



CALL TO ORDER

MINUTES

A. Minutes of May 13, 2025

OLD BUSINESS

A. Annexation

- 1) Request from **Bryan Brinson** to annex a 13.36± acres tract located at the southeast corner of the intersection of Old Cornelia Highway and East Ridge Road, having road frontage on the east and west side of I-985 (Lanier Parkway) (a/k/a **1376 East Ridge Road**), and to establish a zoning of Residential-II (R-II).

Ward Number: Three
Tax Parcel Number(s): 15-033B-000-005
Request: Residential townhomes

NEW BUSINESS

A. Rezoning

- 1) Request from **Tres Hermanos Groceries, LLC** to rezone a 0.57± acre tract located on the east side of Chestnut Street, between High Street and Martin Luther King Jr. Boulevard (a/k/a 819 and 829 Chestnut Street, SE) from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II).

Ward Number: Three
Tax Parcel Number(s): 01-033-002-005 and 006
Request: Residential townhomes

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: June 12, 2025
Date Submitted: June 12, 2025
Final Approval Date: June 12, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of May 13, 2025
Meeting Date: July 8, 2025

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 & Economic 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
MAY 13, 2025

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

Members Present: Chairman Doug Carter, Vice Chair Ryan Thompson, Board Members Jane Fleming, Eddie Martin, Kelvin Simmons, Rick Young and Ellen DeFoor

Members Absent: None

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

Others Present: None

MINUTES OF APRIL 8, 2025

There was a motion to approve the minutes as presented.

Motion made by Board Member Young
Motion seconded by Vice Chair Thompson
Vote – 7 favor

OLD BUSINESS

NEW BUSINESS

A. Annexation Request

- 1) Request from **Bryan Brinson** to annex a 13.36± acres tract located at the southeast corner of the intersection of Old Cornelia Highway and East Ridge Road, having road frontage on the east and west side of I-985 (Lanier Parkway) (a/k/a **1376 East Ridge Road**), and to establish a zoning of Residential-II (R-II).
Ward Number: Three
Tax Parcel Number(s): 15-033B-000-005
Request: Residential townhomes

Staff Presentation: Deputy Director Tate received notification from Hall County objecting the annexation, therefore the applicant requested to table the item to the July 8, 2025, Planning and Appeals Board meeting.

There was a motion to table the rezoning request to the July 8, 2025, Planning and Appeals Board meeting.

Motion made by Vice Chair Thompson
Motion seconded by Board Member DeFoor
Vote – 7 favor

ADJOURNMENT

There was a motion to adjourn the meeting at 5:33 p.m.

Motion made by Vice Chair Thompson
Motion seconded by Board Member Young
Vote – 7 favor

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: June 12, 2025
Date Submitted: June 16, 2025
Final Approval Date: June 20, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Bryan Brinson** to annex a 13.36± acres tract located at the southeast corner of the intersection of Old Cornelia Highway and East Ridge Road, having road frontage on the east and west side of I-985 (Lanier Parkway) (a/k/a **1376 East Ridge Road**), and to establish a zoning of Residential-II (R-II).
Meeting Date: July 8, 2025

Purpose of Request:

This request was previously tabled at the May 13th Planning and Appeals Board meeting as the proposed annexation has been contested by Hall County. The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) for residential townhomes that will be for sale. The property is currently zoned Residential-I (R-I) within unincorporated Hall County and is located within the Hall Gateway District. Much of the property is wooded with no structures. The proposal includes a total of 93 townhomes consisting of a mixture of 49 one-car garage units and 44 two-car garage units. A total of 37 guest parking spaces, a mail kiosk and a dog park are proposed as well. Two access roads are proposed from East Ridge Road which is a county-maintained road.

