Encourage new, high-quality infill residential development that maintains community character and ensures stable, long-term property values and neighborhoods.
- Provide for maximum flexibility in the mixture and arrangement of land uses and unique and innovative land planning via planned unit developments, at appropriate locations, and with appropriate sizes and scales.

Redevelopment and infill opportunities of underutilized sites are one of Gainesville's greatest physical assets because of their development potential that can help enhance housing opportunities and support the growth potential of the district. GVL VILLAGE will fill a need for obtainable housing in a location suitable for pedestrian interconnectivity to the Downtown District. Developments of these type of sites can reduce the need to travel further to shop or work, preserve lands further out, and save taxpayers infrastructure costs. This new community will integrate seamlessly within the City's urban fabric and greatly contribute to the evolving perimeter development of the Downtown District.

The GVL VILLAGE property is identified being in the Plan's Character Area as part of the "Central Core" with a Future Land Use of "General Mixed Use" which includes "a mixture of land uses including office, neighborhood retail, and detached and attached residential. The types of nonresidential uses that are desirable in this area would include restaurants, specialty retail, and low-intensity office." This proposal (Special Use Permit & Variances) seems appropriate for the area.

GVL VILLAGE will set the example as Gainesville's first signature infill redevelopment featuring micro-housing, while meeting the Comprehensive Plan goals of transforming neglected and underutilized resources into a desirable downtown neighborhood, while creating new living opportunities for Gainesville's ever diversifying and growing population.

DEVELOPMENT PLAN

Property Address: 521 Washington Street, Lot 154, 9th District, Gainesville, Hall County, Georgia

Site Area: 0.952 AC +/-

Existing Zoning: NB – Neighborhood Business

Proposed Zoning: NB – Neighborhood Business with Special Use Permit & Variances

Existing Conditions: Existing vacant single family house.

Proposed Uses: An urban, micro-housing development incorporating traditional neighborhood development practices into a vibrant, human-scaled, pedestrian friendly community..

Proposed Density: 11.55 DU/AC

Site Development: Maximum Residential Units: 11

Development Standards

Minimum Lot Size – 300 SF (condominium ownership)

Minimum Unit Size - 500 SF

Minimum Setback from Washington Street - 30'

Front Setback: 5 feet form Private Drive to front porch

Side Setback: 3 feet

Minimum Building Separation: 10 feet

Rear Setback: 5 feet

Open Space: As exhibited in the Concept Plan, community Open Space will be provided near the front of the project along with undisturbed areas at the rear of the property.

Parking: One (1) parking spaces per residential unit, with a minimum of four (4) guest parking spaces

Flexibility: As the Developer progresses with design for this innovative urban neighborhood, approval flexibility in revisions to the Concept Plan via site layout & engineering at the Staff level will be granted as long as overall proposed density shall not be eclipsed.



Dimensional Standards
 Parcel Size - 0.952 Acres
 Units - 11
 Density - 11.55 units/acre
 Minimum Lot Size - 300 SF(condo)
 Minimum Lot Width - 14'
 Front Setback from Private Drive - 5'
 Minimum Separation - 10'
 Private Drive Width - 20'
 Private Drive Easement - 30'

Property Location
 521 Washington Street
 Parcel #01027 001003
 0.952 Acres
 Zoning - N-B

Applicant
 Raven Residential Group
 Bradley Dunckel, Agent
 770-363-1997
 bdunck@gmail.com

Stormwater
 Management

Dumpster

5' Rear SB

Community
 Garden

Mail Kiosk

20' Private Drive

5' Front SB

Washington Street
 60' RW

30' Setback to
 Washington St

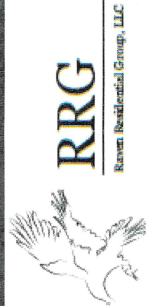
Guest Parking

10' Min.
 Separation

Lawn w/ Fire Pit

Variances Requested from N-B Dimensional Requirements

Item	From	To
Front Setback from Washington St.	40'	30'



ZONING PLAN
 FOR :
GVL VILLAGE
 521 WASHINGTON STREET
 LOCATED IN
 LAND LOT 154
 9TH DISTRICT
 CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

SHEET 1 OF 1
 DATE: 12-21-23
 SCALE: 1"=40'









Plan A



Plan B





Exhibit A



Exhibit B



Exhibit C





CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 12, 2024

Date Submitted: March 7, 2024

Final Approval Date: March 8, 2024

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

Item of Business: Request from **Raven Residential Group** for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).

Meeting Date: March 12, 2024

Purpose of Request:

This request was previously tabled at the February 13th Planning and Appeals Board meeting. The applicant is proposing to redevelop the subject property for a micro-housing development consisting of eleven residential fee-simple condominiums. The proposed units are two-story on minimum 300 square foot condominium lots. The minimum condominium size will be 500 square foot square feet of heated floor space. One and two bedroom options will be available at multiple price points to meet the growing and unfulfilled need for obtainable housing. A private access drive/road is proposed from Washington Street and one parking space for each unit will be provided, as well as, four guest parking spaces. Amenities include a mail kiosk and small community lawn and fire pit. The property contains a vacant rental home that will be demolished. A sanitary sewer easement and creek are located to the rear of the property. The adjacent uses include a retail strip center, single-family home, residential condominiums and St. Paul United Methodist Church.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with five 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. Project Narrative
4. Concept plan

5. Architectural renderings
6. Elevations
7. Existing Home Photo
8. Zoning Condition 1 -Exhibits A, B and C

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Raven Residential Group
Property Owner Ernest Aquirre & Arturo Guzman
Location 521 Washington Street, SW
Request Special use within N-B zoning
Total Acres 0.925± acre
Ward Two
Proposed Use Residential condominium community
Planning Division Staff Recommendation **Approval, with conditions**
Date March 12, 2024

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

The applicant is proposing a special use within Neighborhood Business (N-B) zoning for a micro-housing development consisting of eleven (11) residential fee-simple condominiums. The proposed units will be two-stories on minimum 300 square foot detached condominium lots. The minimum condominium size will be 500 square feet of heated floor space. One and two bedroom options will be available at multiple price points to meet the growing and unfulfilled need for obtainable housing. A private access drive/road is proposed from Washington Street and one parking space for each unit will be provided, as well as, four guest parking spaces. Amenities include a mail kiosk and small community lawn, community garden and fire pit. Stormwater and a private dumpster are proposed toward the rear of the property adjacent to the guest parking spaces.

Lot Size	Unit Size	Building Height	Front Setback	Rear Setback	Unit Separation
300 sf	500 sf	2 stories	30 feet (Washington Street)	5 feet	10 feet
			5 feet (Private Drive)		

The property contains a vacant rental home that will be demolished. A sanitary sewer easement and creek are located to the rear of the property.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Washington Vista Condominiums; St. Paul United Methodist Church; Gainesville Business Center	Neighborhood Business (N-B);
South	Rose Cliff Apartments	Residential-II (R-II)
East	Retail Strip Center	Neighborhood Business (N-B)
West	Single-Family Home	Neighborhood Business (N-B)

▪ **Other Departmental Comments**

There were no other departmental comments regarding this request.

▪ **Zoning History**

2022 – A request by William B. Stark Jr. for a special use within Neighborhood Business (N-B) zoning on a 1.0± acres tract located at 614 Washington Street, NW was conditionally approved for five residential duplexes (10 units).

2022 - A request by Ricky and Janice Hames to rezone a 0.24± acre tract located at 721 Oak Street, NW from General Business (G-B) to Residential-I (R-I) was conditionally approved for a single-family residence.

2021 - A request by Dave Odom to rezone a 0.50± acre tract located at 341 and 361 Oak Street, NW, from General Business (G-B) to Planned Unit Development (P-U-D) was conditionally approved for mixed-use residential and commercial.

2020 – A request by Juan Luna for a special use within Neighborhood Business (N-B) zoning on a 1.66± acres tract located at 0, 903, 915, 919, 921, 925 and 927 Washington Street, NW was conditionally approved for twenty apartments.

2018 – A request by KRM 2016, LLC for a special use within Neighborhood Business (N-B) zoning on a 0.82± acre tract located at 520 Washington Street, NW was conditionally approved for five duplex apartments (10 units).

▪ **Staff Analysis**

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

The proposed residential use appears to be supported by the mixture of nearby uses and zoning districts. The surrounding uses include a church, offices, single-family home, condominiums and multi-family residential with zonings of Residential-II (R-II), Planned Unit Development (P-U-D), Neighborhood Business (N-B) and General Business (G-B).

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

The proposed use should have minimal affects to the surrounding and nearby properties as the proposed development is small in scale as it includes 11 residential units. The exiting rental home is unoccupied and is boarded up. Sufficient parking, storm water detention and landscaping will be provided that will improve the function and aesthetics of the property. Any traffic generated should be minimal given the scale of the project but additional turning movements on Washington Street will occur given that the property is vacant. There appears to be sufficient sight distance for the proposed driveway.

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

The Gainesville Comprehensive Plan places the property within the *General Mixed-Use* future land use category and the *Central Core* Character Area. A mixture of land uses including office, neighborhood retail, and detached or attached residential are considered appropriate. The Central Core character area is the historic heart of Gainesville, centered on the Square and extending to the east, west and south. The promotion of infill development is appropriate within the Midland, Oak Street, Rainey Street and Washington Street area. Specifically, diverse new housing opportunities are encouraged targeting mixed-income within high quality multi-family housing and higher density single-family residential.

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

The property is zoned Neighborhood Business (N-B) which permits a variety of nonresidential uses including professional offices, clinic, daycare, beauty shop or restaurant that could create more impacts such as traffic and noise. The property would retain its right to be redeveloped for these purposes regardless of the special use were to be denied. The property has historically functioned as a single-family home that has remained unoccupied since 2019. The proposed development is designed to provide for quality/affordable housing options within walking distance of downtown at a density of 11.89 dwelling units per acre.

(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?

City water, sewer and public safety services are currently provided to the property. Gainesville Fire Station #1 is located off of Queen City Parkway and is approximately 1.0± mile from the subject property.

The proposal will slightly increase ingress and egress traffic movements along Washington Street. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the duplex apartments on average could generate 64± new trips per day, 5± A.M. and 6± P.M. peak hour trips.

The proposed use will have minimal impact on the Gainesville City School System given there are only 11 residential units proposed and the condominium units are not designed as family units. Nearby larger residential developments such as the Towne Creek Apartments have children that attend City schools which are provided bus service.

(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 Comprehensive Plan identifies the need for quality housing within the downtown area. The subject property is conducive for residential purposes as it is situated within an area that is walkable to numerous offices, retail, restaurant and public uses. Development along the Washington Street corridor has consisted of small specialty shops, professional offices, as well as a mixture of residential single-family, condominium and multi-family apartments.

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

Based on the Comprehensive Plan and the adjacent mixture of uses, the proposed special use request with the recommended conditions appears 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.

▪ **Additional Special Use Criteria**

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

Washington Street serves as a connector road between the downtown central business district and the Lakeshore Mall/Dawsonville Highway regional shopping district. The existing street is adequate to serve the proposed development.

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

The applicant's concept plan appears to provide for sufficient access for pedestrian safety, parking and access for emergency vehicles. Sidewalks are currently present on both sides of Washington Street.

