



CALL TO ORDER

MINUTES

A. Minutes of April 9, 2024

OLD BUSINESS

NEW BUSINESS

A. Rezoning

- 1) Request from **Holly Owens / Gainesville Life Group** to rezone a 0.53 acre tract located on the east side of Bradford Street, between West Academy Street and Forrest Avenue (a/k/a **416 Bradford Street, NW**) from Office and Institutional (O-I) to Residential and Office (R-O).

Ward Number: Five
Tax Parcel Number(s): 01-024-004-015
Request: Mixed-use building

- 2) Request from **Outer Banks, LLC (Paul Brown)** to rezone a 4.08± acres tract located on the northside of Old Thompson Bridge Road at its terminus and on the west side of Thompson Bridge Road, having road frontage on Thompson Bridge Road and Minor Drive (a/k/a **2590 and 2600 Old Thompson Bridge Road, NW**) from Residential-I (R-I) and General Business (G-B) to Residential-II (R-II).

Ward Number: One
Tax Parcel Number(s): 01-100-001-001A and 00-100-001-001 (Part)
Request: Residential townhomes

B. Zoning Amendment

- 1) Request from **Clayton Properties Group, Inc – Matt Stokes** to amend a portion of an existing Planned Unit Development (P-U-D) zoning totaling 29.77± acres located on the southeast side of the intersection of Millside Parkway and Continental Drive and west of the intersection of Old Oakwood Road and Mountain View Road (a/k/a **2930 Old Oakwood Road, SW and 4102 Mundy Mill Road, SW**).

Ward Number: Four
Tax Parcel Number(s): 08-024-005-363 and 08-030-000-009 (Part)
Request: Residential townhomes

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: April 11, 2024
Date Submitted: May 9, 2024
Final Approval Date: May 9, 2024
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of April 9, 2024
Meeting Date: May 14, 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 and 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
APRIL 9, 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, Kelvin Simmons and Rick Young

Members Absent: None

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

Others Present: None

MINUTES OF MARCH 12, 2024

There was a motion to approve the minutes as presented.

Motion made by Vice Chair Thompson
Motion seconded by Board Member Young
Vote – 6 favor, 1 vacant

OLD BUSINESS

NEW BUSINESS

A. Annexation Requests

- 1) Request from **Monica Duran Pizano** to annex a 0.6± acre tract located on the northwest corner of Mountain View Road and Whiting Road (a/k/a **3608 Whiting Road**) and to establish a zoning of Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-024-001-002A
Request: Sewer for an existing single-family home and detached guest house

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

The applicant is proposing to annex a 0.60± acre property with Residential-I (R-I) zoning. The property is currently zoned Agricultural Residential-III (AR-III) in Hall County and the adjacent uses include single-family homes in the City and County. The property contains a 1,457 square foot single-family home and a 760 square foot detached guest house with access on Whiting Road. The existing septic system is failing and is in need of City sewer.

The Comprehensive Plan for the City of Gainesville places the property within the Single-Family Residential Future Land Use category and within the *Suburban Neighborhoods Character Area* which allow single-family uses.

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

Applicant Presentation: None

FAVOR: None

OPPOSE: None

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

Motion made by Board Member Fleming
Motion seconded by Board Member Martin
Vote – 6 favor, 1 vacant

- 2) Request from **Michael G. Sheets (Gold Creek Acquisitions II, LLC)** to annex a 2.13± acres tract located at the terminus of Industrial Drive, east of Memorial Park Drive (a/k/a **2093 Industrial Drive**) and to establish a zoning of Light Industrial (L-I).
Ward Number: Four
Tax Parcel Number(s): 08-007-003-034
Request: Sewer for an existing office building

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

The applicant is proposing to annex a 2.13± acres property with Light Industrial (L-I) zoning for sewer for an existing office building due to a failed septic system. The property is currently zoned Light Industrial (I-I) in Hall County and the adjacent uses include SISU of Georgia, Georgia Powder Coat and additional property owned by Gold Creek Acquisitions zoned Light Industrial in the City and County.

The applicant intends to install a sanitary sewer lift station and force main to connect to the existing sanitary sewer line located at Industrial Drive. The property contains 5,000± square foot metal office warehouse is part of the adjacent Gold Creek Foods Poultry processing plant located in the county.

The Comprehensive Plan for the City of Gainesville places the property within the *Industrial* Future Land Use category and within the *Westside* Character Area.

The Planning Division staff is recommending **approval** of this annexation request with **Light Industrial (L-I)** zoning, based on the Comprehensive Land Use Plan and the adjacent industrial land uses.

Applicant Presentation: **James Irvin**, 164 Professional Drive, Baldwin, Foothills Land Design said the property contains a Gold Creek office building with twelve employees and is currently on a septic system. Mr. Irvin stated they plan to design a private lift station with the force main connecting to sewer at the end of Industrial Drive.

FAVOR: None

OPPOSE: None

There was a motion to recommend approval of the annexation request for sewer for an existing office building and establish zoning as Light Industrial (L-I).

Motion made by Board Member Martin
Motion seconded by Board Member Simmons
Vote – 6 favor, 1 vacant

- 3) Request from the **City of Gainesville** to annex 2.81± acres consisting of 11 parcels located northwest side of Jesse Jewell Parkway within the New Holland Mill subdivision (a/k/a **3 and 4 Carolina Street, 0 Spring Street, 10 Myrtle Drive, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street**) and to establish a zoning of Residential and Office (R-O).

Ward Number: Two

Tax Parcel Number(s): 00-063-006-005, 006, 008, 010, 011, 012, 013, 014, 015, 016 and 018

Request: Existing uses

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

The following is a City initiated request to annex 11 parcels within the New Holland Mill subdivision in order to further clean up the city boundary. All of the properties total 2.81± acres and are zoned Residential-II (R-II) within unincorporated Hall County. The properties primarily contain older duplex homes built in the early 1900's as housing for the adjacent New Holland Mill. The adjacent uses include mixture of uses including single-family homes, duplex homes, Brenau University softball field, New Holland Mill, Hello Hilo restaurant and the Publix shopping center which is under development.

The individual property owners have given authorization to annex their properties with a zoning of Residential and Office (R-O) which permits the existing residential uses but would allow for future professional office uses.

The Comprehensive Plan places the properties within the *Single-Family Residential* future land use category and the *Historic Mill Villages* Character Area.

The Planning Division staff is recommending **approval** of this annexation request with a zoning of **Residential and Office (R-O)** based on the Comprehensive Plan and the adjacent mixture of uses.

Applicant Presentation: None

FAVOR: None

OPPOSE: None

There was a motion to recommend approval of the annexation request for existing uses and establish zoning as Residential and Office (R-O).

Motion made by Board Member Young
Motion seconded by Vice Chair Thompson
Vote – 6 favor, 1 vacant

ADJOURNMENT

There was a motion to adjourn the meeting at 5:41 p.m.

Motion made by Board Member Simmons
Motion seconded by Board Member Young
Vote – 6 favor, 1 vacant

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: April 11, 2024
Date Submitted: April 23, 2024
Final Approval Date: April 25, 2024
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Holly Owens / Gainesville Life Group** to rezone a 0.53 acre tract located on the east side of Bradford Street, between West Academy Street and Forrest Avenue (a/k/a **416 Bradford Street, NW**) from Office and Institutional (O-I) to Residential and Office (R-O).
Meeting Date: May 14, 2024

Purpose of Request:

The applicant is proposing to rezone the subject property for a mixed-use building consisting of a property management office and six residential apartments. The building is 7,096 square feet in size and includes a main level and two sub-levels previously occupied by Paul Smith Cleaners. The renovations are to include two apartments on each of the three floors and a storefront office on the street level facing Bradford Street. The driveway, parking, landscaping and exterior facade of the building will be improved. The property borders a stream and the surrounding properties include the BCA Studios Architects office, Forrest Hills single-family subdivision, a single-family home, Patton Land Surveying and a Chiropractors office.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff is recommending conditional approval with eight conditions. See the Staff Recommendation report for details.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location Maps
3. Narrative
4. Site plan
5. Survey
6. Architectural Renderings

7. Existing Pictures

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Holly Owens / Gainesville Life Group
Property Owner John Francis Werner, Jr.
Location 416 Bradford Street, NW
Request Rezone from O-I to R-O
Total Acres 0.53± acre
Ward Five
Proposed Use Mixed-use building
Planning Division Staff Recommendation **Approval, with conditions**
Date May 14, 2024

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

The applicant is proposing to rezone the subject property from Office and Institutional (O-I) to Residential and Office (R-O) which would effectively downzone the property. The proposal includes renovating the existing building previously occupied by Paul Smith Dry Cleaners for a mixed-use building to include the applicant's property management business and six residential apartments. According to tax records, the building is 7,096 square feet in size and is three levels including a main level and two sub-levels. Specifically, each level will have two apartments. While the final layout and square footage of each apartment unit has not been determined at this time, it is anticipated the apartments will consist of 1 bed/1 bath or 2 bed/2 bath units. In addition, a 1,500 to 1,600± square foot office is proposed on the front half of the top level facing Bradford Street. Aside from the building, other exterior upgrades will include improvements to the driveway, parking areas, signage and landscaping. The existing gravel parking at the rear of the building will be landscaped and refreshed with new gravel to reduce any impacts to the adjacent stream that borders the property to the north.

Adjacent Land Use and Zoning

Location	Use	Zoning
North	Forrest Hills Subdivision	Planned Unit Development (P-U-D)
South	BCA Studios (Architects)	Central Business (C-B)
East	Sylvan Wood Office Park (undeveloped)	Residential and Office (R-O)
West	Patton Land Surveying; Chiropractor Office	Office and Institutional (O-I)
	Rental Home	Office and Institutional (O-I)
	Residential Condominiums;	Central Business (C-B)

▪ **Other Departmental Comments**

There were no other departmental comments regarding this request.

▪ **Zoning History**

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

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.

2022 - A request by Fred & Olivia Skey to rezone with a special use a 0.65± acre tract located at 352 Northside Drive, NW, from General Business (G-B) to Office and Institutional (O-I) was conditionally approved for a single-family home.

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.

▪ **Staff Analysis**

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

The proposed mixed-use building appears suitable given the adjacent and nearby mixture of uses which include the Forrest Hills Subdivision, a rental home, residential condominiums, BCA Studios, Patton Land Surveying, Chiropractor Office and Sylvan Wood Office Park. These properties are zoned Planned Unit Development (P-U-D), Central Business (C-B), Office and Institutional (O-I) and Residential and Office (R-O).

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

The subject property has been unoccupied for approximately 4 years and is in need of significant improvement. Based on the applicant's site plan and architectural renderings, the function and aesthetics of the property will be much improved, better addressing access parking while protecting the adjacent perennial stream. The location of the property is ideal for a mixed-use building given its proximity to downtown Gainesville. The vehicle trips generated are minimal given the small scale of the project.

(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 *General Mixed-Use* land use category which includes areas containing or planned for a mixture of land uses including office, neighborhood retail, detached residential and attached residential.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Traditional Neighborhoods Character Area*. Land uses allowed include Parks and recreation, single-family residential, multi-family residential, limited general mixed-use, commercial (retail and office), and public and institutional uses. Although the area is mostly built-out, opportunities for infill development should be promoted as they arise and neighborhood-serving businesses are encouraged.

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

The property is zoned Office and Institutional (O-I) which is considered more aggressive than the proposed Residential and Office (R-O) zoning. The property was previously occupied for a dry cleaner business and has remained unoccupied for approximately 4 years. A zoning of O-I

allows for professional offices, small daycare center, clinic, club, assisted living/nursing home/convalescent homes and business service establishments such as an interior decorator. The property would retain its right to be occupied or redeveloped for these purposes if the rezoning were to be denied. A property maintenance office and six residential apartment units are planned for the mixed-use building. The proposed 6 apartment units will provide for additional housing options within walking distance of downtown at an overall density of 11.32 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 1.2± miles from the subject property.