Adjacent uses include single-family homes and vacant property within unincorporated Hall County. A smaller portion of the property which will remain undeveloped is contiguous to the Gainesville Township master planned community located east of I-985 (Lanier Parkway), within the city limits of Gainesville.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with nine 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 (27)
4. Site Plan (5)
5. Site Plan Color
6. Site Plan with topo
7. Survey (9)
8. Architectural Renderings (3)
9. Gainesville Board of Education letter

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Bryan Brinson
Property Owner 1376 East Ridge Road, LLC
Location 1376 East Ridge Road
Request Annex, with R-II zoning
Total Acres 13.36± acres
Ward Three
Proposed Use Residential townhomes
Planning Division Staff Recommendation **Approval, with conditions**
Date May 13, 2025

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

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) for 93 residential townhomes that will be for sale. The property is currently zoned Residential-I (R-I) within unincorporated Hall County and is partially located within the Hall Gateway District. Much of the property is wooded with no structures, having road frontage on East Ridge Road, Old Cornelia Highway and both sides of I-985.

The proposed townhomes consist of a mixture of 49, one-car garage units and 44, two-car garage units. The townhome standards within the Unified Land Development Code require two car garages unless parking is provided behind each townhome unit. Each unit will have 3 bedrooms and 2.5 bathrooms. A total of 37 guest parking spaces, a mail kiosk and a dog park are proposed as well. The concept plan also includes green space and a minimum 25-foot wide vegetated buffer located around the perimeter of the property. The concept plan includes two points of access on East Ridge Road which is maintained by Hall County. The proposed road includes 5-foot wide sidewalks and is intended to be dedicated to the City of Gainesville for maintenance. The development intends to utilize city water and sewer services and solid waste pick-up will be provided by the City of Gainesville. The applicant has asked for the city to participate with the sewer extension.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes	Residential-II (R-I) -County
South	Single-family homes	Residential-II (R-I) -County
East	Gainesville Township Mixed-Use Development	Planned Unit Development (PUD)
West	Single-family homes	Residential-II (R-I) -County Light Industrial (I-1) -County

- **Other Departmental Comments**

According to the Department of Water Resources, Gainesville owns and operates existing 8-inch DIP water mains in the right-of-way of Old Cornelia Highway and East Ridge Road along the frontage of the subject property. Also, there is an existing 15-inch gravity sanitary sewer located at the intersection of East Main Street and Old Cornelia Highway approximately 1,600 feet from the subject property. A developer-constructed sanitary sewer extension, and possibly a lift station, would be required to connect to public sewer.

There were no other departmental comments at this time.

- **Zoning History**

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

2024 – A request by the City of Gainesville to annex a 2.81± acres tract with a zoning of Residential and Office (R-O) located at 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 for existing uses was approved.

2024 – A request by Moez Hasni for special use approval on a 4.11± acres tract zoned General Business (G-B) located at 400 Crescent Drive, NE was conditionally approved for a Staybridge Suites extended stay hotel.

2023 – A request by Capstone Acquisitions, LLC for special use approval on a 1.47± acres tract zoned General Business (G-B) located at 622 White Sulphur Road was conditionally approved for a Residence Inn extended stay hotel.

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

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

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

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

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

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

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

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

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

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

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

▪ **Staff Analysis**

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

The surrounding area includes properties mostly within unincorporated Hall County consisting of mostly larger single-family lots with homes on private septic systems. The purpose of this request is for 93 fee-simple townhomes connected to sewer services which is unique to the East Ridge Road area.

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

The subject property is undeveloped. The proposal includes fee-simple townhomes on a minimum lot size of 2,000 square feet. While the proposed fee-simple townhomes will function similarly to the nearby single-family homes, the proposed residential density is higher than the adjacent and nearby properties located along East Ridge Road. In turn, traffic will increase along East Ridge Road and turning movements to/from Old Cornelia Highway will be impacted.

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

It is the staff's opinion that the proposed residential use is consistent with the Gainesville Comprehensive Plan, but the residential density is too high. The Gainesville Comprehensive Plan places the subject property within the *Single-Family Residential* Future Land Use category and the *Suburban Neighborhoods Character Area*.

The *Single-Family Residential* Future Land Use category includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from 2 to 4 dwelling units per acre (du/ac). This would allow for a maximum of 54 dwelling units based on the size of the subject property. The proposal is for 93 townhomes with an overall gross density of 7.45 du/ac.