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

The existing public facilities are adequate to serve the proposed use given its small scale. Fire Station #1 is located off of Queen City Parkway and is approximately 1.0± mile from the subject property.

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

According to the concept plan, one to two stacked parking spaces will be provided for each condominium unit and an additional 4 guest parking spaces. While no side yard buffers are currently required, the applicant intends to provide privacy in the form of landscaping and/or fencing behind each unit. In addition, the units will be setback from Washington Street a minimum of 30 feet. The front common area will include landscaping, fire pit and a community garden. A common dumpster will be provided for the development of which service access to the dumpster is limited to between 6:00 a.m. and 9:00 p.m. per the Unified Land Development Code.

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

The proposal is for detached condominium units which by nature are considered less intense than what could be potentially developed with office and/or commercial uses. The condominium units will be occupied throughout all hours of the day which is similar to nearby residential properties.

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

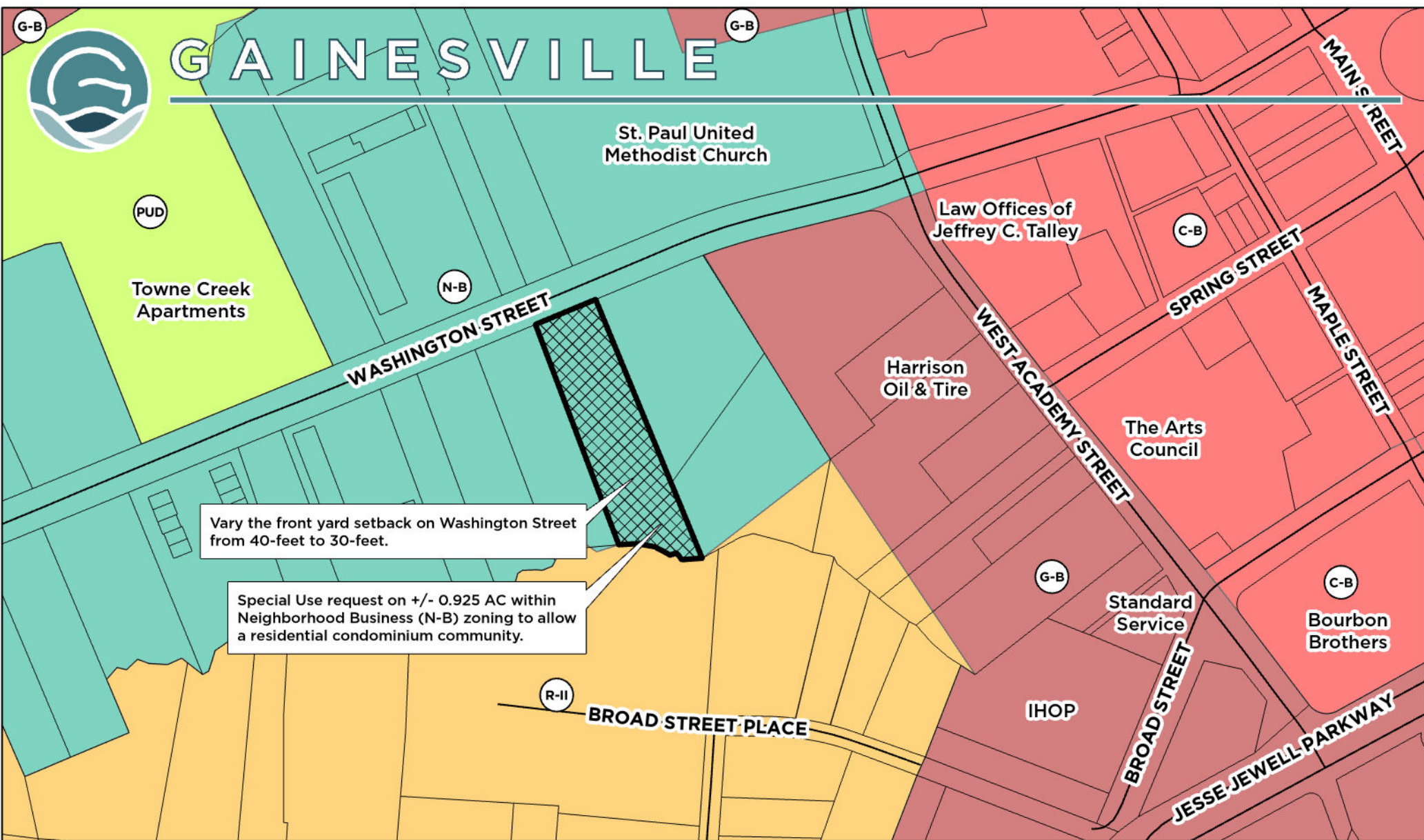
The proposed condominiums are between 500 and 800 square feet in size and will be two stories in height. The height of other structures located along Washington Street generally vary from one to three stories in height. The size of the proposed condominium homes are smaller than other detached structures along Washington Street but are comparable in size to some of the studio and 1 bedroom units within the nearby Towne Creek Apartments which range from 620 to 1,005 square feet in size.

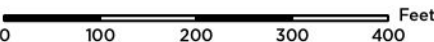
▪ **Staff Recommendation**

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

Conditions

1. The proposed residential condominiums shall closely reflect the architectural style of the pictures labeled as Exhibits A, B and C, and shall not exceed eleven (11) units. The final location and architecture of each condominium unit shall be subject to the approval of the Community & Economic Development Director.
2. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
3. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy for the last condominium unit.
4. The frontage landscape area along Washington Street shall be maintained and sodded with grass and shall include a minimum of two 3-inch caliper size deciduous trees subject to the approval of the Community & Economic Development Director.
5. Service access to the proposed dumpster shall be limited to one day a week, and limited to the hours of 6:00 a.m. and 9:00 p.m.

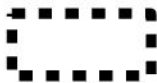
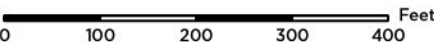


Applicant: RAVEN RESIDENTIAL GROUP		Request: - Vary the front yard setback on Washington Street from 40-feet to 30-feet. - Special use request on +/- 0.925 AC within Neighborhood Business (N-B) zoning to allow a residential condominium community.	
VARIANCE AND SPECIAL USE REQUEST			
Subject Property Address: 521 Washington Street, SW	Tax Parcel: 01-027-001-003	 Subject Property	 Scale: 1" = 200'
Meeting Date: 3/12/2024 Map Prepared: 2/13/2024			



GAINESVILLE



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Subject Property Address: 521 Washington Street, SW	Tax Parcel: 01-027-001-003	 Subject Property	Aerial from 2023
Meeting Date: 3/12/2024		Map Prepared: 2/13/2024	
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DEVELOPMENT PLAN

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Site Area: 0.952 AC +/-

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Proposed Zoning: NB – Neighborhood Business with Special Use Permit & Variances

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 Parcel #01027 001003
 0.952 Acres
 Zoning - N-B

Applicant
 Raven Residential Group
 Bradley Dunckel, Agent
 770-363-1997
 bdunck@gmail.com

Stormwater
 Management

Dumpster

5' Rear SB

Community
 Garden

Mail Kiosk

20' Private Drive

5' Front SB

Washington Street
 60' RW

30' Setback to
 Washington St

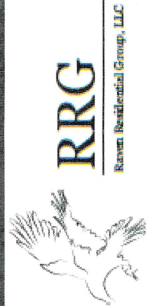
Guest Parking

10' Min.
 Separation

Lawn w/ Fire Pit

Variances Requested from N-B Dimensional Requirements

Item	From	To
Front Setback from Washington St.	40'	30'



ZONING PLAN
 FOR :
GVL VILLAGE
521 WASHINGTON STREET
 LOCATED IN
 LAND LOT 154
 9TH DISTRICT
 CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

SHEET 1 OF 1
 DATE: 12-21-23
 SCALE: 1"=40'









Plan A



Plan B





Exhibit A



Exhibit B



Exhibit C





CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 14, 2024
Date Submitted: March 7, 2024
Final Approval Date: March 8, 2024
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **HadjPadj Technologies, LLC** for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a **1176 Palmour Drive, SW**), having a zoning of Heavy Industrial (H-I).
Meeting Date: March 12, 2024

Purpose of Request:

This request was previously tabled at the February 13th Planning and Appeals Board meeting. The request is for a special use within Heavy Industrial (H-I) zoning to allow a data mining facility. Specifically, the data mining facility is a high powered computing server center that searches and analyzes a large batch of raw data in order to identify patterns and extract useful information for companies to learn more about their customers and to develop more effective marketing strategies, increase sales and decrease costs. The proposed development includes two small data center structures and a single access driveway from Palmour Drive. The data mining facility will operate 24 hours a day and 7 days a week and will produce noise from fans/blowers that cool the servers. The applicant states the noise level drops to a conversation level of (65 dB) values after 100 feet of distance. The property is currently undeveloped and is located within the Gainesville Industrial Park South and within the Airport Overlay Zone. Adjacent uses include Poly Enterprises manufacturing, Ace Hardware distribution center and Lee Gilmer Memorial Airport.

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. Narrative

4. Landscape-Buffer Plan
5. Site plan
6. Renderings
7. Recommended Zoning Conditions

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant HadjPadj Technologies, LLC
Property Owner C & J 861, LLC
Location 1176 Palmour Drive, SW
Request Special Use within General Business (G-B)
Total Acres 1.37± acres
Ward Five
Proposed Use Data mining facility
Planning Division Staff Recommendation **Denial**
Date February 13, 2024

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

The request is for a special use within Heavy Industrial (H-I) zoning to allow a data mining facility. Specifically, the data mining facility is a high-powered computing server center that searches and analyzes a large batch of raw data in order to identify patterns and extract useful information for companies to learn more about their customers and to develop more effective marketing strategies, increase sales and decrease costs.

The proposed development includes two small data center structures and a single access driveway from Palmour Drive. The data mining facility will operate 24 hours a day and 7 days a week and will produce noise from fans/blowers that cool the servers. The applicant states the noise level drops to a conversation level of (65 dB) values after 100 feet of distance. The property is currently undeveloped and is located within the Gainesville Industrial Park South and within the Airport Overlay Zone.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Lee Gilmer Memorial airport	Heavy Industrial (H-I) -Gainesville
South	LaserCraft Technologies Inc	Heavy Industrial (H-I) -Gainesville
East	Ace Hardware Distribution Center	Heavy Industrial (H-I) -Gainesville
West	Shasta Beverages Inc	Heavy Industrial (H-I) -Gainesville

▪ **Other Departmental Comments**

According to Kate Mattison, Director of Gainesville Parks & Recreation, significant investment is being made in this area for the new trail system that has been years in the making and will be complete within a couple of years. Noise pollution is a concern and would be detrimental to the trail. Not just from an aesthetic aspect, but from a safety aspect as well. The location is right at the edge of the wooded area where having all your senses about you is very important. A park

user may not be able to hear a threat coming as they wouldn't be aware of their surroundings. It makes me uneasy. Overall, I just don't feel like it's a good fit for the site and location.

▪ **Zoning History**

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

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

2023- A request by the Rochester and Associates, LLC to annex 3.674± acres tract located at 1010 Aviation Boulevard, with Heavy Industrial (H-I) zoning for an expansion of poultry freezer and processing was approved with conditions.