The proposal will slightly increase ingress and egress traffic movements along Bradford Street. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the duplex apartments on average could generate 58± new trips per day, 7± A.M. and 8± P.M. peak hour trips.

The proposed use will have minimal impact on the Gainesville City School System given there are only 6 residential units proposed that are not designed as family units. The school system currently provides school bus transportation within the immediate area, if there were to be school-aged children living within the building.

(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 both residential and nonresidential purposes as it is walkable to various office, retail, restaurant and public uses. Development along the Bradford 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 rezoning 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.

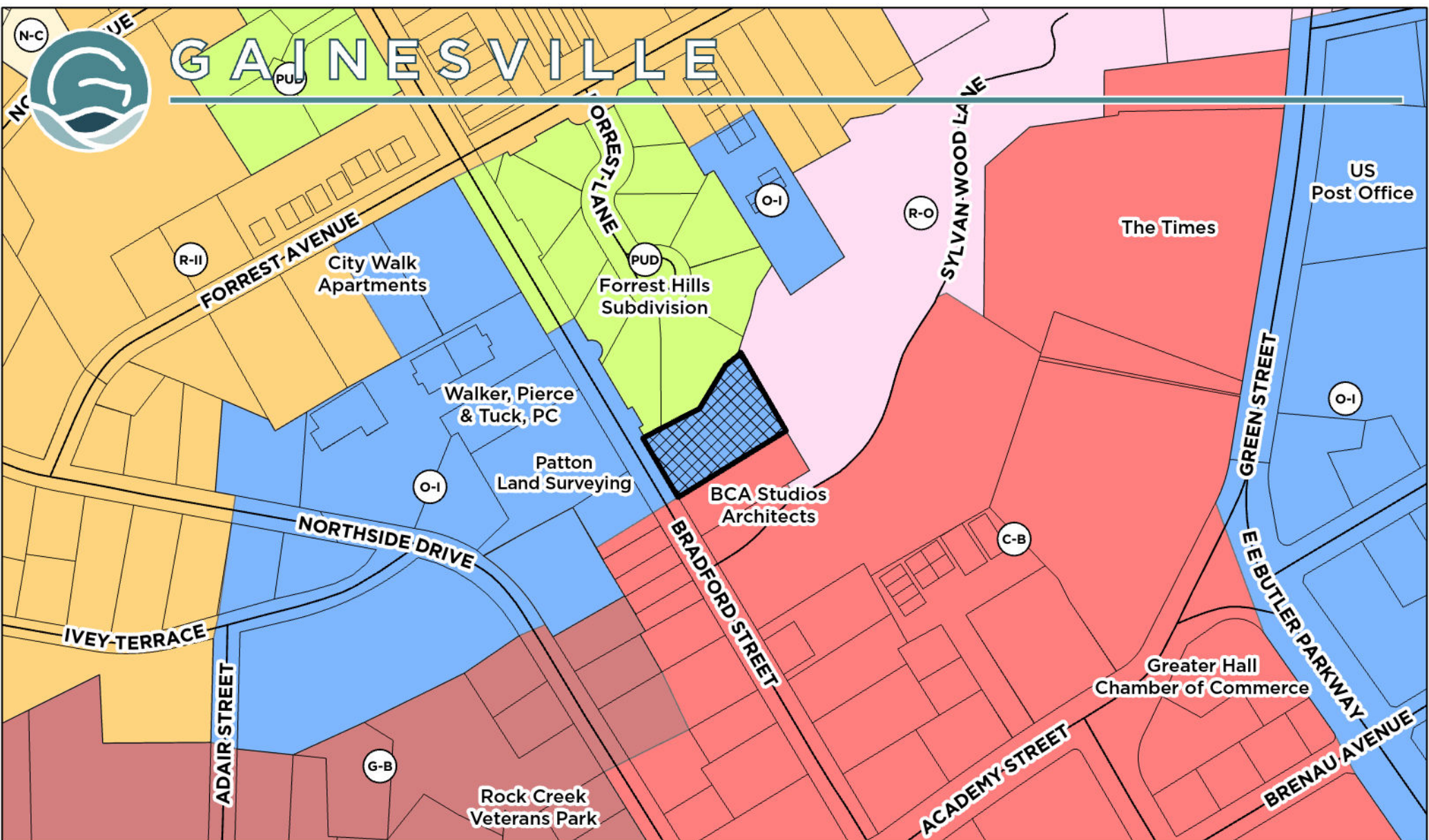
▪ **Staff Recommendation**

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

Conditions

- 1. The proposed mixed-use building shall be limited to professional office uses and a maximum of six (6) residential units.**

2. The proposed development shall closely reflect the applicant's site plan and architectural renderings submitted with this rezoning request. The final design and architecture of the building shall be subject to the approval of the Community & Economic Development Director.
3. An 8-foot tall opaque fence shall be required along the north side of the rear yard parking area.
4. A mixture of evergreen and deciduous buffer trees shall be planted between the required 8-foot tall opaque fence and the State 25-foot undisturbed stream buffer. The minimum installation height of the trees shall be 7-feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community & Economic Development Director.
5. All trash receptacles shall be screened from view from the road and adjacent properties. Service access to any proposed dumpster shall be restricted to one day a week, and limited to the hours of 7:00 a.m. and 9:00 p.m.
6. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
7. The rear yard parking area shall consist of gravel or other pervious material approved by the Community & Economic Development Director.
8. 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 development permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.

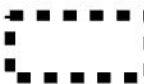
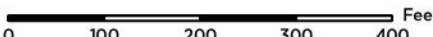


Applicant: HOLLY OWENS / GAINESVILLE LIFE GROUP		Request: Rezoning +/- 0.53 AC currently zoned Office & Institutional (O-I) to Residential & Office (R-O) for a mixed use building.	
REZONING REQUEST			
Subject Property Address: 416 Bradford Street, NW	Tax Parcel: 01-024-004-015	 Subject Property	
Meeting Date: 5/14/2024 Map Prepared: 4/11/2024			
			Scale: 1" = 200'
Page 13 of 53			



GAINESVILLE



Applicant: HOLLY OWENS / GAINESVILLE LIFE GROUP		Request: Rezone +/- 0.53 AC currently zoned Office & Institutional (O-I) to Residential & Office (R-O) for a mixed use building.	
REZONING REQUEST			
Subject Property Address: 416 Bradford Street, NW	Tax Parcel: 01-024-004-015	 Subject Property 	
Meeting Date: 5/14/2024	Map Prepared: 4/11/2024	 0 100 200 300 400 Feet	Scale: 1" = 200' Page 14 of 53

Scale: 1" = 200'

416 NW Bradford Street – Project Narrative

Building History and Original Construction

The building was constructed in approximately 1947 per Hall County tax records. Minimally for 50 years, the building was home to a dry-cleaning business. It was sold to an individual in 2021 who has used it for storage purposes.

The property is approximately 0.53 acre and is within two blocks of the Gainesville square. The structure consists of a main level and two sub-terranean levels with an approximate total square footage of 7,096. Each sub-terranean level has existing exterior access.

Current Property Condition

The property has experienced significant deterioration throughout the years. The exterior is overgrown with ivy and is dilapidated. There are multiple holes in the roof. The asphalt driveway to the right of the property has disintegrated.

There are very few interior walls, features or fixtures – a nice open floor plan. There is an old elevator shaft that will be removed.

Proposed Building Use

The building is proposed to be renovated for mixed-use purposes. Ideally, there would be an office space for our property management business and 6 residential apartments. We are working with an architect to determine the best layout of these components.

Site Improvements

Immediately, the exterior of the building will be cleaned up and secured. We will work with the architect to design the new façade of the building to make it more modern and congruent with other surrounding buildings and residences. The front parking lot will be revamped to allow for ample parking for the building, as well as the driveway to the rear will be repaved. Our plan is to keep the back parking lot gravel for overflow parking, if necessary.

The interior of the building will look completely different. The office will be approximately 1500-1600 square feet. There will be two 1- or 2-bedroom apartments on each floor. The overall intent will be to celebrate the building's industrial past by exposing the structural elements to the extent possible.

PROJECT NUMBER 2024 03

ISSUE RECORD			
NUMBER	DATE	ISSUE	REVISION
1	03/2/24	Zoning Site Plan	Preliminary

27 March, 2024

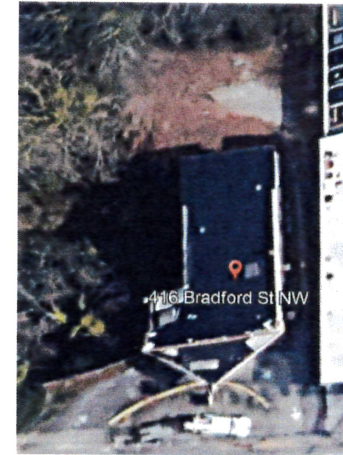
BUILDING IMPROVEMENTS +
ADAPTIVE RUSE STUDY

416 BRADFORD

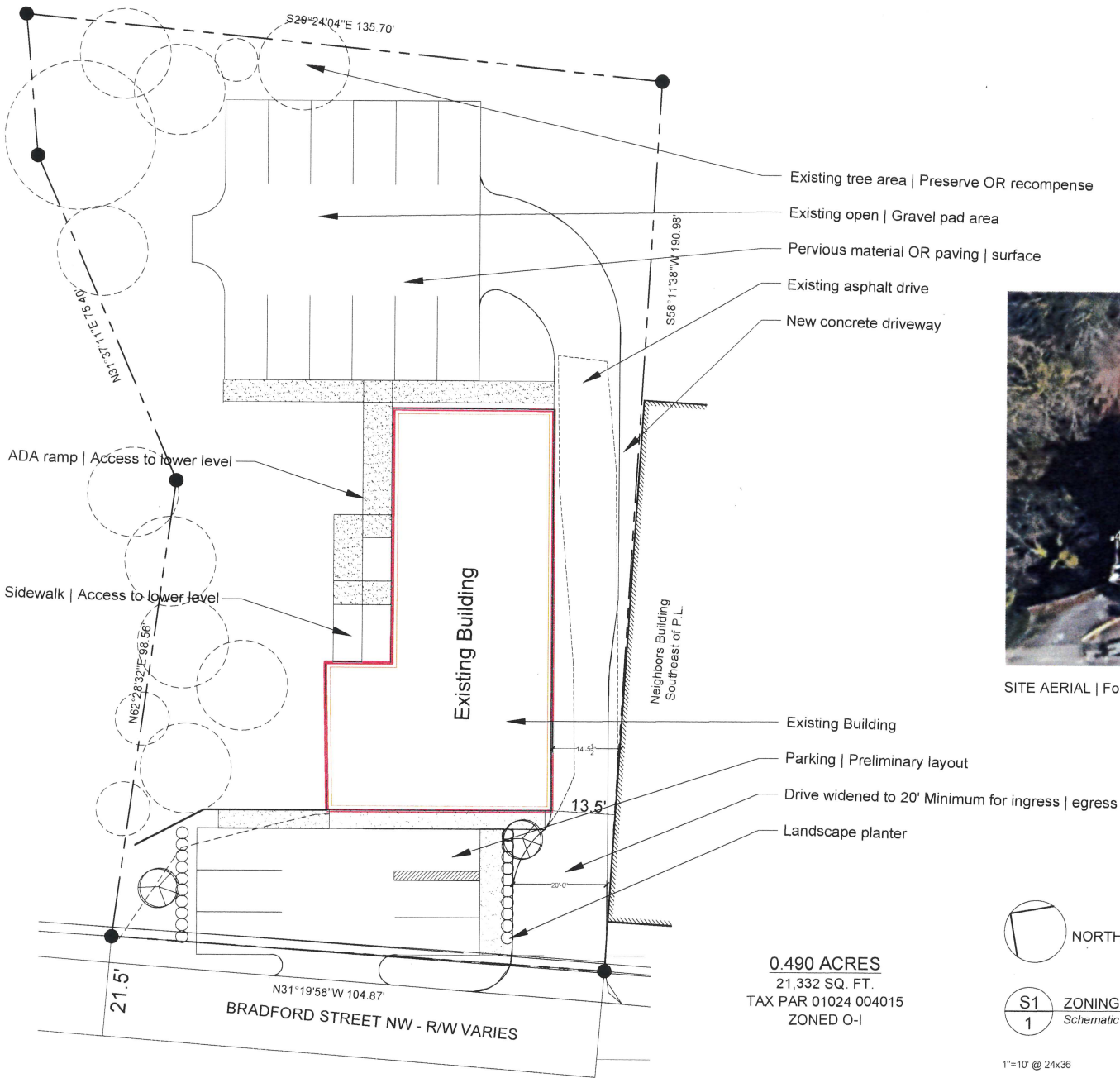
416 Bradford Street NW
Gainesville, GA 30501
Tax Parcel #01-00024-04-015