The vision for the *Suburban Neighborhoods Character Area* is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and

buildings patterned after traditional local housing, possibly containing a small neighborhood-serving “village center”. Neighborhood-scale businesses are prioritized that can serve local residents. Future population growth should be balanced between new development and infill areas. Housing choices should be diverse to support a range of household incomes, lifestyles, sizes and types, but consist mostly of single-family detached lots. Appropriate uses allowed include parks and recreation, single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (retail and office), public and institutional.

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

The property is currently zoned Residential-1 (R-1) in Hall County which permits single-family detached homes on a minimum lot size of 21,780 square feet (two lots per acre), if served by public water and sewer. The proposed residential density of 7.45 du/ac is almost double the maximum residential density permitted within the Gainesville Future Land Use designation. While the development would provide alternative quality housing options, the residential density is too high. Of comparison, the adjacent Gainesville Township development has an overall residential density of 2.35 du/ac. It is the opinion of staff, the proposed development should be limited to a maximum of 54 dwelling units (4.0 du/ac). Reducing the number of residential units will bring the development within the appropriate density range and will reduce the strain on the existing road network.

(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?

Water and sewer capacity is sufficient to serve the property. However, a developer-constructed sanitary sewer extension, and possibly a lift station, would be required to connect to public sewer.

Public safety currently responds to adjacent and nearby properties. Hall County Fire Station #7 is approximately 0.5 miles from the subject property located off East Crescent Drive. Gainesville Fire Station #2 is located 2.5 miles from the subject property located off Cleveland Highway.

The proposed development will access East Ridge Road, which is a paved road maintained by Hall County. East Ridge Road is 20 feet in width with no curb or gutter. While the proposed development did not meet the thresholds to require a traffic impact study, additional traffic will be generated having some impact at the intersection of East Ridge Road and Old Cornelia Highway. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed 93-unit, fee-simple townhome development could generate 540± new trips per weekday and 41± A.M. and 48± P.M. peak hour trips during the weekday.

The proposed townhomes are designed as market rate family units providing 3 bedrooms and 2.5 bathrooms per unit and the proposed amenities do not include a playground. According to the 2023 US Census estimate for the city of Gainesville, there are approximately 0.79 individuals per household under the age of 18. Based on the number of townhome units proposed, it is anticipated there could be 73± school aged children living within the development. The Gainesville City School System does not currently provide transportation services along East Ridge Road. However, bus service is provided to areas further east and west within the Limestone Parkway area and within the nearby Gainesville Township development.

(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 residential use is supported by new and changing conditions in the surrounding area. While significant development has occurred west of Exit 24/ I-985 within the New Holland area, the growth patterns east of the interchange have changed slowly from rural to suburban as anticipated by the Comprehensive Plan. An example of this growth is the adjacent Gainesville Township development, which is expected to be built out over a period of 10+ years.