2021- A request by the Koch Foods of Gainesville, LLC to annex 0.572± acre tract located at 950 and 966 Industrial Boulevard, SW, with Heavy Industrial (H-I) zoning and to rezone a 0.55± acre tract located at 911, 913 and 919 Davis Street, SW from Residential-II (R-II) to Heavy Industrial (H-I) for a poultry processing plant expansion was approved with conditions.

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

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

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

▪ **Staff Analysis**

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

The property is currently undeveloped and is located within Gainesville Industrial Park South and within the Airport Overlay Zone. Adjacent uses include Poly Enterprises manufacturing, Ace Hardware distribution center and Lee Gilmer Memorial Airport. The surrounding properties are zoned Heavy Industrial (H-I). A segment of the Highlands to Islands multi-use trail will soon be located adjacent to the property on the north side of Palmour Drive.

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

The subject property is located directly adjacent to a future segment of the Highlands to Islands multi-use trail network along the northside of Palmour Drive. Construction of this segment of the trail is anticipated to begin during the fall/winter of 2024. According to the applicant's narrative, the noise from the servers can be loud at times when the fans cooling the processing chips have to work at a higher frequency during the summer months in Georgia. The cooling system typically runs 24 hours a day and 7 days a week due to the computer servers operating all the time. While the applicant states the noise decibel levels drop below conversation level (65 dB) values after 100 feet distance, the noise generated by the data mining center will be constant as opposed to the intermittent noise created by the airport and other nearby uses.

Additionally, the Industrial Park South covenants when created stated that no lot or any portion of the property shall be used so as to cause a nuisance such as sound, smoke, fumes, odors, dust or other hazards. Although this covenant has expired, development within the park was designed with this restriction in mind. Therefore, it is staff belief that any future uses should function in a manner that is respectful to nearby businesses.

The mitigation of the noise has not been clearly determined by the applicant and it is unknown how far reaching the impacts may be on nearby properties and the community as a whole. Therefore, staff is recommending denial of this special use request.

(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 *Industrial* land use category which includes a wide range of office, business, light industrial, manufacturing, research, and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Economic Development Gateways character area*. This character area represents the industrial, warehousing and other commercial enterprises that parallel the I-985 and Norfolk-Southern railroad corridor. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources, and environmental sustainability. These areas include a wide range of office, business, light industrial, manufacturing, research, and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

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

According the Gainesville Unified Land Development Code, the Heavy Industrial (H-I) District is intended for the location of primarily light and heavy manufacturing uses with *limited* restrictions on off-site impacts such as noxious odors, dust, fumes, gas, noise, and vibration. Some permitted or special uses may be objectionable due to the emission of noise, vibration, smoke, dust, gas, fumes, odors, or radiation and that may create fire or explosion hazards or other objectionable conditions. Special uses in this district include those uses known to create a severe safety hazard or to be major producers of air pollution, thus being subject to state and/or federal environmental controls.

(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 #1 off of Queen City Parkway is located approximately 1.95 miles away. The applicant does not anticipate there will be impacts to traffic given that the use does not require on going staff to operate and customers are unlikely to visit the location in person. The proposed use is nonresidential and will have no impacts to the 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?

As previously stated, the surrounding area is heavy industrial and there is a large public investment being made into this area. Future industrial uses and public investment were both anticipated by the Comprehensive Plan. However, the proposed use appears to create noises and disturbances that are not 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 nature of the proposed use and potential sound disturbance, staff feels the proposal does not reflect or promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of the property.

▪ **Staff Recommendation**

The Planning Division staff is recommending **denial** of the proposed special use request within **Heavy Industrial (H-I) zoning**, based on the Comprehensive Plan and the potential negative impacts to nearby properties and the Highlands to Islands multi-use trail.



GAINESVILLE

Lee Gilmer
Memorial Airport

Boehringer
Ingelheim

AIRPORT PARKWAY

Merial
Select

QUEEN CITY PARKWAY

H-I

PALMOUR DRIVE

Poly
Enterprises

Ace Hardware
Distribution Center

Shasta
Beverages

IMS Gear
Georgia, LLC

LaserCraft
Technologies

Louver
Shop

1985 EXIT-20 SB ON
1985 EXIT-20 SB OFF
R-I-A

Applicant: **HADJPADJ TECHNOLOGIES, LLC**

SPECIAL USE REQUEST

Subject Property Address:
1176 Palmour Drive, SW

Tax Parcel:
15-035-000-015

Request:

Special use request on +/- 1.37 AC within Heavy Industrial (H-I) zoning to allow a data mining facility.



Subject Property



Meeting Date: 3/12/2024

Map Prepared: 2/14/2024

0 200 400 600 800 Feet

Scale: 1" = 400'



GAINESVILLE

Lee Gilmer
Memorial Airport

Boehringer
Ingelheim

AIRPORT PARKWAY

Merial
Select

QUEEN CITY PARKWAY

PALMOUR DRIVE

Ace Hardware
Distribution Center

Poly
Enterprises

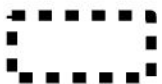
Shasta
Beverages

IMS Gear
Georgia, LLC

LaserCraft
Technologies

Louver
Shop

1985 EXIT-20 SB ON
1985 EXIT-20 SB OFF

Applicant: HADJPADJ TECHNOLOGIES, LLC		Request: Special use request on +/- 1.37 AC within Heavy Industrial (H-I) zoning to allow a data mining facility.	
SPECIAL USE REQUEST			
Subject Property Address: 1176 Palmour Drive, SW	Tax Parcel: 15-035-000-015	 Subject Property	Aerial from 2023
Meeting Date: 3/12/2024	Map Prepared: 2/14/2024	 0 200 400 600 800 Feet	 Scale: 1" = 400'

Viral Chhadua
2313 Crystal Ct
Gainesville, GA 30506
info@hadjpaj.tech
678-622-3112

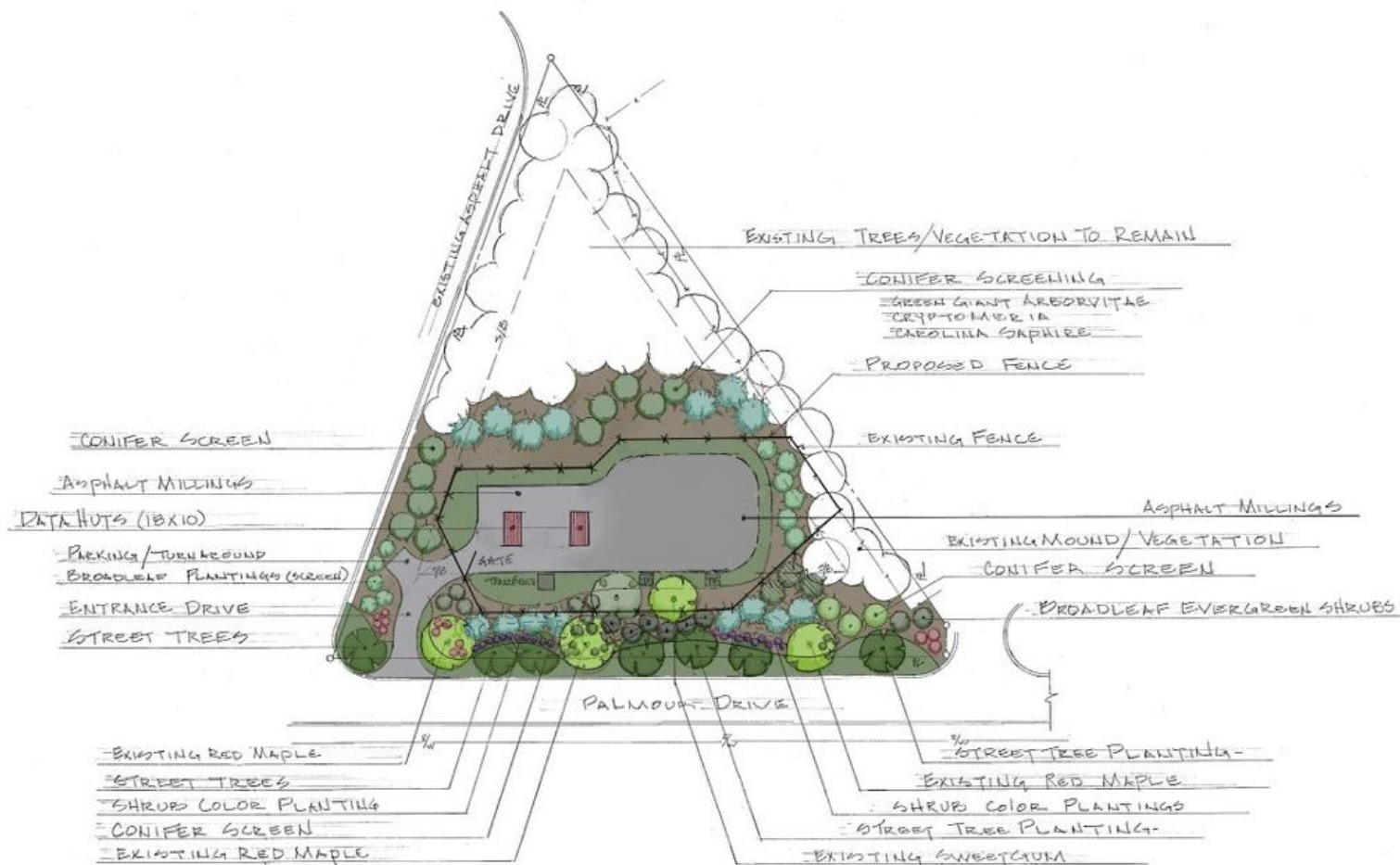
City of Gainesville Planning & Zoning

HadjPaj Technologies LLC is proposing to use the 1.3 acre lot located at 1176 Palmour Drive in Gainesville's Industrial park for a HPC (High Powered Computing) Server Center. The lot is currently zoned H-I and is being unused. HadjPaj Technologies with the help of local electrical contractors will set up the necessary electrical equipment to power these HPC Servers. This will require minimal land disturbance as we only need about 3000-5000 sqft of space to operate. The traffic will be minimal outside of the initial setup and configuration of the servers.

The noise from these servers can be loud at times when the fans cooling the processing chips tends to have to work at a higher frequency during the summer months in Georgia. However, these noise levels drop down below conversation level (65 dB) values after 100 feet distance. There are several other ways for us to mitigate any noise issues that may arise, however, we have chosen this site specifically due to its distance from any residential area, and the surrounding sites being industrial warehouses and the Gainesville airport.