PREPARED FOR |

Rhel -1 Properties LLC



SITE AERIAL | For Reference



S1 ZONING SITE PLAN
1 Schematic

1"=10' @ 24x36

P

DESIGN | ENGINEERING | INTERIOR

Post Oak Partners, LLC

1205 Peachtree Parkway

Suite 1104

Cumming, Georgia 30042

T 678 858 7101

F 678 512 8044

COPYRIGHT Post Oak Partners, LLC © 2024
THIS DRAWING IS THE PROPERTY OF POST OAK PARTNERS, LLC.
CONTRACTOR IS SOLELY RESPONSIBLE FOR ADHERING TO ALL
CONDITIONS & SPECIFICATIONS PRIOR TO START OF WORK,
AND ACCEPTS ALL EXISTING CONDITIONS.
DISCREPANCIES SHALL BE REPORTED TO POST OAK
PARTNERS, LLC IMMEDIATELY AND RESOLVED BEFORE
PROCEEDING. CONTRACTOR ASSUMES FULL & SOLE
RESPONSIBILITY FOR FIELD CHANGES.
THE DUPLICATION, REPRODUCTION, COPYING, SALE, USE,
OR DISTRIBUTION OF THESE DRAWINGS & IMAGES
WITHOUT THE WRITTEN PERMISSION OF POST OAK PARTNERS, LLC
IS STRICTLY PROHIBITED AND WILL BE PROSECUTED.

DRAWING

S1

HDHP/3/27/2024 10:38 AM/2024 03/9 416 Bradford Owens BASE 032724 4.dwg

eFiled and eRecorded
 DATE: 10/06/2023
 TIME: 8:45 AM
 PLAT BOOK: 884
 PAGE: 72 - 72
 FILING FEES: \$10.00
 PART ID: 3383484929
 RECORDED BY: EAR
 Charles Baker, C.S.C
 Hall County, GA

NOTES:

- 1.) Field Data: Closure Precision-1/78,243. Angular Error = 3"/STA.
- 2.) Measurements were taken with a Carlson BRX7 on 3-8-2023 and were balanced using the Least Square.
- 3.) Bearings are based on Grid North - Ga West Zone
- 4.) Plat Precision: 1/369,321.
- 5.) The public records referenced hereon reflect only those records necessary to establish the boundaries hereon, and reference to the same does not and is not intended to constitute a title search or title opinion.
- 6.) NO PORTION OF THIS PROPERTY LIES IN A SPECIAL FLOOD AREA AS INDICATED ON F.I.R.M. MAP NO. 13139C0187G, DATED 04-04-2018.

REFERENCE:

- 1.) PLAT BOOK 841 PAGE 227
- 2.) PLAT BOOK 27 PAGE 61
- 3.) PLAT BOOK 106 PAGE 194

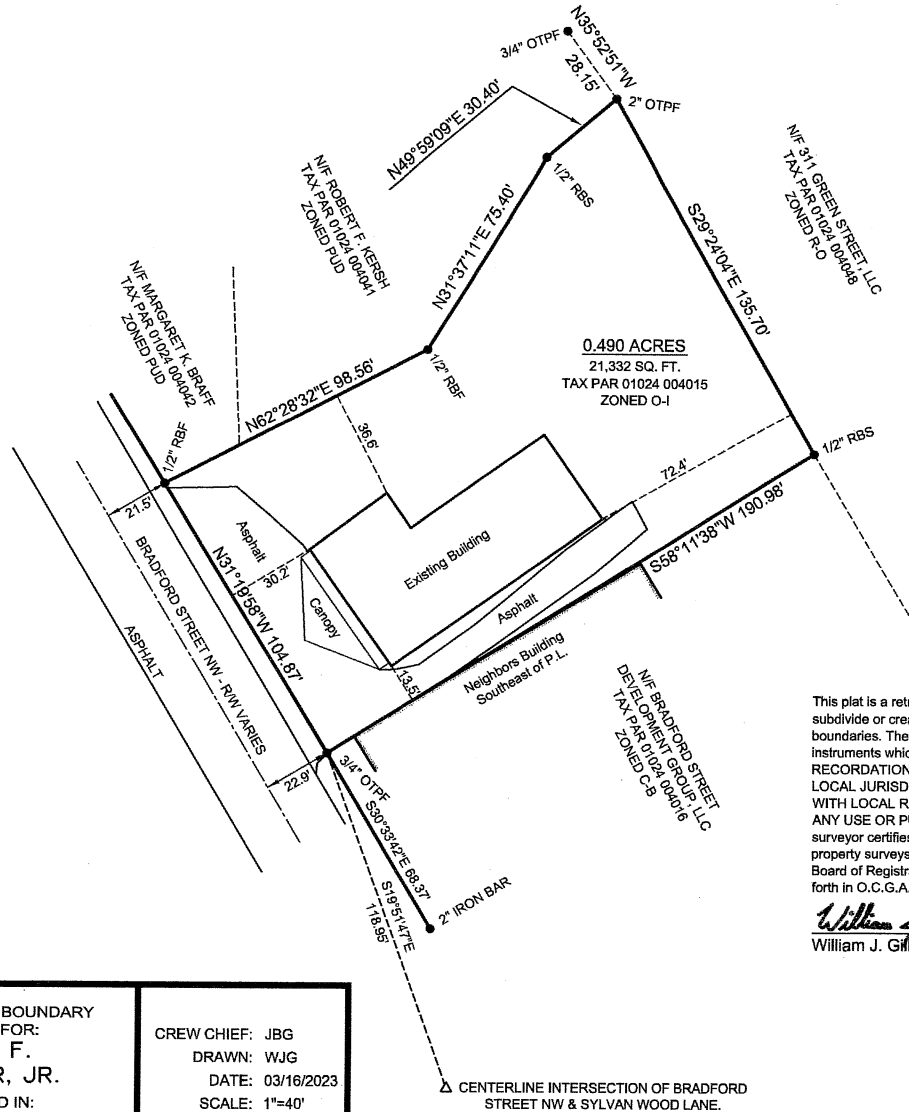
0 40 80
 SCALE: 1" = 40'

LandTec
 Surveying

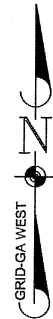
205 WILLIAMS BRIDGE ROAD,
 TOCCOA, GEORGIA 30577
 PHONE: (678)780-8832
 JGILBERT@LANDTECCO.COM

RETRACEMENT BOUNDARY
 SURVEY FOR:
**JOHN F.
 WERNER, JR.**
 LOCATED IN:
 LAND LOT 148, 9TH DISTRICT
 CITY OF GAINESVILLE
 HALL COUNTY, GEORGIA

CREW CHIEF: JBG
 DRAWN: WJG
 DATE: 03/16/2023
 SCALE: 1"=40'
 JOB #: 23-019



LEGEND	
OTPF	Open Top Pin Found
CTPF	Crimp Top Pin Found
CTPS	Crimp Top Pin Set
RBF	Rebar Found
RBS	Rebar Set
B/L	Building Line
UP	Utility Pole
N or F	Now or Formerly
— x —	Fence
— + —	Overhead Wire
—	Not to Scale
•	Calculated Point
⊠	Communication Box
⊙ FH	Fire Hydrant
wv	Water Valve
• GW	Guy Wire



This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-8-67.

William J. Gilbert
 William J. Gilbert Ga. RLS # 2843

Dated: March 16, 2023

























CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: April 11, 2024
Date Submitted: April 24, 2024
Final Approval Date: April 25, 2024
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Outer Banks, LLC (Paul Brown)** to rezone a 4.08± acres tract located on the northside of Old Thompson Bridge Road at its terminus and on the west side of Thompson Bridge Road, having road frontage on Thompson Bridge Road and Minor Drive (a/k/a **2590 and 2600 Old Thompson Bridge Road, NW**) from Residential-I (R-I) and General Business (G-B) to Residential-II (R-II).
Meeting Date: May 14, 2024

Purpose of Request:

The applicant has requested this item be tabled until the June 11, 2024, Planning and Appeals Board meeting. Additional time is needed to update their concept plan and architectural renderings.

The applicant is proposing to rezone two tracts of land for a total of 42 fee-simple townhomes. Proposed access to the development is from Minor Drive which is a private road that traverses the property and intersects with Old Thompson Bridge Road. The proposed townhomes are two-stories, 1,200 square feet, with 3 bedrooms and 2 ½ baths, surface level parking and a carport or one-car garage. Amenities include a pickle ball court, dog park, small pavilion and mail kiosk. The townhome subdivision will have a Home Owners Association (HOA) providing for the financial management, architectural controls, enforcement of community standards and management of all common areas. The adjacent properties include Holly Park, Terrace View Condominiums, Hidden Cove Condominiums and Lake Lanier.