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

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

▪ **Staff Recommendation**

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

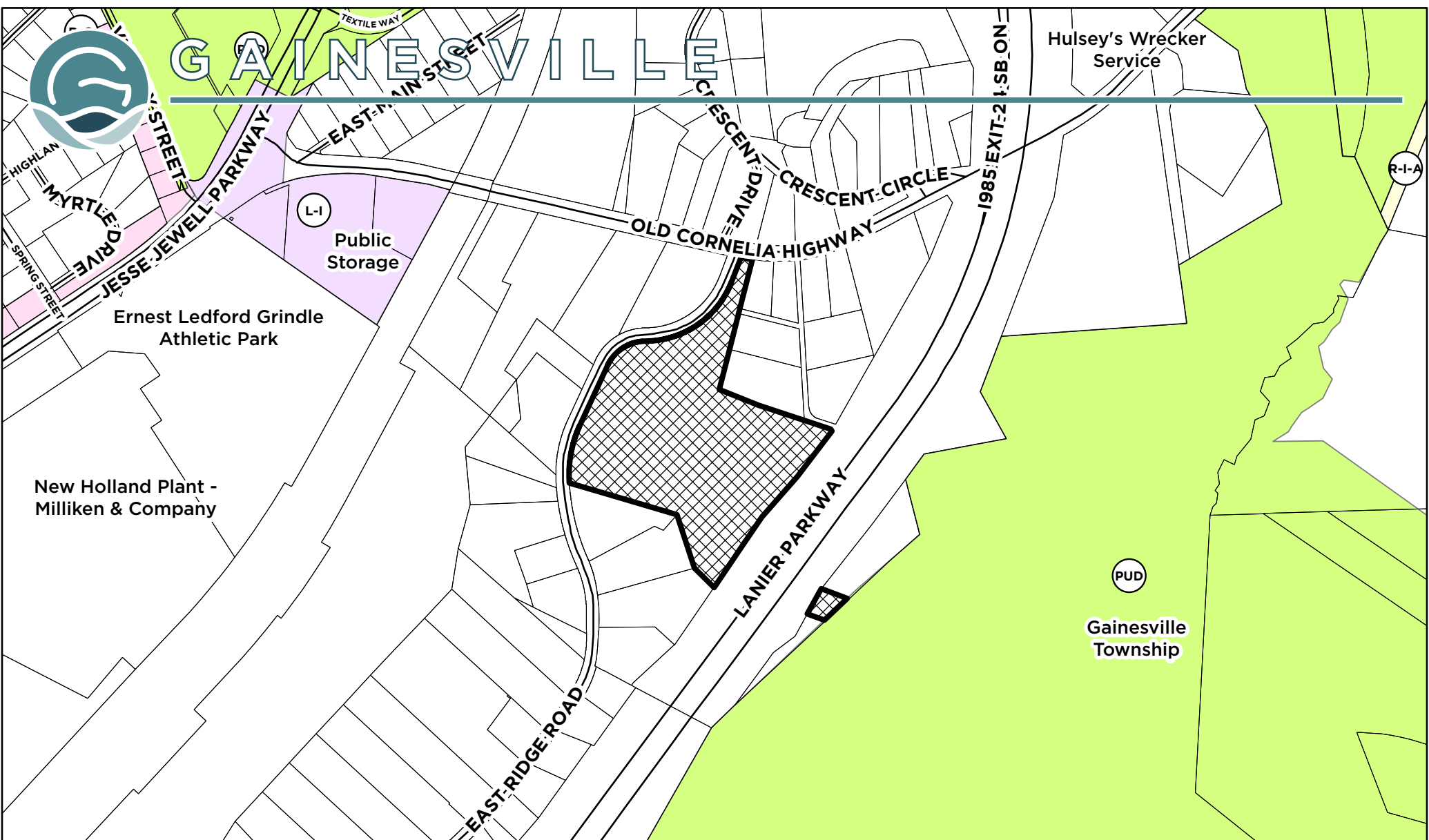
Conditions

1. **The subject property shall be limited to a maximum of 54 residential units. Multi-family apartments are not permitted.**
2. **All townhomes shall be a minimum of 24 feet in width and have front or rear loaded two-car garages.**
3. **The development standards within the applicant's narrative, site plans, and architectural renderings shall be made part of the zoning ordinance and shall be subject to the Community and Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
4. **A mandatory Homeowners Association (HOA) shall be required for the proposed development providing for the financial management, architectural controls, enforcement of community standards and management of all common areas. The Board will be established and operated by the developer until such time the powers are transferred to the HOA. A covenant shall be required to be recorded for the proposed development stating that no more than 20% of the total residential units may be rented.**
5. **All access point design for the subject property shall be submitted for review and approval by the Gainesville Public Works Director and Hall County Public Works department.**
6. **All proposed detention ponds shall be fenced and landscaped to mitigate the view from all roads and adjacent properties. All fencing and landscaping materials shall be approved by the Community and Economic Development Department Director.**
7. **The front yard of each lot shall be sodded and planted with at least one 3" caliper in size hardwood tree.**