-Viral Chhadua
678-622-3112

North



CONCEPTUAL SITE PLAN
1176 PALMYR DRIVE
GAINESVILLE, GEORGIA

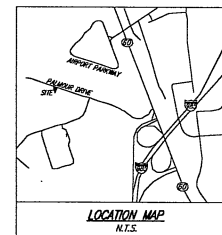
REVISIONS	BY

J. DALY/PAUL
LAWRENCE ARCHITECT
2000 W. 10TH STREET
GAINESVILLE, GA 32601
770-532-8262

CONCEPTUAL SITE PLAN
VIRAL CHANDRA - SPECIAL USE PERMIT
CITY OF GAINESVILLE
GAINESVILLE AND DISTRICT

Date 2-12-24
Scale 1/8"=1'-0"
Drawn J.D.S.
Job
Sheet
Of 1

PROJECT DESCRIPTION:
INSTALLATION OF TWO (2)20' DATA CENTERS WITH ALL NECESSARY IMPROVEMENTS:
SITE ADDRESS: 1178 SW PALMOUR DRIVE GAINESVILLE GA 30501
TOTAL AREA: ±15.53 ACRES
BUILDING SETBACKS:
FRONT: 50'
SIDE: 30'
REAR: 30'
UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS
FOUNDED SHOWN ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION
OF UNDERGROUND UTILITIES.
BOUNDARY INFORMATION:
PROPERTY BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR COUNTY CORREY BY
NORTHWOODS SURVEYING & ENGINEERING, INC. DATED 04/25/02.
TOPOGRAPHY INFORMATION:
TOPOGRAPHY INFORMATION FROM HALL COUNTY GISL LEAD DATA
CONTOUR INTERVAL= 2'
NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PLUME AREA AS PER
FLOOD INSURANCE RATE MAP NO. 13153C0005N, DATED 04/04/78



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

CONCEPTUAL SITE PLAN

MRAL CHHADUA - SPECIAL USE PERMIT
CITY OF GAINESVILLE
GAINESVILLE G.M.D. 411 DISTRICT
HALL COUNTY, GA

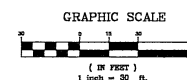
DRAWN BY:	SM
CHECKED BY:	PSA
LAND LOT:	-
DISTRICT:	-
SECTION:	-
CITY:	GAINESVILLE
COUNTY:	HALL
DATE:	12/19/2023

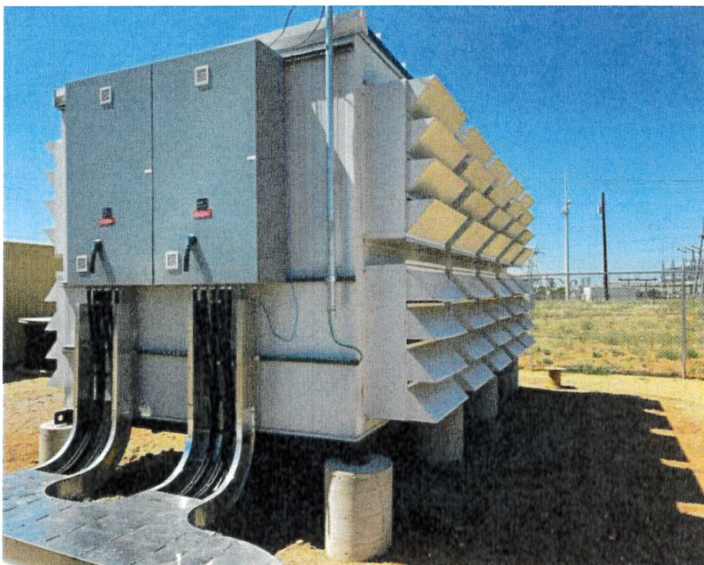
SHEET NO.
1 OF 1

PROJECT NO.
2023-575



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





HadiPadi Technologies, LLC Conditions

- 1. The subject property shall be limited to the two 10' x 18' data center huts as shown on the revised site/landscape plan and shall be oriented in the same manner.**
- 2. The proposed data huts shall be sufficiently screened with existing and new vegetation and trees as depicted on the site/landscape plan, subject to the approval of the Community and Economic Development Director.**
- 3. All new fencing shall be chain-link coated with black color vinyl.**
- 4. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 12, 2024
Date Submitted: March 7, 2024
Final Approval Date: March 8, 2024
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Constantino Gutierrez** to rezone a 0.38± acre tract located on the south side of Etta Vesta Circle, east of Thompson Bridge Road (a/k/a **934 Etta Vesta Circle, NE**) from Neighborhood Business (N-B) to Residential-I (R-I).
Meeting Date: March 12, 2024

Purpose of Request:

The applicant is proposing to rezone the subject property in order to construct a single-family home. The property previously contained a single-family home ten years ago that was demolished due to fire damage. The proposed ranch-style home is 1,878 square feet in size, of which 1,382 square feet will be heated. The home will have 3 bedrooms, 2 bathrooms and a two-car garage. The property has an existing private septic system that has been inspected and will be reused for the proposed home. Adjacent uses include single-family homes, United Community Bank and Primrose School of Gainesville.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location maps
3. Narrative
4. Plat
5. Concept plan
6. Elevations

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Constantino Gutierrez
Property Owner Constantino Real Estate, LLC
Location 934 Etta Vesta Circle, NE
Request Rezone to from N-B to R-I
Total Acres 0.38± acre
Ward One
Proposed Use Single-family home
Planning Division Staff Recommendation **Approval, with condition**
Date March 12, 2024

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

The applicant is proposing to rezone the subject property in order to construct a single-family home that is intended to be for sale. The proposed ranch-style home is 1,878 square feet in size of which 1,382 square feet will be heated. The home will have 3 bedrooms and 2 bathrooms and a two car garage. The existing private septic system has been inspected and will be reused for the proposed home. The property previously contained a single-family home ten years ago that was demolished due to fire damage.

Adjacent Land Use and Zoning

Location	Use	Zoning
North	Single-family home	Planned Unit Development (P-U-D)
South	Primrose School of Gainesville; United Community Bank	Planned Unit Development (P-U-D)
East	Single-Family Home	Residential-I (R-I)
West	Single-family home	Neighborhood Business (N-B)

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

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

2023 – A request by Eric Owens for site plan approval on a 0.34± acre tract zoned Residential and Office (R-O) located at 1714 Thompson Bridge Road was conditionally approved for an office building.

2022 – A request by Easto Construction to amend a 4.847± acres tract zoned Planned Unit Development (P-U-D) located at 2702 High Visa Point, NE was withdrawn to the City Council meeting for 50 residential townhomes.

2019 – A request by the City of Gainesville to rezone a 0.5± acre tract from Residential-I (R-I) to Neighborhood Business (N-B) located at 1831 Thompson Bridge Road, NW was conditionally approved for an office.

▪ **Staff Analysis**

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

The property is located within an established residential neighborhood with homes built in the 1950's, 60's and 70's. Nonresidential development occurred later along Thompson Bridge Road and nearby Sandridge Court. The proposed single-family home appears suitable with the adjacent single-family properties.

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

The proposed single-family home should not adversely affect the adjacent or nearby property and appears to be in scale with the surrounding properties. The proposal will reestablish a single-family home on the property that previously burned down.

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

The Future Development Map for the City of Gainesville places the subject property within *Single-Family Residential* land use category. Single-Family Residential includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from four to six dwelling units per acre.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Lake District*. The main character area driver is the presence of Lake Lanier and its distinctive rolling landscape. New housing will be a major source of growth for the area and should feature a wide range of product, from townhouses to high-end single-family detached homes. The area should maintain and advance a residential focus on both sides of the Lake Lanier bridge, combining traditional neighborhood development (TND) walkability with the natural character of the Country Club. The character area can accommodate limited mixed-use and commercial growth, but it must be carefully planned to avoid suburban sprawl. Land uses allowed in the Lake District are Parks and recreation, single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (retail and office) and public and institutional uses.

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

The property was previously part of a larger rezoning request in 2007 for a commercial and office development that was never developed. Downzoning the property from N-B to R-I for a single-family home is logical given the subject property is no longer part of an assemblage and has historically remained residential.

(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 N-B zoning to R-I zoning should not substantially affect public facilities or services.

The property has an existing water meter and capacity is sufficient to serve the proposed development. The new home will utilize an existing private septic system as public sewer is not available. Gainesville Fire and Police Departments currently respond to adjacent and nearby

properties and Gainesville Fire Station #3 located off of Nancy Creek Road is approximately 2.2± miles from the subject property.

Additional traffic generated on Etta Vesta Circle and Thompson Bridge Road will be minimal.

The impact to the City School System should be minimal given school bus route currently serves the immediate area.

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

It is staff's opinion the residential use appears to be consistent with existing and expected uses of the Future Land Use and Character Area Maps. It is anticipated the interior lots fronting Etta Vesta Circle are anticipated to remain as single-family residential and future commercial growth may occur on lots fronting Thompson Bridge Road.

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

Based on the subject property's proximity to other single-family residential properties, the proposed rezoning request with the recommended zoning condition 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**

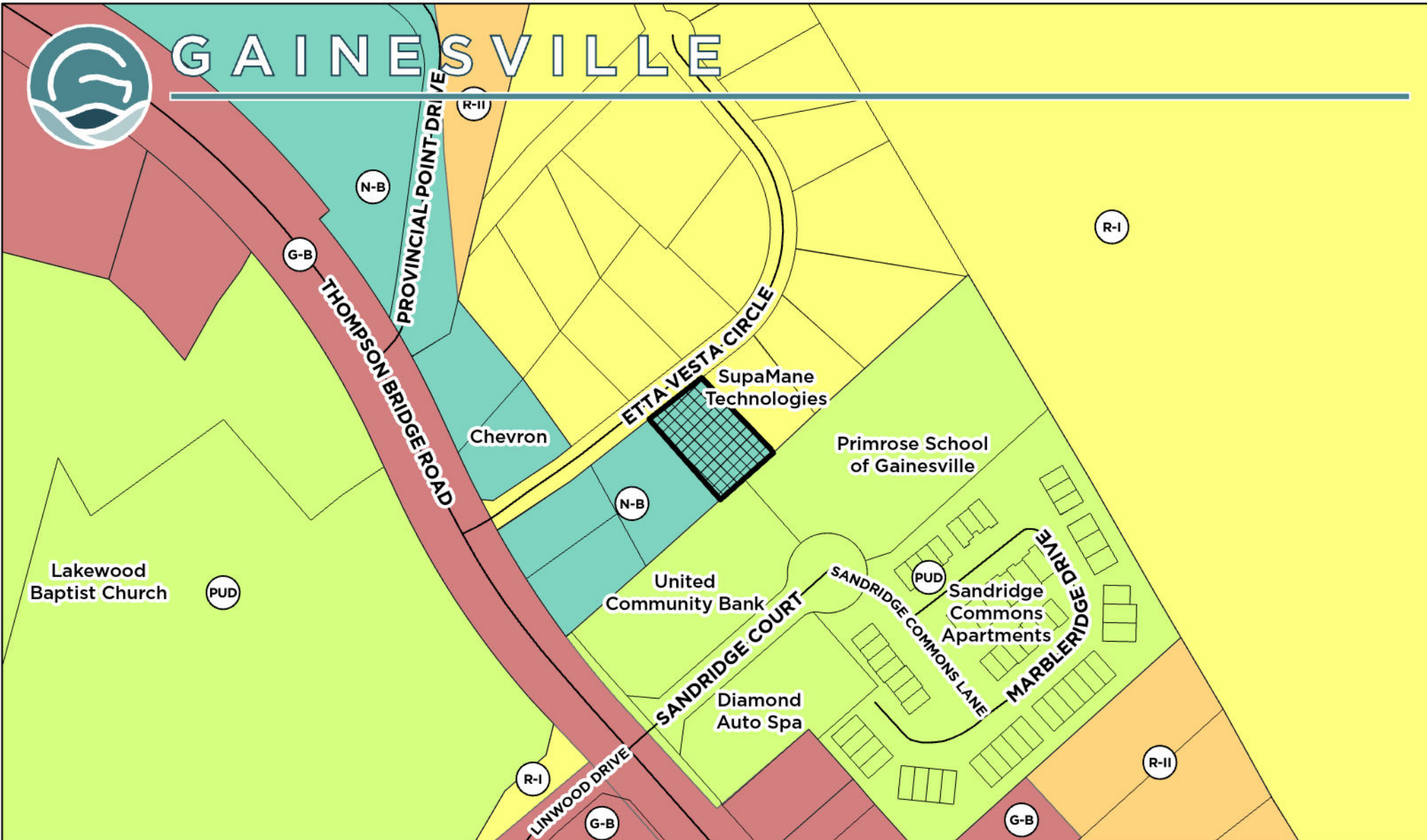
The Planning Division staff is recommending **conditional approval** of this rezoning request with **Residential-I (R-I)** zoning, based on the Comprehensive Plan and the adjacent residential land uses.