Facts & Issues / History & Background:

Department Recommendation:

Department Director:
Rusty Ligon

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

Amount Requested: **Sources of Funds:**

Finance Comments:

Administrative Comments:

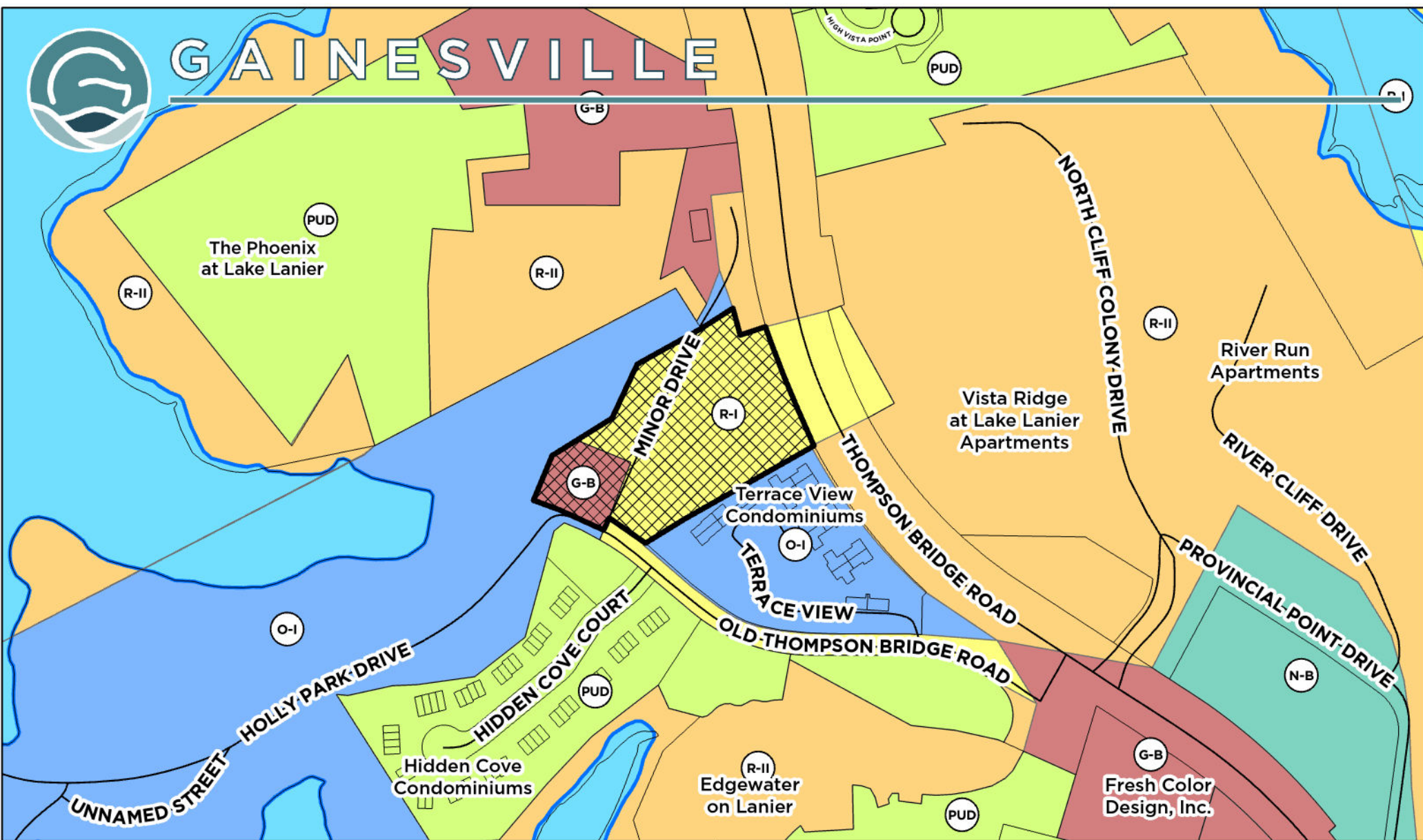
Attachments:

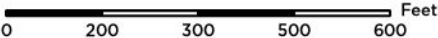
1. Location Maps
2. Letter of Intent

3. Plat
4. Site plan



GAINESVILLE



Applicant: OUTER BANKS, LLC (PAUL BROWN)		Request: Rezone +/- 4.08 AC currently zoned Residential-I (R-I) & General Business (G-B) to Residential-II (R-II) for residential townhomes.	
REZONING REQUEST			
Subject Property Address: 2590 Old Thompson Bridge Rd. NW 2600 Old Thompson Bridge Rd. NW	Tax Parcel: 01-100-001-001A 00-100-001-001 (Part)	 Subject Property	 Scale: 1" = 300'
Meeting Date: 5/14/2024	Map Prepared: 4/11/2024		



GAINESVILLE

The Phoenix
at Lake Lanier

MINOR DRIVE

Vista Ridge
at Lake Lanier
Apartments

River Run
Apartments

Terrace View
Condominiums

TERRACE VIEW

RIVER CLIFF DRIVE

PROVINCIAL POINT DRIVE

UNNAMED STREET

HOLLY PARK DRIVE

HIDDEN COVE COURT

Hidden Cove
Condominiums

OLD THOMPSON BRIDGE ROAD

THOMPSON BRIDGE ROAD

Edgewater
on Lanier

Fresh Color
Design, Inc.

Applicant:
OUTER BANKS, LLC (PAUL BROWN)

REZONING REQUEST

Subject Property Address:
2590 Old Thompson Bridge Rd. NW
2600 Old Thompson Bridge Rd. NW

Tax Parcel:
01-100-001-001A
00-100-001-001 (Part)

Request:
Rezone +/- 4.08 AC currently zoned Residential-I (R-I) & General Business (G-B) to
Residential-II (R-II) for residential townhomes.



Subject Property

Aerial from 2023



Meeting Date: 5/14/2024

Map Prepared: 4/11/2024

0 200 300 500 600 Feet

Scale: 1" = 300'



LETTER OF INTENT
REQUEST FOR REZONING
CITY OF GAINESVILLE, GEORGIA

RE: 4.08 acres located at Old Thompson Bridge Rd
Parcel ID 00100 001001 and 01100 001001A

Through its engineer and as authorized by the Applicant, Outer Banks, LLC (the "Applicant") respectfully submits this Letter of Intent to the Gainesville City Council in support of an application for rezoning for townhomes with a R-II zoning. The property is currently zoned G-B and R-1 in the City of Gainesville. Currently the property is in the Gainesville Gateway District and has the addresses 2590 and 2600 Old Thompson Bridge Road.

The accompanied site plan has 42 proposed townhome units with a density of 10.29 units per acre. Due to the topographical constraints of the property, this is most likely the maximum number of units using the preferred unit dimensions shown on the site plan. Minor Road, an existing private drive, is located through the property and the site plan utilizes this road. The units will be fee-simple with the residents owning the footprint of the unit. The area outside of the units will be owned and maintained by the HOA. While there would not be a garage within the primary unit, an attached carport is proposed. Currently, a pickleball court is planned as an active amenity.

The property is served by Gainesville water and sewer and a bioretention area is proposed to address stormwater management. The proposed development is consistent with the adjacent land uses and will encourage more visitation with Holly Park.

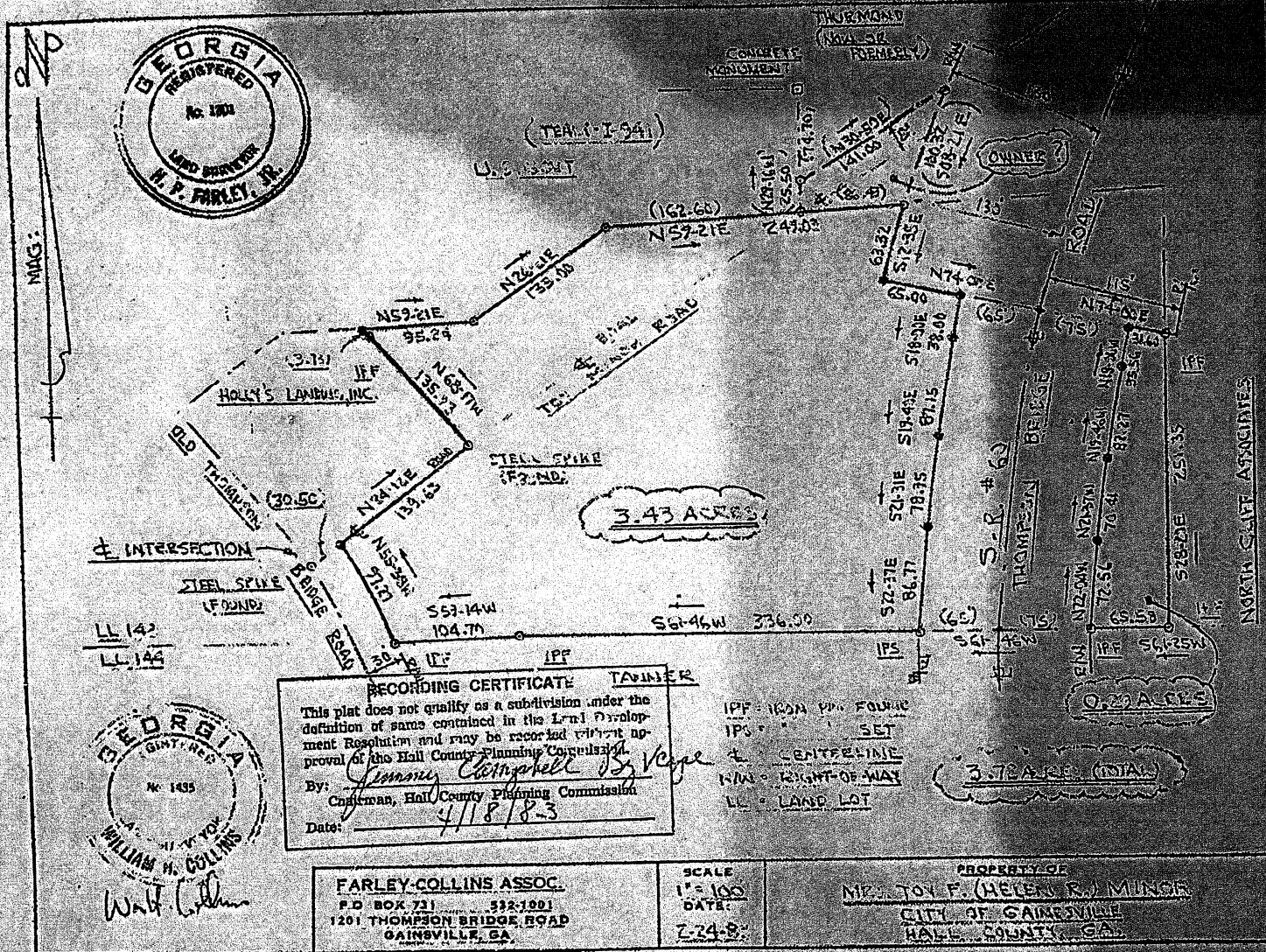
A Site plan and the appropriate authorization forms have been included in the application to allow for comprehensive review and approval of the proposed annexation and rezoning. Please contact us or the applicant if there are any questions or necessary clarifications.

Sincerely,

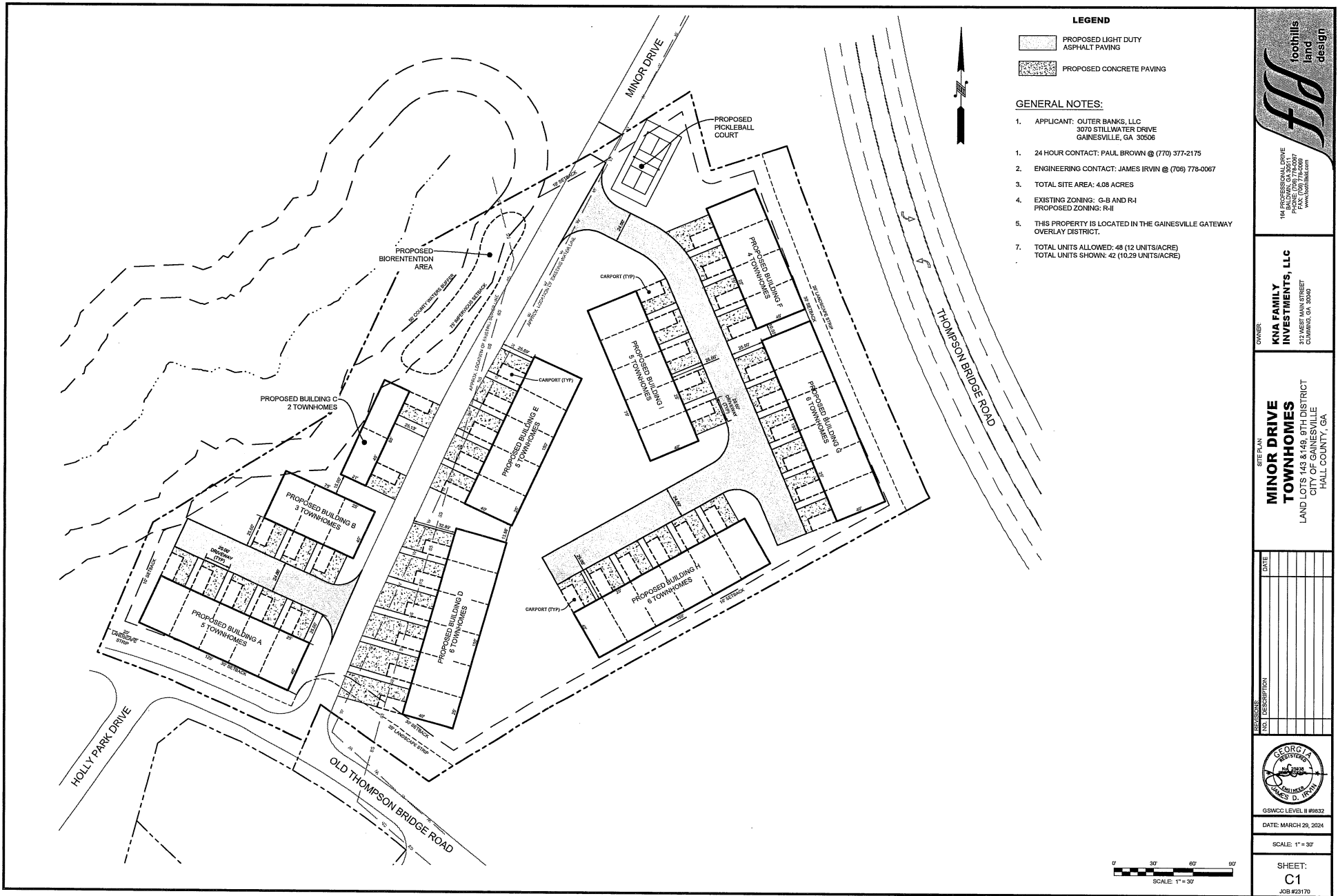
James Irvin, PE
Engineer for Applicant
Foothills Land Design, LLC