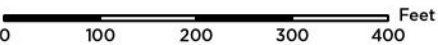
Condition

The proposed single-family home shall be generally consistent with the architectural elevation and floor plan submitted with the rezoning application, subject to the approval of the Community and Economic Development Director.



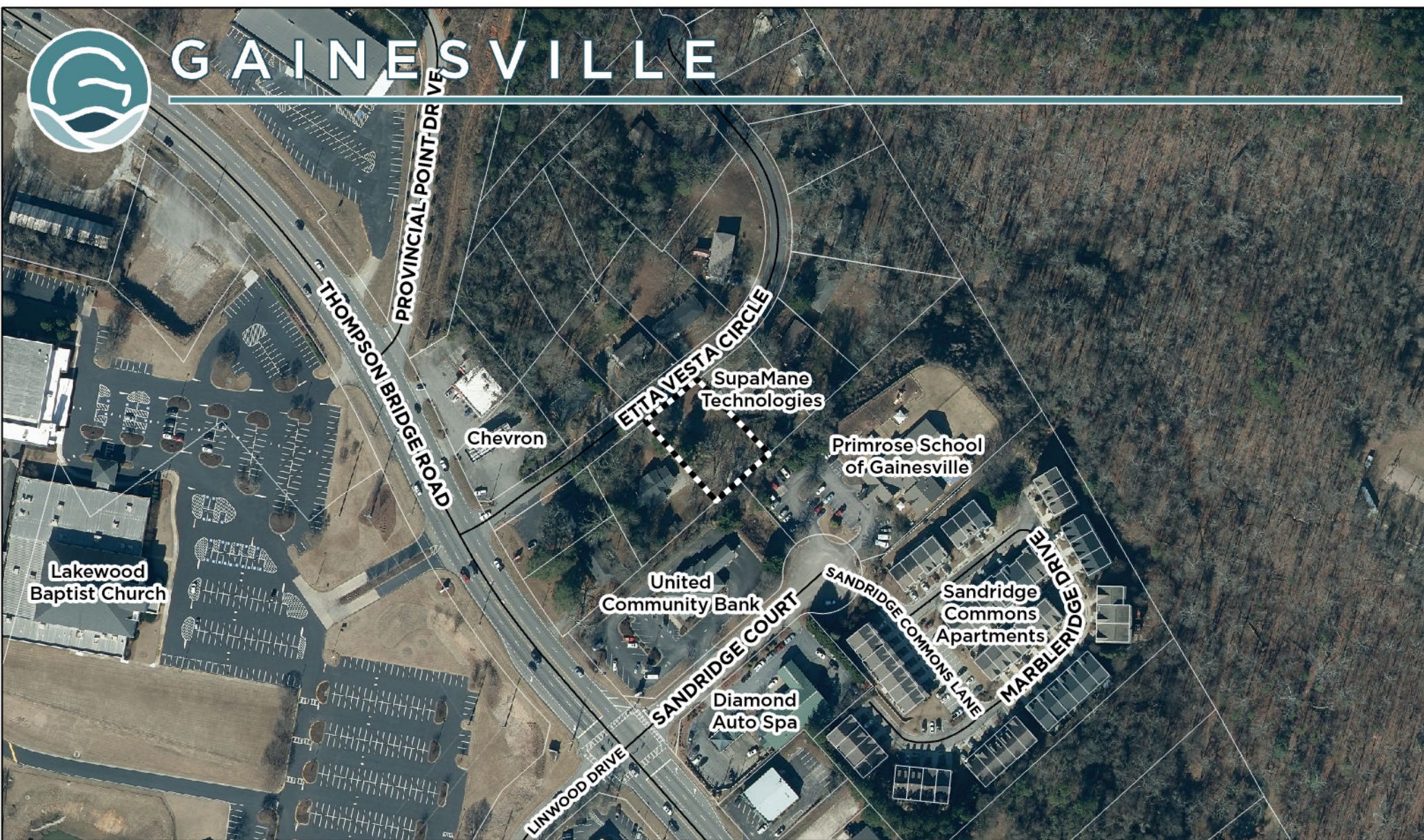
GAINESVILLE

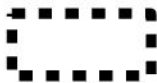
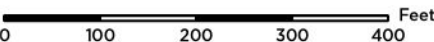


Applicant: CONSTANTINO GUTIERREZ		Request: Rezone +/- 0.38 AC currently zoned Neighborhood Business (N-B) to Residential-I (R-I) for a single-family home.	
REZONING REQUEST			
Subject Property Address: 934 Etta Vista Circle	Tax Parcel: 01-097-001-024	 Subject Property	
Meeting Date: 3/12/2024	Map Prepared: 2/13/2024		
		 Feet 0 100 200 300 400	Scale: 1" = 400'



GAINESVILLE



Applicant: CONSTANTINO GUTIERREZ		Request: Rezone +/- 0.38 AC currently zoned Neighborhood Business (N-B) to Residential-I (R-I) for a single-family home.	
REZONING REQUEST			
Subject Property Address: 934 Etta Vista Circle	Tax Parcel: 01-097-001-024	 Subject Property	Aerial from 2023
Meeting Date: 3/12/2024	Map Prepared: 2/13/2024	 Scale: 1" = 400'	 Page 76 of 91

Rezoning Narrative 934 Etta Vista Circle

This property is currently zoned N-B Neighborhood business commercial use. We are requesting a rezoning to Residential-1 (R-1). The purpose will be to construct a new single family residence. The single family home will be a ranch style 3 bedroom 2 bath approximately 1800sqft. Our intent is to construct and sell the single family home.

The existing zoning of the adjacent properties is Residential. Previous owners owner acquired the commercial use zoning as part of a large scale commercial project that did not occur.

In conclusion we feel this zoning is ideal for the surrounding properties. As our plans show our single family home will be similar to the existing properties and only add to the surrounding property values.

FIELD SURVEY ERROR OF CLOSURE: 7.74 366
 ANGULAR ERROR PER ANGLE POINT: 12.12 228
 ADJUSTED BY: CRANFORD PLANE
 PLAT ERROR OF CLOSURE: 7.25 175
 INSTRUMENT USED: TRANSIT & 2

BEING A PORTION OF LOT 3 ACCORDING
 TO THE PLAT OF BOUNTYSEE HEIGHTS
 SUBD. AS PLATTED BY T.M. PATTON JAN. 57
 RECORDED IN BOOK 18 PAGE 11.

934 ETNA VISTA CIRCLE

LOT 3
 (ENCROACHMENT OF METAL ROOF)
 5.40 34 32'E 103.57'
 2.2'

3.85' TO E
 THOMPSON BRIDGE RD.

GEORGIA
 REGISTERED
 No. 1435
 W. H. COLLINS
 LAND SURVEYOR

GEORGIA
 REGISTERED
 No. 1301
 H. P. FARLEY, JR.
 LAND SURVEYOR

17,344 SQ. FT.

NOTE: BEARINGS SHOWN
 HEREON ARE BASED ON THE
 NORTHEASTLY LINE OF A
 PLAT BY FARLEY COLLINS
 ASSOC. 3-22-83 FOR WENDELL
 V. FENOLLEY.

RECORDING PERMIT
 By Ultra Cape 8/11/88
 GAINESVILLE PLANNING COMMISSION

17,344 SQ. FT.

JOB NO. 2488

FARLEY-COLLINS ASSOCIATES P.O. BOX 731 532-1001 1201 THOMPSON BRIDGE ROAD GAINESVILLE, GA 30603	SCALE: 1" = 30'	PROPERTY OF: JOSEPH DAVID DIXON
	DATE: 7-29-1988	CITY OF GAINESVILLE HALL COUNTY, GA.

IFF = IRON PIN FOUND
 IPS = IRON PIN SET
 R/W = RIGHT-OF-WAY
 CM = CONCRETE MONUMENT
 N/F = NOW OR FORMERLY
 C = CENTER LINE
 S/B = SETBACK LINE
 L/L = LAND LOT LINE
 -F- = FENCE
 -P- = POWER
 -T- = TELEPHONE
 -G- = GAS
 -W- = WATER
 SS = SANITARY SEWER
 D.E. = DRAINAGE EASEMENT

I HAVE CONSULTED THE F.I.R.M.
 FLOOD INSURANCE RATE MAP
 COMMUNITY-PANEL NO. 130263
 0005 C DATED JULY 5, 1983
 AND FOUND THIS PROPERTY DOES
 NOT LIE IN A SPECIAL FLOOD
 HAZARD AREA.

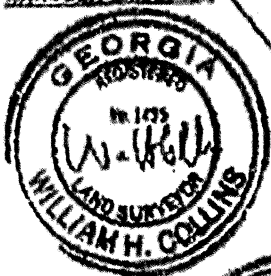
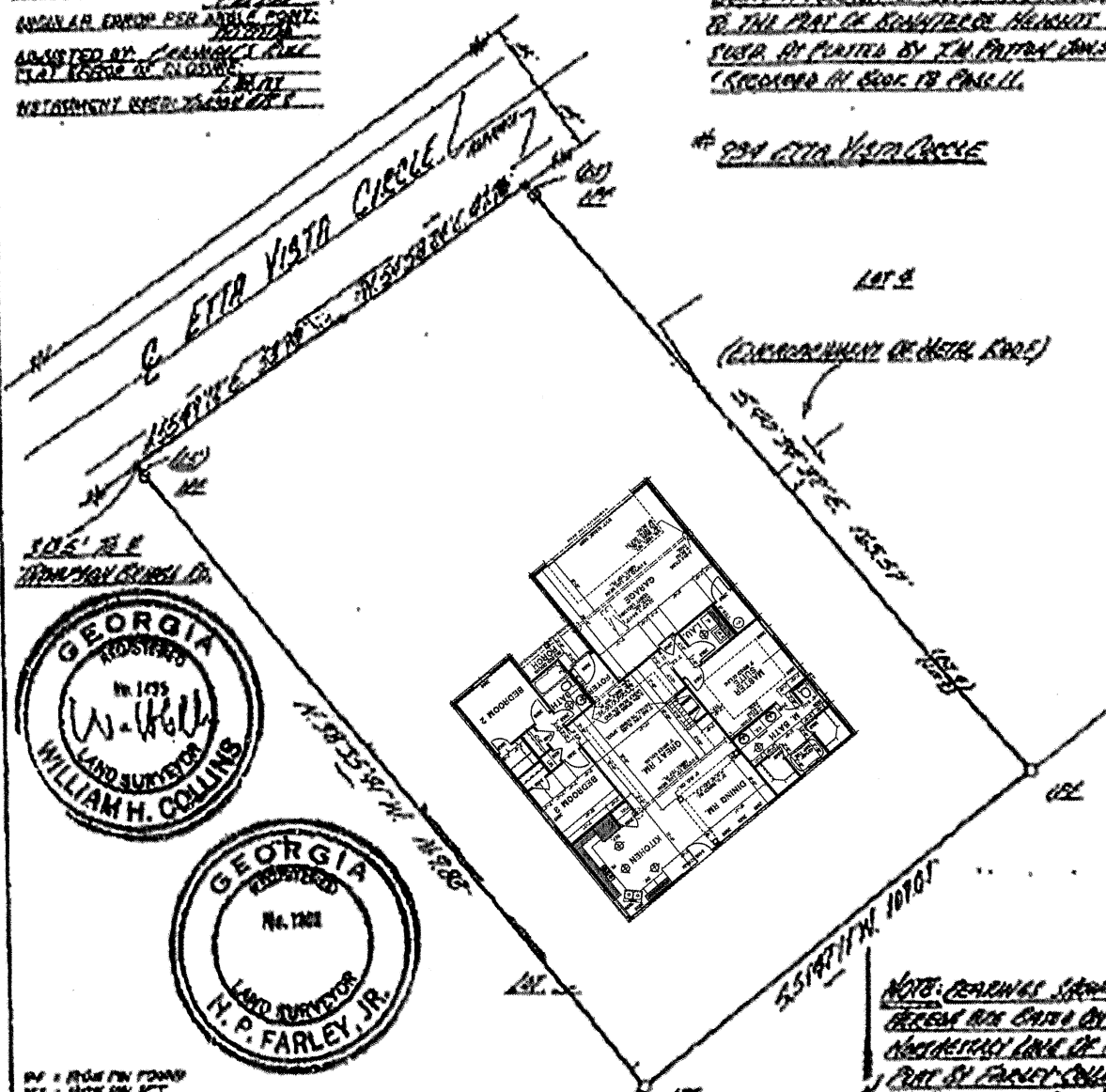
Recorded Aug 15 1988

Wright & Wood
 Clerk

FIELD SURVEY KNOWN OF CLOSURE
 ANNUAL ERROR PER ANGLE POINT
 ADJUSTED BY LEAST SQUARES
 THAT BEING OF CLOSURE
 INSTRUMENT USED TRANSIT

BEING A PARTIAL OF LOT 5 IN ACCORDANCE
 TO THE PLAN OF RECONSTRUCTION OF HIGHWAY
 500A AS PERMITTED BY THE PATTON JAMES
 RECORDED AT BOOK 18 PAGE 11.

934 ETNA VISTA CIRCLE



RF = FENCE
 HX = HIGHWAY
 R/W = RIGHT-OF-WAY
 CU = CONCRETE CURB
 RT = ROAD ON CORNER
 L = CENTER LINE
 P = PROPERTY LINE
 S/L = SETBACK LINE
 L/L = LAND LOT LINE
 T = TIE
 A = POWER
 T = TELEPHONE
 G = GAS
 W = WATER
 S/S = SANITARY SEWER
 D.E. = DRAINAGE EASEMENT

I HAVE CONSULTED THE F.I.M.
 FLOOD INSURANCE RATE MAP
 COMMUNITY PLAN NO. 13063
 DATED JULY 8, 1983
 AND FOUND THIS PROPERTY DOES
 NOT LIE IN A SPECIAL FLOOD
 HAZARD AREA

RECORDING PERMIT

By Vera Cape 8/11/88
 GAINESVILLE PLANNING COMMISSION

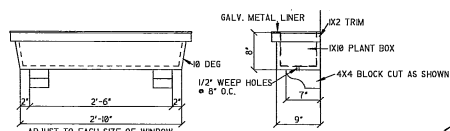
NOTE: RECORDS SHOW
 THESE ARE BUILT ON THE
 CORNER LOT OF A
 LOT BY FARMER COUNTY
 ROAD SET BY FOR MICHIELL
 V. PHILLIPS

17,344 SQ. FT.

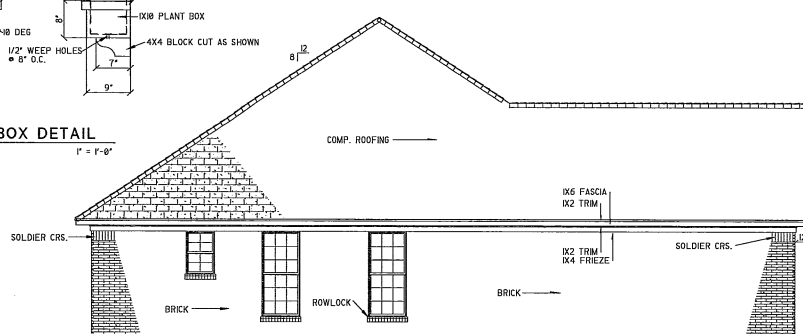
FARLEY-COLLINS ASSOCIATES P.O. BOX 711 1201 THOMPSON AVENUE GAINESVILLE, GA 30601	SCALE: 1" = 20'	PROPERTY OF <u>JOSEPH DAVID DIXON</u>
	DATE: 7-29-1988	<u>CITY OF GAINESVILLE</u> <u>HALL COUNTY, GA</u>

Recorded Aug 15 1988

Wright S. Worrell
 Clerk



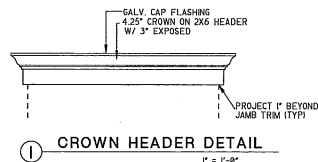
② PLANT BOX DETAIL



LEFT ELEVATION

NOTE:
DIM. TO GARAGE
F.F. LINE (VARIES)

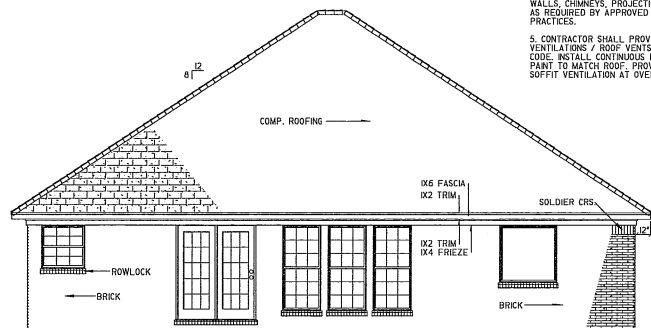
FRONT ELEVATION



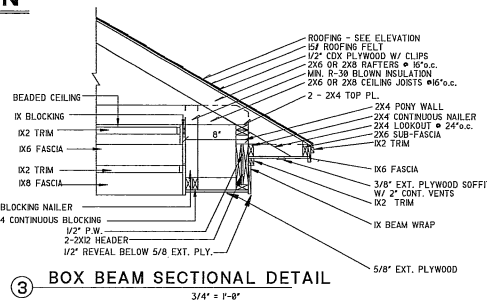
CROWN HEADER DETAIL

ELEVATION NOTES:

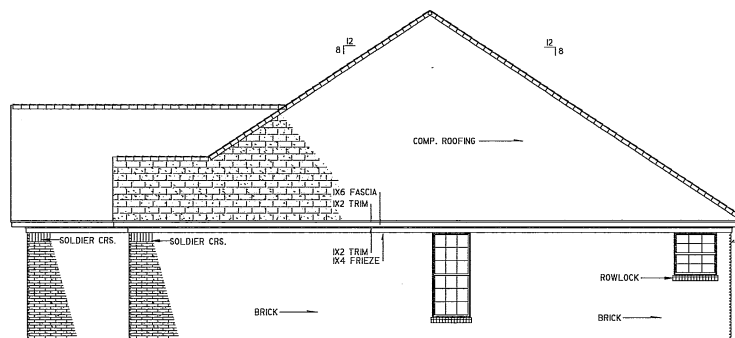
1. GUTTERS AND DOWNSPOUTS ARE NOT SHOWN FOR CLARITY. DOWNSPOUTS SHALL BE LOCATED TOWARDS THE DOWN-SLOPE OF THE ROOF. GUTTERS AND DOWNSPOUTS IN NON-VISUALLY OFFENSIVE LOCATIONS SHALL BE MATCHED TO THE COLOR OF THE ROOF, GUTTERS, DOWNSPOUTS, ETC. GENERAL CONTRACTOR SHALL VERIFY THE COLOR OF THE ROOF, GUTTERS, DOWNSPOUTS, ETC. PRIOR TO THE NECESSARY ADJUSTMENTS TO WORK WITH OWNER.
2. PLUMBING AND HVAC VENTS SHALL BE GROUPED IN ATTIC TO LIMIT ROOF PENETRATIONS AND TO BE LOCATED AS CLOSE TO THE GUTTERS AS POSSIBLE. THE ROOF AND GUTTERS SHALL BE PRIMED AND PAINTED TO MATCH THE COLOR OF THE ROOF.
3. PROVIDE ATTIC VENTILATION PER LOCAL CODE REQUIREMENTS.
4. EXTERIOR FLASHING SHALL BE CORRECTLY INSTALLED AND ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS SHALL BE APPROVED BY ARCHITECT PRIOR TO CONSTRUCTION PRACTICES.
5. CONTRACTOR SHALL PROVIDE ADEQUATE ATTIC VENTILATION / ROOF VENTS PER LOCAL GOVERNING CODE. INSTALL ALL CONNECTIONS BETWEEN ROOFS, WALLS, CHIMNEYS, PROJECTIONS AND PENETRATIONS TO MATCH ROOF. PROVIDE APPROPRIATE FLASHING.



REAR ELEVATION



BOX BEAM SECTIONAL DETAIL



RIGHT ELEVATION

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REVISIONS	BY
7-28-85	SH
6-4-87	TCS

24x36

Nelson A/D Group LLC
RESIDENTIAL PLANNERS • DESIGNERS
Member
AIBD • CPBD
<http://www.nelsonadgroup.com>
2008 Empire Ave.
SUITE C
JANESVILLE, WI 53401
761-9271



MICHAEL E. NELSON
P.O. Conf. No. AB-104

DATE	1/1/96
SCALE	1/4" = 1'-0"
BUILDER	
JOB	NDG382
DRAWN BY	

3 OF **4**

[illegible]

ELEVATIONS / NOTES

NDG382

" Where Traditional Values and Family Come Together "

CAD  **DESIGNED**



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: February 12, 2024

Date Submitted: March 7, 2024

Final Approval Date: March 8, 2024

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

Item of Business: Request from **Mayra Valentin** for a special use on a 2.84± acres tract located at the terminus of Hospital Drive, east of Atlanta Highway with road frontage on Stinger Avenue (a/k/a **787 Hospital Drive, SW**), having a zoning of General Business (G-B).