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

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



Recorded April 19, 1983, H. Grady Watson, Clerk.





CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: April 11, 2024
Date Submitted: April 23, 2024
Final Approval Date: April 25, 2024
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Clayton Properties Group, Inc – Matt Stokes** to amend a portion of an existing Planned Unit Development (P-U-D) zoning totaling 29.77± acres located on the southeast side of the intersection of Millside Parkway and Continental Drive and west of the intersection of Old Oakwood Road and Mountain View Road (a/k/a **2930 Old Oakwood Road, SW and 4102 Mundy Mill Road, SW**).
Meeting Date: May 14, 2024

Purpose of Request:

The applicant is proposing to amend the P-U-D zoning for a total of 196 fee-simple townhome units. The proposed zoning amendment involves two separate tracts of land (Pod's "E" and "F") within the 604.0± acres Mundy Mill mixed-use development originally approved in 2004. The overall development is approved for 2,443 residential units but only 2,206 units have been permitted with no developable area left within the residential pods.

Specifically, the 17.25± acres tract (Pod "E") currently has zoning approval for up to 210,000 square feet of warehouse/distribution space. Instead, the applicant desires to build 128 townhome units with access from Mountain View Road. The 12.52± acres tract (Pod "F") has zoning approval for up to 263,000 square feet of office and 41,000 square feet of commercial space. Instead, the applicant desires to build 68 townhome units on a portion of this pod with access off of Millside Parkway. The proposed townhomes are two-stories, 1,200 square feet, with 3 bedrooms and 2 ½ baths and a two-car garage. Amenities for each include a dog park, mail kiosk and guest parking. The townhome subdivisions will have a Home Owners Association (HOA) providing for the financial management, architectural controls, enforcement of community standards and management of all common areas. The surrounding uses include a Family Dollar Store, Hydro Extrusion USA, RWH Trucking, Maple Park Mundy Mill subdivision, Mundy Mill Academy and residential homes in the county.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff is recommending conditional approval with thirty-one 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 / Letter of Intent
4. Existing PUD master plan
5. 17.25± Acres (Pod E Site Plan)
6. 12.52± Acres (Pod F Site Plan)
7. Architectural Renderings

Applicant	Clayton Properties Group, Inc. - Matt Stokes
Property Owner	Butler Property, LLC
Location	2930 Old Oakwood Road, SW; 4102 Mundy Mill Road, SW
Request	Amend P-U-D zoning
Size	17.25± acres – 2930 Old Oakwood Road 12.52± acres – 4102 Mundy Mill Road 29.77± acres Total
Ward	Four
Proposed Use	Residential Townhomes
Planning Division Staff Recommendation	Approval, with conditions
Date	May 14, 2024

The P-U-D zoning allows a total of 2,443 residential units consisting of 1,208 single-family detached homes and 1,235 attached residential units. Presently, a total of 2,206 residential units have been permitted consisting of 1,168 single-family detached homes, 278 townhomes and 760 apartments. There is no developable area left within the residential pods. If approved, there would be a total of 2,402 residential units which is still 41 units less than the total number of approved residential units.

Page 37 of 53

▪ **Adjacent Land Use and Zoning**

17.25 Acres Tract	Use	Zoning
North	Maple Park at Mundy Mill Single-Family Homes	Planned Unit Development (P-U-D) -Gainesville Residential-I (R-I) -County
South	Undeveloped Land Single-Family Home	Light Industrial (L-I) -Gainesville Residential-I (R-I) -County
East	Hydro Extrusion USA Family Dollar Store Vacant Land	Light Industrial (L-I) -Gainesville Highway Business (H-B) -County Agricultural Residential-III (AR-III) -County
West	RWH Trucking Maple Park at Mundy Mill	Light Industrial (M-1) -Oakwood Planned Unit Development -Gainesville
12.52 Acres Tract	Use	Zoning
North	Mundy Mill Academy	Planned Unit Development (P-U-D) -Gainesville
South	Vacant Land Performance Foodservice	Highway Business (C-2) -Oakwood Heavy Industrial (M-2) -Oakwood
East	Farm Land	Agricultural Residential-III (AR-III) -County
West	Detention Pond Cedars Preschool	Highway Business (C-2) -Oakwood Highway Business (C-2) -Oakwood

▪ **Other Departmental Comments**

There were no other departmental comments regarding this request.

▪ **Zoning History**

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

2022 – A request by CA Holdings, LLC to amend a 17.25± acres tract (subject property) located within the Mundy Mill development at 2930 Old Oakwood Road, SW zoned Planned Unit Development (P-U-D) was conditionally approved for an industrial warehouse/distribution facility

2021 – A request by Scott Stringer to amend a 57.29± acres tract located within the Mundy Mill development at 0 Mundy Mill Road, SW and 0 Old Oakwood Road, SW zoned Planned Unit Development (P-U-D) was conditionally approved to change the location of multi-family apartments and industrial/ office/ warehouse uses.

2020 – A request by Smith, Gambrell & Russell, LLP to annex a 4.01± acres tract with a zoning of Light Industrial (L-I) located at 2500 West Park Drive was conditionally approved for an existing industrial warehouse use.

2018 – A request by Hydro Extruder, LLC to annex a 10.98± acres tract and a 11.29± acres tract with a zoning of Light Industrial (L-I) located at 2829 Mountain View Road and 2949 Old Oakwood Road was conditionally approved to expand the existing industrial use.

2016 – A request by Butler Property, LLC to amend a 92.06± acres tract located within the Mundy Mill development at 3035 Old Oakwood Road SW and 3523 Mountain View Road SW zoned Planned Unit Development (P-U-D) was approved to change the location of some of the single-family homes, multi-family apartments, commercial and industrial uses.

▪ **Staff Analysis**

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

The proposed townhomes appear to be suitable with the adjacent and nearby properties. Specifically, the 17.25± acres tract (Pod “E”) is adjacent to the Maple Park at Mundy Mill subdivision, residential homes in the county, Family Dollar Store, Hydro Extrusion USA and RWH Trucking. The 12.52± acres tract (Pod “F”) is adjacent to undeveloped property and the Mundy Mill Academy located within the Mundy Mill master planned community. In addition, a preschool, industrial food service use and farm land are located in Oakwood and Hall County.

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

The proposed residential townhomes will provide for more of a natural transition between the adjacent single-family residential uses and commercial uses. While additional vehicular and pedestrian traffic will occur on Old Oakwood Road, Mountain View Road and Millside Parkway, the existing road network appears sufficient to support the proposed townhomes. Sidewalks will be provided within each townhome pod and will connect to the existing Mundy Mill community.

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

The Gainesville Future Development Map places the 17.25± acres tract (Pod “E”) within the *Industrial* land use 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. The 12.52± acres tract (Pod “F”) is located within the *General Mixed-Use* category which includes areas containing or planned for a mixture of land uses including office, neighborhood retail, detached residential and attached residential.

According to the Character Area map for the City of Gainesville, the subject properties are both located within the *Suburban Neighborhoods* Character Area which places a priority in access to parks and greenspace, environmental sustainability, housing choices, connectivity, safety and security. Appropriate land uses and development types normally found in this area include parkway and recreation, single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (retail and office and public and institutional).

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

The 17.25± acres tract (Pod “E”) is currently approved for 210,000 square feet of industrial warehouse / distribution space. The 12.52± acres tract (Pod “F”) is approved for up to 263,000 square feet of office space. While the approved uses for both tracts are suitable and could be developed as such, the proposed townhomes appear to be more consistent with the surrounding residential uses within the Mundy Mill mixed-use development. As well, the addition of the proposed townhomes would still be under the number of residential units currently approved for the overall master planned development.

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

The proposed zoning amendment request should not cause an excessive or burdensome use of public facilities or services above what is currently approved for the property.

City water, sewer, and public safety services are currently provided to the properties and have the capacity to serve the proposed townhomes. Gainesville Fire Station #4 off of Memorial Park

Drive is located approximately 1.3± miles away from the 17.25± acres tract (Pod “E”) and 2.9± miles from the 12.52± acres tract (Pod “F”).

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the total estimated trips for the 196 proposed townhomes are 1,139± trips per weekday, 86 A.M. and 102 P.M. peak hour trips. (Pod “E” = 743 trips per weekday / 56 A.M. & 67 P.M.); (Pod “F” = 30 trips per weekday / 30 A.M. & 35 P.M.)

The proposed townhomes are designed as family units made up of 3 bedrooms and 2 ½ bathrooms. It is anticipated there will be school age children living within the proposed townhomes that will attend Gainesville City Schools. Mundy Mill Academy elementary school is located within the master planned community.

(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 proposed zoning amendment appears consistent with the original scope of the Mundy Mill master planned development. In addition, the proposal is harmonious with the surrounding uses and does not exceed the current approved residential density.

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

The proposed zoning amendment 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.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this zoning amendment request based on the Comprehensive Plan and the surrounding mixture of uses. The existing zoning conditions from Ordinance 2022-29 are recommended with highlighted amendments to zoning conditions 17, 19, 20 and the deletion of condition 32 in its entirety. The highlighted amendments have been made to reflect the existing uses and proposed amendments.

Conditions

Transportation/Traffic

1. All road improvements associated within the scope of the proposed development shall be at the full expense of the developer(s). The scope of the development shall be defined as those roads/intersections directly within, adjacent to, and within 1,500 feet of the subject property as studied within the Traffic Impact Study (TIS) submitted with this application. These road improvements are to include additional signalization, turn lanes, widening of roads, striping, and signage as stated in the TIS. This may include all or portions of Mundy Mill Road, Meeks Road, Fairbanks Drive, Old Oakwood Road, Old Flowery Branch Road, and Mountain View Road. The cost of the required road improvements shall be prorated based on developed property values of the residential, commercial, retail, office and industrial properties.
2. The developer(s) shall work with the Georgia Department of Transportation, Hall County Traffic Engineering, the City of Oakwood, and the City of Gainesville Public Works Department to ensure that these improvements are performed in a timely

manner so as to not conflict with any of the existing or planned road projects that are scheduled to take place outside the scope of the proposed development.