Meeting Date: March 12, 2024

Purpose of Request:

The applicant is proposing a special use within General Business (G-B) zoning for a special event center (banquet hall) known as 787 La Hacienda Events. The event center is currently in operation and occupies about 3,000± square feet of the existing 7,200± square foot building. The building was originally constructed in 1934 and was previously the location of the Top of Gainesville adult entertainment venue. The building was renovated and received a Certificate of Occupancy (CO) for the existing 787 Hacienda restaurant, but a CO was never approved for the event center. The event facility hosts weddings, quinceañeras, corporate events and family gatherings that will cater to the Hispanic community for up to 250 people. Special events are scheduled mostly on weekends from 4 PM to 1:30 AM, but could also be held during the weekdays. Existing access and parking will remain unchanged. The adjacent uses include auto repair shops, upholstery shop and single-family homes.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with three 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. Concept plan

5. Photos

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Mayra Valentin
Property Owner Angel Retana
Location 787 Hospital Drive, SW
Request Special use within G-B zoning
Total Acres 2.84± acres
Ward Five
Proposed Use Special event center
Planning Division Staff Recommendation **Approval, with conditions**
Date March 12, 2024

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

The applicant is proposing a special use within General Business (G-B) zoning for a special event center (banquet hall) known as 787 La Hacienda Events. The event center is currently in operation and occupies about 3,000± square feet of the existing 7,200± square foot building. The building was originally constructed in 1934 and was previously the location of the Top of Gainesville adult entertainment venue. The building was renovated and received a Certificate of Occupancy (CO) for the existing 787 Hacienda restaurant, but zoning and a CO were never approved for the event center. The event facility hosts weddings, quinceañeras, corporate events and family gatherings that will cater to the Hispanic community for up to 250 people. Special events are scheduled mostly on weekends from 4 p.m. to 1:30 a.m. but could also be held during the weekday. Parking is provided on site and security will be provided for larger events. Existing access and parking will remain unchanged.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes	Residential-II (R-II) -County Highway Business (H-B) -County
South	Auto repair shops	Light Industrial (I-I) -County
East	Single-family homes	Residential-II (R-II) -County
West	Auto repair shops	Light Industrial (L-I) -City

▪ **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:

2023 – A request by Jose Carrillo to rezone a 1.42± acres tract located at 805 Hospital Drive, SW from General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development was approved with conditions.

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

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

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

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

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

▪ **Staff Analysis**

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

The surrounding uses includes residential, commercial and industrial uses zoned Residential-II (R-II), General Business (G-B), Highway Business (H-B) and Light Industrial (L-I). The property currently functions as a restaurant and the special event center is in operation without a Certificate of Occupancy (CO). It appears the proposed use is suitable given the adjacent and nearby uses.

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

The existing building was renovated and a CO was issued for the existing restaurant in 2019. While the existing special event facility is currently operating without a valid CO, there have been no reported issues that have affected the use or usability of the adjacent or nearby properties. The perimeter of the property is heavily vegetated the outdoor patio area is screened with an opaque fence which sufficiently buffers the use from the adjacent residential uses. Sufficient on-site parking is provided for the restaurant and event space.

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

The Gainesville Comprehensive Plan places the subject property within the *General Mixed-Use* Future Land Use category and the *Westside* Character Area. Appropriate uses include areas containing or planned for a mixture of land uses including office, neighborhood retail, and detached and attached residential. The types of non-residential uses that are desirable in this area would include restaurants, specialty retail, and low-intensity office. A vision of the Westside Character Area is to create a plan for the Atlanta Highway corridor targeted at reducing visual clutter, improving building aesthetics, and spotlighting the area's unique international character. New infill development should be encouraged in areas with distressed housing, vacant and underutilized commercial buildings, and vacant lots.

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

The subject property is zoned General Business (G-B) and will remain unchanged. Event centers accommodating 100 or more patrons requires special use approval.

(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?

Public water, sewer and public safety currently serve the subject property and are sufficient. Presently, City public safety services respond to the subject property. Gainesville Fire Station #1 is located approximately 1.5± miles away off of Queen City Parkway.

Traffic generated from the existing restaurant and special event facility could vary based on the type of event and number of patrons attending. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), an event center is not listed as one of the studied uses. A Traffic Impact Study was not required for the proposal.

The proposed use is nonresidential and should have no impacts on 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?

It is staff's opinion the proposed use is consistent with the Comprehensive Plan. The property is located adjacent to a commercial corridor and an established residential district. It is expected that many of the properties located off of Hospital Drive will continue to experience turnover of new uses occupying older retail space. Redevelopment is encouraged in this area which may require a consolidation of properties to achieve this.

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

Based on the Comprehensive Plan and the adjacent mixture of uses, the proposed special use request appears 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.

Special Use Criteria

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

Per the code, a special event facility should front an arterial or collector road. Hospital Drive is a 25 foot wide local road which can experience times of congestion due to deliveries and cars being parked on either side of the road. However, access and parking do not appear to be an issue as access is at the terminus of Hospital Drive and there is sufficient on-site parking are provided.

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

There are no sidewalks on Hospital Drive for pedestrian access. Emergency access is gained from Atlanta Highway directly to Hospital Drive and Fire Station #1 is located 1.5 miles off of Queen City Parkway. No additional vehicular or pedestrian access improvements are anticipated at this time for the proposed use.

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

Existing public facilities such as water and sewer are adequate to serve the proposed use. Police and Fire currently serve the subject property. There will be no impact on schools.

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

The existing refuse, service, parking and loading areas are adequate to serve the proposed use. Lighting and security cameras are currently provided within the existing parking areas. The building and parking areas are currently buffered by heavy vegetation and the outdoor patio area is buffered by an opaque fence.

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

The anticipated event hours are mostly on weekends from 4 p.m. to 1:30 a.m. Staff is recommending the hours be limited to no later than 1:00 a.m. to be consistent with previously approved special event facilities.

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

The existing building will remain unchanged. The event space is confined to the interior of the building and a connecting outdoor patio area behind the building.

▪ **Staff Recommendation**

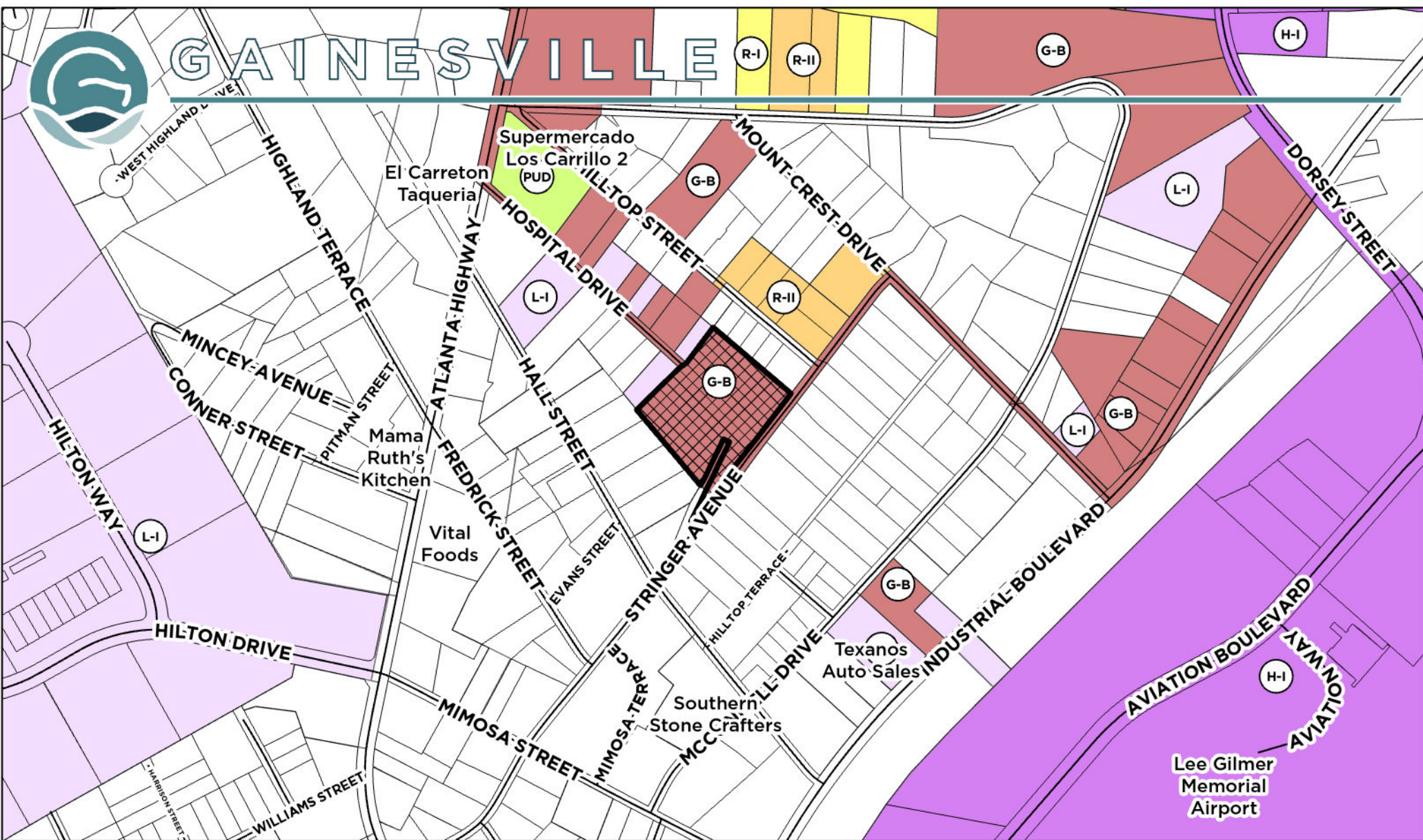
The Planning Division staff is recommending **conditional approval** of the special use request based on the Comprehensive Plan and the adjacent mixture of uses.

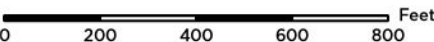
Conditions

- 1. All special events shall be confined to the interior of the building and the existing outdoor patio area occupied by the special event facility.**
- 2. No outside amplification shall be permitted as part of the special event facility.**
- 3. The hours of operation for the special event facility shall be limited to no later than 1:00 a.m., Monday through Sunday.**



GAINESVILLE

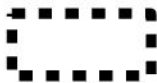
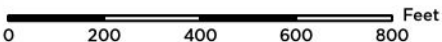


Applicant: MAYRA VALENTIN		Request: Special use request on +/- 2.84 AC currently zoned General Business (G-B) for a special event center.	
SPECIAL USE REQUEST			
Subject Property Address: 787 Hospital Drive	Tax Parcel: 01-132-005-015	 Subject Property	
Meeting Date: 3/12/2024 Map Prepared: 2/13/2024		 Scale: 1" = 400'	



GAINESVILLE



Applicant: MAYRA VALENTIN		Request: Special use request on +/- 2.84 AC currently zoned General Business (G-B) for a special event center.	
SPECIAL USE REQUEST			
Subject Property Address: 787 Hospital Drive	Tax Parcel: 01-132-005-015	 Subject Property	Aerial from 2023
Meeting Date: 3/12/2024	Map Prepared: 2/13/2024		
			Scale: 1" = 400'
			

A Hispanic owned Banquet Hall in Gainesville, GA

Introduction:

In the heart of Gainesville, Georgia, a culinary dream is taking shape. Imagine a vibrant and welcoming banquet hall, designed to celebrate the rich tapestry of Hispanic culture. With your passion for the restaurant industry and the desire to expand, we present to you 787 La Hacienda Events a future banquet hall catering to the Hispanic community in Gainesville.

The Concept:

787 La Hacienda Events is envisioned as a place where the Hispanic community and all those who appreciate their culture can come together to celebrate life's most precious moments. From weddings and quinceañeras to corporate events and family gatherings, this banquet hall will offer a warm and authentic atmosphere to host unforgettable occasions.