3. All sign locations, access point (new and existing) designations for *new* roads, sight distances, and sight triangles shall be reviewed and clarified, in the beginning stages of plans and submittals with GDOT and the Public Works Director so as to limit the number of access points in that area.
4. A signal warrant study will be required for the major intersections of internal streets within the development. If a signal light is warranted at a specific intersection, such installation shall be completed at the expense of the developer(s) and shall meet all specifications as determined by the Public Works Department. A signal light shall not be installed until traffic volumes actually meet the levels as determined by the warrant study.
5. The developer(s) shall meet with Public Works prior to initiating the final civil design to discuss a traffic calming plan. A traffic calming plan consisting of tools such as landscaped traffic circles at intersections, raised crosswalks, landscaped center medians, chicanes, or other measures that aid in keeping the average speed on residential streets approximately 25 mph or below shall be prepared and approved by Public Works. Specific measures in the approved plan shall be constructed at the same time the streets are constructed.
6. All roads dedicated to the City of Gainesville shall meet City specifications, and all private roads shall be constructed with materials that meet City specifications.
7. All interpretations relating to transportation and/or traffic improvement conditions shall be subject to approval of the Gainesville Public Works Director.
8. The new four lane parkway as reflected on the site plan shall be constructed and designed so as to allow a connection to the Tumbling Creek Connector across Old Oakwood Road.

Development Standards

9. Sidewalks shall be required along both sides of the streets within the development and shall be a minimum of four feet (4') wide along streets classified as residential streets and six feet (6') wide along collector streets and streets in the commercial zones. Alternatively, sidewalks shall be permitted along one side of the street in parkway areas at a minimum width of eight feet (8') and a minimum of five feet (5') along roads classified as residential streets.
10. All proposed single-family lots within the development shall only be allowed to access new interior roads within the subdivision. Direct access shall not be allowed onto roads that existed prior to this development.
11. Access to all service areas adjacent to single-family detached homes, including dumpster pads, shall be limited to the hours of between 9:00 a.m. and 6:00 p.m., unless an emergency situation warrants access to these areas.
12. Upon completion of the development, no outside storage of any materials shall be allowed. No storage of hazardous chemicals, as listed in the Standard Fire Code, shall be permitted.
13. Outdoor lighting used in this development; be it for recreational, security or general purposes, shall be of non-spill design and placed in a manner so as to minimize direct visibility by adjoining or adjacent properties.
14. The proposed residential, office, commercial, and accessory structures shall be similar in scale and architecture to the elevation drawings and pictures as submitted with the application.
15. The subject property shall be developed substantially in accordance with the site plan with minor engineering deviations excepted. All site plan, architectural renderings,

pedestrian/trail access plan, and traffic impact studies shall become a part of the annexation, zoning and rezoning ordinances.

16. The number of *single-family detached homes* shall not exceed 1208 units and shall contain a minimum of 1,500 square feet of heated space. Front facades shall consist of masonry, stacked stone, cedar shake or stucco, architectural accents excluded. The remaining three facades shall consist of these materials or cementeous siding such as hardiplank. Single-family lots shall be no less than 6,000 square feet in size, with 60 feet of lot width at the building setback line and minimum lot width at right-of-way line of 20 feet, with the exception of Pod M of the concept plan which shall have a minimum lot width at the building setback line reduced to 50-feet.

Pod L of the concept plan dated 10/06/04 shall be the highest-end product proposed by the developer and shall contain a minimum of 1,800 square feet of heated space. Single-family lots shall be no less than 6,000 square feet in size, with 60 feet of lot width at the building setback line, and minimum lot width at right-of-way line of 20 feet. Front and side facades shall consist of masonry, stacked stone, cedar shake or stucco, architectural accents excluded. The rear facade may consist of these materials or cementeous siding such as hardiplank.

Each home within all single-family residential detached pods will have an attached garage for at least two cars. The front yard of each lot shall be sodded and planted with at least one hardwood tree. Monument signage shall be used for the entrance to any detached single-family residential pod as per the attached site plan, and each entrance shall have plantings or other architectural accents.

17. The number of attached *single-family condominiums*, fee simple townhomes or apartments shall not exceed 1,235 total units to include a total of 775 units for Pod's C, **E, F** and I and 460 units for Pod's J and K. The minimum unit/lot width for each condominium or fee simple townhome unit shall be 16 feet, and each unit shall contain a minimum of 1,200 feet of heated space. Building separations shall be as reflected on the site plan, and private drives built to City specs will be used within these communities. Front, side and rear facades shall consist of masonry, stacked stone, cedar shake, stucco, cementeous siding or a mixture thereof. No vinyl siding shall be allowed excluding soffit areas. No fewer than three or more than ten condominium or fee simple townhome units shall exist within one continuous structure, and front facades will be staggered. All single-family condominiums shall contain one car garages. Monument signage shall be used for the entrance to any attached single-family residential pod as per the sign plan.
18. The height of an apartment building shall not exceed three stories, although $\frac{3}{4}$ splits will be allowed. Each apartment unit will contain a minimum of 650 square feet for Pod's C, I, J and K. Each unit shall have at least 1.75 parking spaces. Front, side and rear facades shall consist of masonry, stacked stone, cedar shake, stucco, cementeous siding or a mixture thereof. No vinyl siding shall be allowed excluding soffit areas. Minimum building separations shall be as depicted on the site plan. Signage shall be as per the attached sign plan.
19. The subject property may be developed for up to **87,200** square feet of traditional office, mid-rise office, and office warehouse space within **Pod B, which may also include commercial and retail uses**. At no such time shall the maximum allowed square footage within those pods exceed what is specified on the approved concept plan. This space may be developed for these uses but sold in a condominium format. Height of such structures shall be limited to 3 stories from average finished grade. Parking spaces will be provided at a minimum ratio of 3.5 spaces per 1000 square feet of useable office space. Monument signage shall be required in any office pod as per Exhibit B, and lights shall be shielded and angled so as to minimize glare onto adjacent properties. Minimum setbacks shall be as per the site plan, but there shall be no minimum lot, lot width or lot frontage required.

20. The subject property may be developed for up to 802,000 square feet of commercial and retail space. Within the 802,000 square feet, up to 87,200 square feet shall be permitted within Pod B, up to 41,000 square feet within Pod F, up to 84,000 square feet within Pod G, up to 10,000 square feet within Pod H, and up to 580,000 square feet of commercial space within Pod I. The maximum height of any structure, excluding architectural accents; such as clocks, cupolas and bell towers; shall be 50 feet. Use of pitched roofs shall be encouraged. Minimum setbacks shall be as per the site plan, but there shall be no minimum lot, lot width or lot frontage required. Parking shall be provided at a minimum of four spaces per 1,000 square feet of space. Lights shall be shielded and angled so as to minimize glare onto adjacent properties, and dumpsters shall be screened. Under no circumstances shall the following uses be allowed: Pawn shops, adult entertainment, adult bookstores, extended-stay hotel, rooming house, or boarding house. Signage shall be as per the attached sign plan.
21. Architectural treatment shall be of consistent design throughout the community and as per the renderings.
22. A minimum of 100 acres shall be maintained as green space, with passive recreation and trails as per the plan. Sidewalks shall connect the residential and non-residential components of this community.
23. A Mandatory Property Owners Association will be created for the single-family detached community to insure that these conditions are observed during development and in terms of architectural consistency thereafter. Separate mandatory associations will be set up for the single-family detached and single-family attached products to own and manage open space, common areas, and architectural controls. Open space elsewhere in the project shall be maintained as common area by the overall Property Owner's Association, or by a separate Association within whose boundaries the common area is located. Maintenance of the amenities package set forth on the site plan shall be the responsibility of the owners of single-family detached homes. However, at the option of those residents, memberships may be extended to other Mundy Mill residents for a fee to cover maintenance. Amenities packages also may be established in the individual townhome or apartment pods, but shall be the responsibility of the owners of land therein.

Buffers

24. A 100 foot wide buffer shall be provided against Balus Creek and all other blue-line streams. The first 50 feet of the buffer shall be measured from the top of the creek bank and shall be undisturbed. The remaining 50 feet of the buffer, if disturbed, shall be stabilized and replanted with vegetation subject to Planning Department approval.
25. A 25 foot minimum perimeter buffer will be created and infilled as necessary with plant material. However, this buffer will not be required along any Mundy Mill Road frontages. Landscaped buffers of at least 25 feet are also required along any road frontages. A staggered row of evergreen trees consisting of a mixture of Cryptomeria, Thuja Green Giant Arborvitae, Eastern Red Cedar and/or Holly trees shall be required adjacent to the entire perimeter buffer of Pod E excluding the westerly boundary adjacent to the city limits of Oakwood. The location, size and type of buffer trees shall be subject to the approval of the Community and Economic Development Department Director.
26. Landscaped buffers of at least 25 feet also shall separate any non-residential pod or existing non-residential use from a residential pod. The buffer shall be subject to Planning Department approval.
27. All proposed detention ponds shall be sufficiently fenced and buffered from view from all roads and adjacent properties. All buffer materials shall be approved by the Planning Department.

Gainesville City Board of Education

28. As agreed to by the owner/developer, the 17.0 acre tract of land identified on the plat/site plan attached as Exhibit A shall be reserved for use as an elementary school site. At that time (or earlier at the owner/developer's discretion), and presupposing the School Board still wants the property for an elementary school, the owner/developer shall promptly convey to it, without charge. In the event the School Board does not secure a building permit and begin construction of an elementary school before December 31, 2012, then the developer shall retain all rights to development of the entire 17.0 acres tract as per the original terms of zoning approval except for this condition, and the School Board shall promptly convey marketable title to the property back to the owner/developer at no charge. Additionally, if no elementary school is actually constructed on this site by December 31, 2013, then the School Board shall return marketable title to the property to the developer without charge. The conveyance documents executed by the owner/developer to the School Board will contain these terms and requirements. This agreement to reserve the 17.0 acres tract shall not prohibit the owner/developer from including it in any plat it may prepare for its development of a single-family residential pod and also will allow the owner/developer to put on it any necessary utility or other storm water easements which may be required for the development as a whole, provided such improvements do not materially affect the Board's ability to use the site for a school. This agreement also shall not prohibit the owner/developer from earlier transferring the 17.0 acres site to the City to be held for the School Board, subject to the requirements of this paragraph. Finally, but for utility/drainage easements or right-of-way dedicated as part of the road system in or along the frontages of the Mundy Mill development, the owner/developer shall not be required to dedicate or give to the City of Gainesville any additional property incidental to this development. However, if the School Board fails to acquire this property, then the owner/developer shall convey three acres of land to the City for a public safety use.

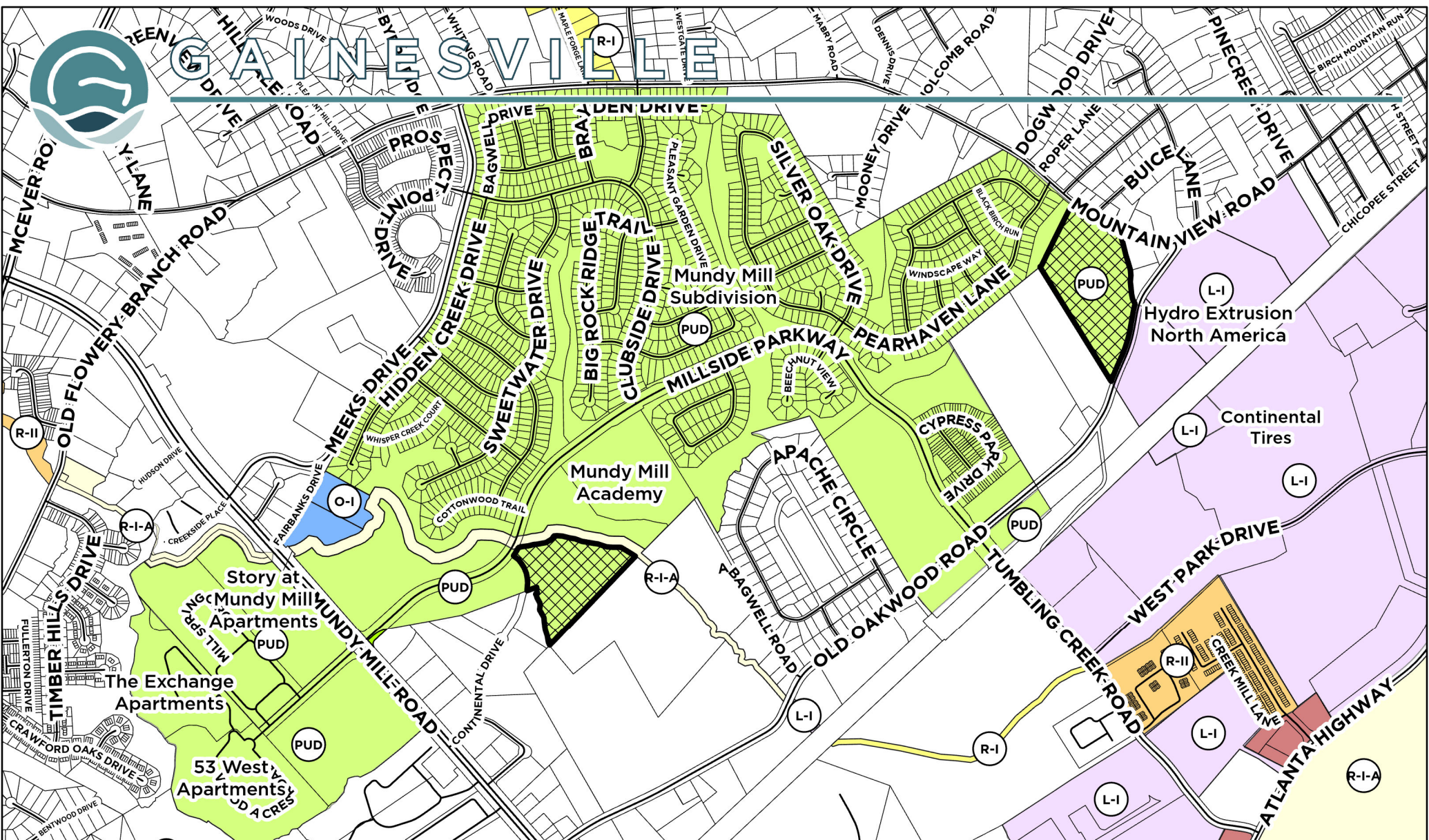
Notwithstanding any of the foregoing, if at such time as the School Board has acquired the 17.0 acres site and is ready to begin feasibility assessments, and if the State Board of Education should determine that the site is not then suitable for use as a school under the applicable state standards, then the Board of Education may sell the 17.0 acres tract and retain the proceeds for use in purchasing an alternative site. Provided, however, that once an arms length transaction for a fair market value purchase of the site has been secured by the School Board, the owner/developer shall have a right of first refusal to repurchase the tract at the exact same purchase price. Provided further, that the proceeds from such sale must be expended on a new school site within 60 days of closing, otherwise it shall be remitted instantly to the owner/developer.

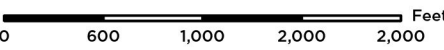
The City notes that this condition may be imposed only because the owner/developer has agreed to it.

Quality Enhancement

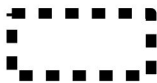
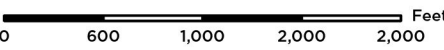
29. In order to further enhance and assure the quality of development, the City expects the developer shall perform/provide the following:
- Detailed landscape plan for parkway, subject to approval by the Department of Planning and Development.
 - Reconstruction of Mundy Mill as focal point for community, subject to approval of the Georgia Department of Transportation.
 - A minimum of two amenity locations shall be provided for the entire development of the detached single-family residential pods. At minimum the amenity sites shall include a pool house, swimming pool and playground.
 - Sidewalks and streetlights throughout community.

- All products within the development shall contain exterior construction materials limitation; must use brick, masonry stucco, stacked stone, cedar shake, or hardiplank.
 - Open space - 18%.
 - Pedestrian trail plan (3.5± miles) connecting entire community.
 - Parkway plan sidewalk width sufficient to create a bicycle lane.
 - Every single-family home built on the subject property shall contain ceramic tiled bathroom floors.
 - Every single-family home shall be built to accommodate at least one fireplace.
 - No vinyl siding on any product within development excluding soffit areas.
 - Each pod of townhouses and apartments will have its own amenities package.
 - All underground utilities.
 - Uniform mailboxes will be provided for each detached single-family residential pod.
 - Uniform street signs will be provided throughout the development.
30. Along Balus Creek, the developer shall reserve for the City, by way of easement, a ten-foot strip of land for use as a bicycle path. At such time as the City or County constructs an element of its bike path system to which this easement might connect, the City and/or County, at its/their expense, may pave this strip. No development shall occur on the property which would interfere with the eventual construction of this path by the appropriate governmental entity, except for the boulevard which will cross the creek.
31. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and Hall County Traffic Engineering. All required access/traffic/sidewalk improvements associated with the proposal shall be at the full expense of the property owner.



Applicant: CLAYTON PROPERTIES GROUP, INC - MATT STOKES		Request: Amend existing Planned Unit Development (P-U-D) on +/- 29.77 AC for residential townhomes.	
ZONING AMENDMENT REQUEST			
Subject Property Address: 2930 Old Oakwood Rd. SW 4102 Mundy Mill Rd. SW	Tax Parcel: 08-024-005-363 08-030-000-009 (Part)	 Subject Property	 Scale: 1" = 1000'
Meeting Date: 5/14/2024 Map Prepared: 4/11/2024			



Applicant: CLAYTON PROPERTIES GROUP, INC - MATT STOKES		Request: Amend existing Planned Unit Development (P-U-D) on +/- 29.77 AC for residential townhomes.	
ZONING AMENDMENT REQUEST			
Subject Property Address: 2930 Old Oakwood Rd. SW 4102 Mundy Mill Rd. SW	Tax Parcel: 08-024-005-363 08-030-000-009 (Part)	 Subject Property  Feet 0 600 1,000 2,000 2,000	Aerial from 2023  N S E W Scale: 1" = 1000'
Meeting Date: 5/14/2024		Map Prepared: 4/11/2024	

LETTER OF INTENT FOR ZONING AMENDMENT APPLICATION

Clayton Properties Group, Inc. dba Chafin Land Development (the “Applicant”) submits this Letter of Intent and attached Zoning Amendment Application for the purpose of requesting a zoning amendment to the PUD at Mundy Mill. The subject property of this zoning amendment is approximately 29.77 acres and includes portions of tax parcels 08030-000009 and 08024-005363. Specifically, the Applicant is requesting to amend 12.52 acres of parcel 08030-000009 from Comm-3 to MF and 17.25 acres of parcel 08024-005363 Comm-6 to MF to allow the construction of single-family attached townhomes.

The proposed development represents a re-allocation of previously- approved residential units and would not increase the overall density of the PUD as originally envisioned. The proposed development is in line with the intent of the original PUD and would increase the diversity of housing types within Mundy Mill while maintaining adequate commercial land in appropriate locations. As proposed, commercial pods would be located along major transportation corridors and/or at specified activity nodes. The proposed amendment would also provide land uses that are more compatible with surrounding uses of property and would provide appropriate transitions from more intense to less intense uses. Specifically, the Comm-3 area has limited access to Mundy Mill Road (State Highway 53) which frustrates its viability as a commercial pod and is located adjacent to the Mundy Mill Arts Academy. The proposed single-family attached townhomes are more compatible with this institutional use and would actually complement the school by fostering pedestrian activity and providing attractive housing within walking distance of the school. Similarly, the proposed amendment from Comm-6 to MF would provide for a more appropriate transition of land uses from the existing single-family detached homes in the PUD towards more intense commercial uses located at the intersection of Old Oakwood Road and Mountain View Road.

The proposed homes are compatible with the existing land use mix of Mundy Mill and provide additional housing options in an area with close proximity to major activity centers including downtown Gainesville and the University of North Georgia – Gainesville Campus. Residents of the proposed homes would have convenient access to shopping, dining, and employment uses in the surrounding area as well as regional employment centers via Interstate 985. Homes would feature attractive building materials including brick, stone, cedar shake, stucco, cementitious siding, or a mixture thereof. Homes would include two-car garages and a minimum of 1,200 square feet of floor area on a building pad of approximately 24 feet wide by 60 feet deep. Guest parking and sidewalks would also be provided within each proposed townhome pod.

The Applicant and its representatives welcome the opportunity to meet with staff of the City of Gainesville Community and Economic Development Department to answer any questions or to address any concerns relating to the matters set forth in this letter or in the Zoning Amendment Application filed herewith. The proposed amendment would enhance the PUD and provide additional housing options that further the spirit and intent of the original PUD without increasing density. The Applicant respectfully requests your approval of this Application.

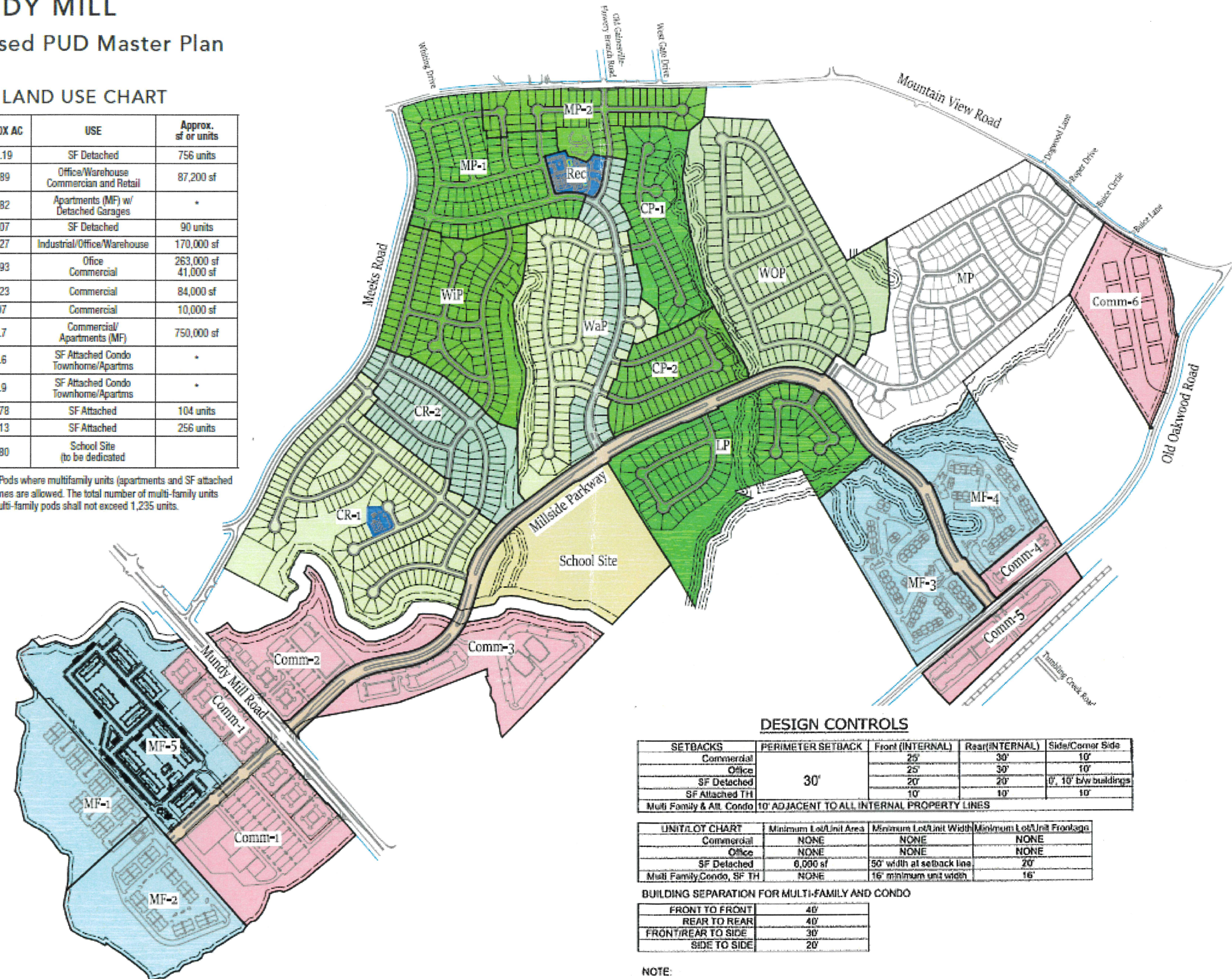
Respectfully submitted this 12th day of March, 2024.