Location:

To capture the essence of Gainesville, will be strategically located in a central area, easily accessible to residents and visitors alike. The choice of location will reflect a commitment to being an integral part of the community and promoting the city's cultural diversity.

Décor and Ambiance:

The interior will be a feast for the eyes, inspired by the vibrant colors, patterns, and traditions of Hispanic culture.

Services:

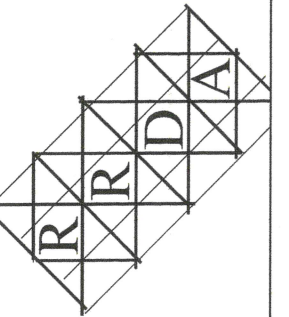
Our commitment to exceptional service will be unwavering. Experienced staff will ensure every event runs seamlessly, from planning to execution. Customizable packages, event coordination, and bilingual support will be available to meet the unique needs of our clients.

Community Engagement:

787 La Hacienda Events won't just be a venue; it will be a pillar of the Hispanic community in Gainesville. We envision hosting cultural events, cooking classes, religious ceremonies, and fundraisers to give back to the city we call home. Building strong ties with local businesses and organizations will be a priority.

Conclusion:

In Gainesville, Georgia, 787 La Hacienda Events will be more than just a banquet hall; it will be a destination where Hispanic culture thrives, and memories are made. With your passion for the restaurant industry and a dream to expand, this venture holds the potential to become a cherished addition to the vibrant tapestry of Gainesville's culinary scene. Together, we can turn this vision into a reality and create a haven of celebration and cultural appreciation.



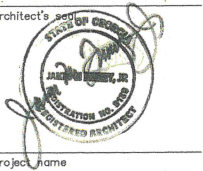
ROSE & REID DESIGN ASSOCIATES, P.C.
259 HIGHWAY 74, SUITE 1
PEACHTREE CITY, GEORGIA
PHONE: 770-632-6161
FAX: 770-632-6160
RRDA@BELL.SOUTH.NET

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issue date/revisions

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A New Location for
787 HACIENDA
787 HOSPITAL DRIVE
GAINESVILLE, GA. 30501



A New Restaurant
for
787 HACIENDA
for
ANGEL RETANA

sheet title
**LIFE SAFETY
PLAN**

drawn
JMF
checked
JMF
project no.
RRDA-17-098
date
01/25/2018
A-4
sheet no.

LEGEND

X	⊗	EXIT LIGHT w/BATTERY BACK-UP
ER	⬇	BATTERY PACK EMERGENCY LIGHT
FE	○	FIRE EXTINGUISHER

CODE REVIEW - IBC - 2012 AND NFPA 101 2012

- PROJECT: A NEW RESTAURANT FOR 787 HACIENDA
- LOCATION: GAINESVILLE, GEORGIA
- OCCUPANCY: EXISTING ASSEMBLY OCCUPANCY (NFPA 101 CHAPTER 13)
- BUILDING PROPERTIES:
1 STORY, ASSEMBLY, SPRINKLERED
TOTAL FLOOR SPACE = 7,188 SQ. FT./FLR.
TABLE 503 At = 6,000 SQ. FT. + 6,000 SQ. FT.
ALLOWED / REQUIRED
B = 12,000 SQ. FT.
BUILDING PROPERTIES
B = 7,188 SQ. FT. < 12,000 SQ. FT.
- TYPE OF CONSTRUCTION (IBC):
TYPE (IBC 602.5) & (TABLE 503): V-B
ALLOWABLE AREA (TABLE 503): 12,000 SQ. FT./FLOOR
HEIGHT ALLOWABLE (TABLE 503): 40'-0"
STORIES ALLOWABLE (TABLE 503): 2
FIRE SUPPRESSION: UNSPRINKLERED
V-B
7,188 SQ. FT. < 12,000 SQ. FT.
1 STORY
1 STORY < 2 STORIES
SPRINKLERED
- OCCUPANT LOAD FACTOR (TABLE 7.3.1.2 NFPA 101 2012)
ASSEMBLY USE (A-2):
WAITING AREA 480 SQ. FT. / 15 = 32 OCCUPANTS
KITCHEN AREA 470 SQ. FT./100 = 5 OCCUPANTS
DINING AREA ACTUAL NUMBER OF SEATS = 72 OCCUPANTS
PATIO AREA ACTUAL NUMBER OF SEATS = 64 OCCUPANTS
ASSEMBLY/BANQUET AREA 2985 SQ. FT. / 7 = 426 OCCUPANTS
TOTAL POSSIBLE OCCUPANT LOAD: 599 PERSONS
- COMMON PATH, DEAD END & TRAVEL DISTANCE LIMITS (TABLE A.7.6.1 NFPA 101 2012)
COMMON PATH LIMIT: (SPRINKLERED) 75'
DEAD END LIMIT: (SPRINKLERED) 20'
TRAVEL DISTANCE LIMIT: (SPRINKLERED) 250'
- INTERIOR WALL & CEILING FINISH REQUIREMENTS:
INTERIOR WALL & CEILING FINISH REQUIREMENTS:
NFPA 101 REQUIRES ALL EXITS & EXIT ACCESS WAYS
INTERIOR BE MINIMUM FINISH LEVEL OF "A" OR "B"
REF. 120-3-3 RULES & REGS FOR THE STATE MIN. FIRE
SAFETY STDS EFF. 01/30/14, SECTION 120-3-3-04(12) (A2)
AND NFPA 101 LIFE SAFETY CODE 2012 EDITION SECTION 303.3.2
- EXIT ACCESS TRAVEL DISTANCE:
SECTION 132.6 (NFPA 101) ALLOWS TRAVEL DISTANCE OF 250 FEET IN
ASSEMBLY (A-2) OCCUPANCY (SPRINKLERED)
MAXIMUM TRAVEL DISTANCE = 91'-9"
- REQUIRED EXITS:
SECTION 302.3.2 (NFPA 101) REQUIRES MINIMUM WIDTH OF 44" IN
CORRIDOR
- FIRE EXTINGUISHERS REQUIRED:
SECTION 9.1.4.1 (NFPA 101) REQUIRES PORTABLE FIRE EXTINGUISHERS

FIRE EXTINGUISHERS REQUIRED!

PORTABLE FIRE EXTINGUISHERS SHALL BE PROVIDED PER NFPA STANDARD NO. 10
LOCATION AND ARRANGEMENT OF THE FIRE EXTINGUISHERS WILL BE DETERMINED BY
THE ARCHITECT PRIOR TO THE FINAL INSPECTION.

****NOTE****

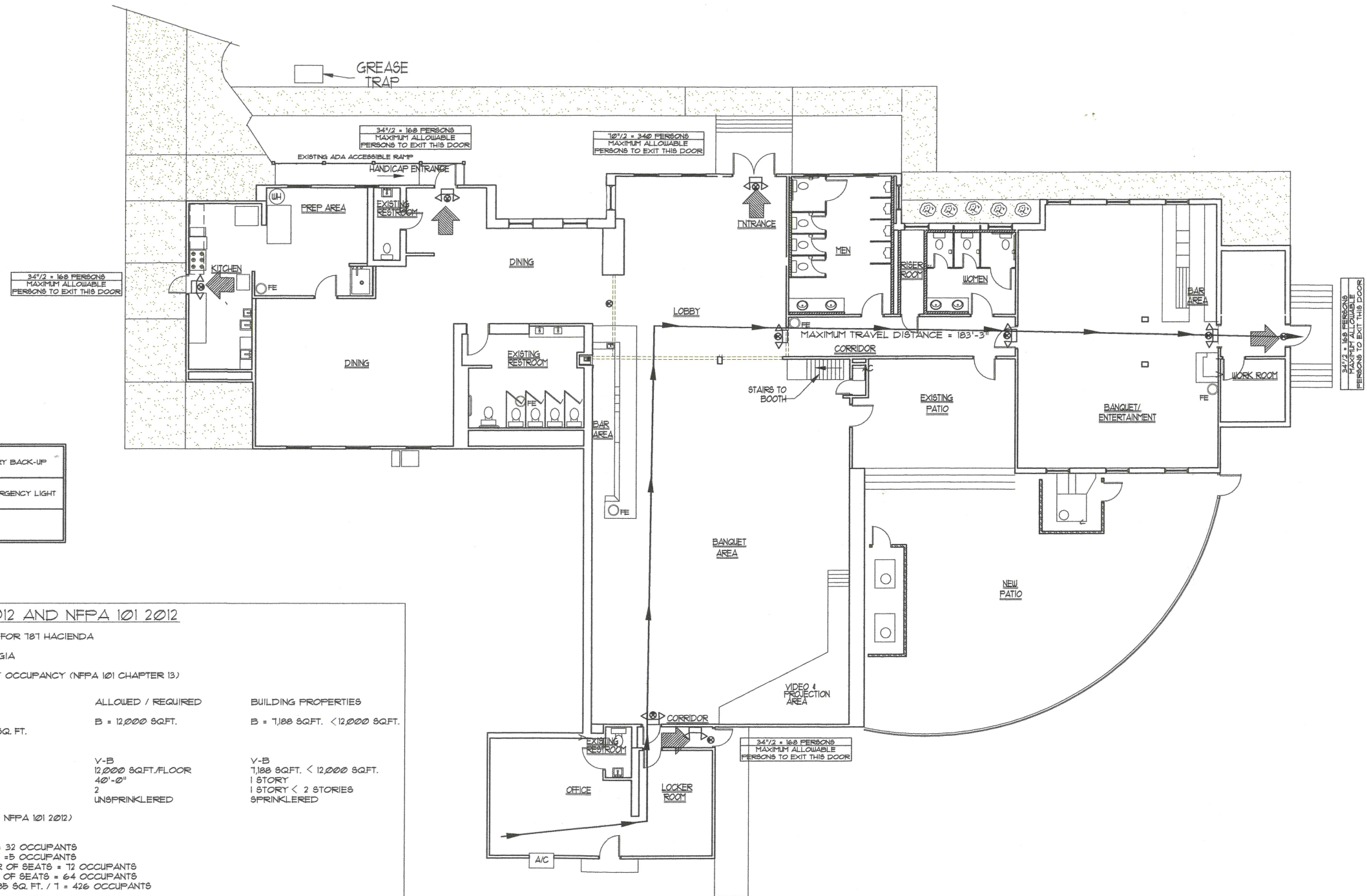
ALL UTILITY METERS, DISCONNECT SWITCHES AND REAR DOORS MUST BE MARKED
WITH CONTRASTING LETTERS AND NUMBERS TO INDICATE TENANT SPACE THEY SERVE.

FIREWALL & FIRE BARRIER LABELING IS REQUIRED!

CONTRACTOR TO INSTALL LABELING OR STENCILING AT 12'-0" ON CENTER ABOVE
CEILING SYSTEM STATING:
2 HOUR RATED FIRE OR SMOKE BARRIER PROTECT ALL OPENINGS."

****NOTE****

EMERGENCY EGRESS LIGHTING MUST PROVIDE A MINIMUM OF ONE FOOT CANDLE
UNINTERRUPTED LIGHT SOURCE ALONG THE PATH OF EGRESS.



LIFE SAFETY PLAN

1/8"=1'-0"