MUNDY MILL
Proposed PUD Master Plan

LAND USE CHART

POD	APPROX AC	USE	Approx. sf or units
A	221.19	SF Detached	756 units
B	12.89	Office/Warehouse Commercial and Retail	87,200 sf
C	45.82	Apartments (MF) w/ Detached Garages	*
D	38.07	SF Detached	90 units
E	17.27	Industrial/Office/Warehouse	170,000 sf
F	18.93	Office Commercial	263,000 sf 41,000 sf
G	19.23	Commercial	84,000 sf
H	2.07	Commercial	10,000 sf
I	65.7	Commercial/ Apartments (MF)	750,000 sf
J	22.6	SF Attached Condo Townhome/Apartms	*
K	17.9	SF Attached Condo Townhome/Apartms	*
L	23.78	SF Attached	104 units
M	70.13	SF Attached	256 units
N	26.80	School Site (to be dedicated)	

(*) Signifies the Pods where multifamily units (apartments and SF attached condos/townhomes) are allowed. The total number of multi-family units allowed in all multi-family pods shall not exceed 1,235 units.



DESIGN CONTROLS

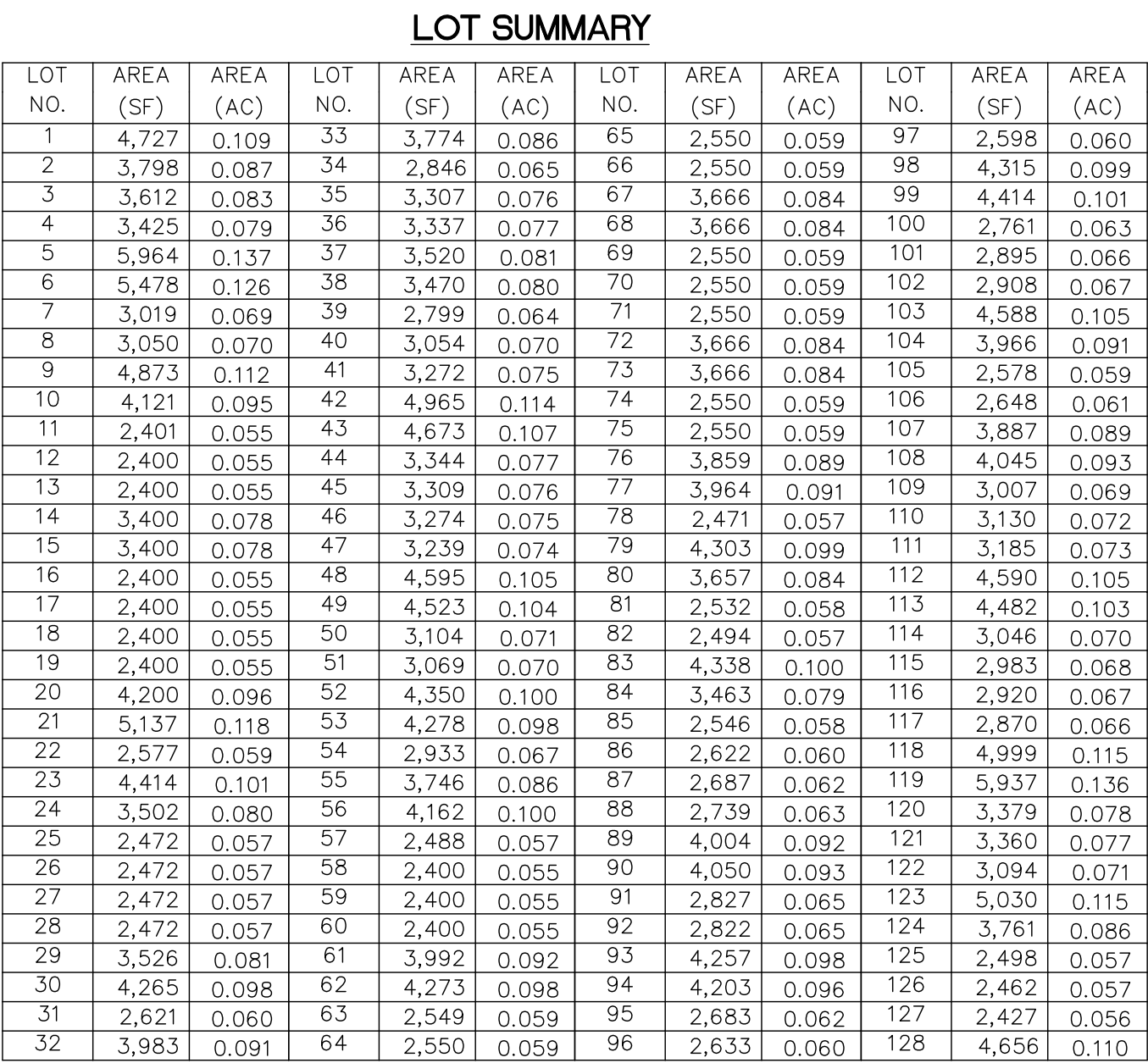
SETBACKS	PERIMETER SETBACK	Front (INTERNAL)	Rear (INTERNAL)	Side/Corner Side
Commercial	30'	25'	30'	10'
Office		25'	30'	10'
SF Detached		20'	20'	0, 10' b/w buildings
SF Attached TH		10'	10'	10'
Multi Family & All Condo 10' ADJACENT TO ALL INTERNAL PROPERTY LINES				

UNIT/LOT CHART	Minimum Lot/Unit Area	Minimum Lot/Unit Width	Minimum Lot/Unit Frontage
Commercial	NONE	NONE	NONE
Office	NONE	NONE	NONE
SF Detached	6,000 sf	50' width at setback line	20'
Multi Family/Condo, SF TH	NONE	16' minimum unit width	16'

BUILDING SEPARATION FOR MULTI-FAMILY AND CONDO

FRONT TO FRONT	40'
REAR TO REAR	40'
FRONT/REAR TO SIDE	30'
SIDE TO SIDE	20'

NOTE:
1. Fee simple townhomes may be subdivided on (non-public road standard) private streets.
1. A 20' buffer will be provided around boundary of property except along Mundy Mill Road frontage.



SITE PLAN

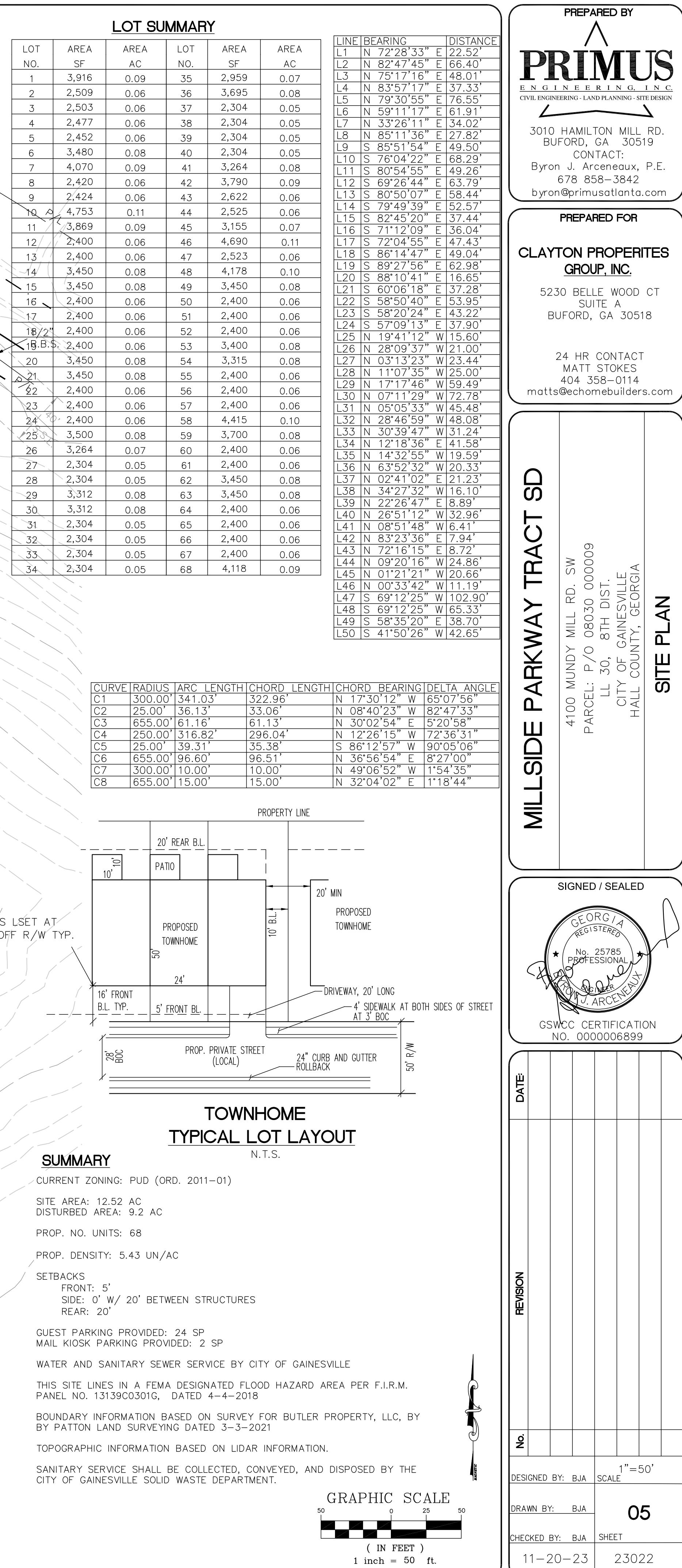
PARCEL: 08024 005363
2930 OLD OAKWOOD RD.
LL 24, 8TH DIST.
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

SIGNED / SEALED



GSWCC CERTIFICATION
NO. 0000006899

DATE							
REVISION							
No.							
DESIGNED BY: BJA				1" = 60'			
DRAWN BY: BJA				05			
CHECKED BY: BJA				SHEET			
11-15-23				23023			
DATE:				PROJ. NO.			





Pod "E" 17.25± Acres Tract



Pod "F" 12.52± Acres Tract