- 8. The storage of all trash receptacles shall be screened from view from the road and adjacent properties.**
- 9. The developer shall use a variety of techniques to avoid the monotonous appearance of identical townhome buildings. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, and other similar techniques so that no townhome building is the same as any townhome building directly in front or on either adjacent side of the structure. Other architectural requirements shall include:**
 - Carriage-style garage doors with decorative hardware or other embellishments shall be used on all townhomes.**
 - All roofs shall consist of architectural/dimensional style asphalt shingles.**
 - All roofs and gables shall be of a pitch no less than 8/12.**
 - The exterior materials shall consist of a mixture of brick, stone, fiber cement siding, cedar shake or wood siding.**
 - A minimum 3-foot architectural foundation water table of matching brick or stone material, that also covers all exposed foundations, shall be required on the front and sides of the townhome buildings.**
 - Vinyl siding shall only be permitted on soffit areas.**



GAINESVILLE



Applicant: **BRYAN BRINSON**

Request: Annex +/- 13.36 AC and establish zoning as Residential-II (R-II) for a residential townhome development.

ANNEXATION REQUEST

Subject Property Address:
1376 East Ridge Road

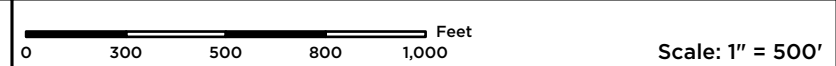
Tax Parcel:
15033B-000005

 **Subject Property**



Meeting Date: 07/08/2025

Map Prepared: 06/12/2025





GAINESVILLE

Hulsey's Wrecker Service



Applicant: **BRYAN BRINSON**

Request:
Annex +/- 13.36 AC and establish zoning as Residential-II (R-II) for a residential townhome development.

ANNEXATION REQUEST

Subject Property Address:
1376 East Ridge Road

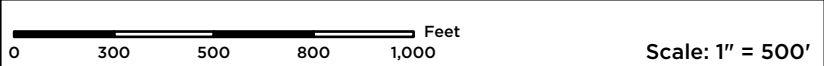
Tax Parcel:
15033B-000005

 **Subject Property**



Meeting Date: 07/08/2025

Map Prepared: 06/12/2025





SMITH GILLIAM WILLIAMS & MILES

Project Narrative for

1376 East Ridge Road – 13.36 +/- Acres

Amended 04/04/2025

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

LOCATION – 1376 East Ridge Road

Gainesville, GA 30501

APPLICANT – 1376 East Ridge Road, LLC, *Brian Brinson*

CONTACT – Steven P. Gilliam, Attorney

CURRENT ZONING – R-1

PROPOSED ZONING – R-II

ACRES – 13.36 +/- Acres

SUMMARY

The accompanying Application seeks a Rezoning from R-I to R-II for 13.36 acres of property located at 1376 East Ridge Road, Gainesville, Georgia 30501. The intent is to develop 93 townhome units of quality, 20’ and 24’ wide traditional single-family fee simple townhomes with an amenity area and mail kiosk with parking. The proposed use is consistent with the City of Gainesville Future Land Use Plan for residential use and appropriate for the City of Gainesville R-II District for this location, which is residential.

SITE DESCRIPTION

The overall tract is 13.36 acres with direct access from East Ridge Road. The water and sanitary sewer services are provided by the City of Gainesville. There are no known impediments to its successful development for the purposes intended. All roadways within the development shall be designed and constructed to City of Gainesville standards and dedicated to the City of Gainesville for public use. Thereafter, the City of Gainesville will maintain the roads. There shall be a Homeowners Association (HOA) with a Declaration of Restrictive Covenants. The HOA shall be professionally managed until Developer has sold 100% of the units.

Street Address:

Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

In Your Community. In Your Corner.

ADJACENCIES & ACCESS

The property is surrounded by R-I to the north, PUD to the east, AR-1 and I-1 to the south, and H-B and L-I to the west. Access to the property is from East Ridge Road and is adjacent to Lanier Parkway (Hwy 23) to the southeast.

PROJECT DIMENSIONAL STANDARDS

Parcel Size	13.36 +/- acres
Proposed Number of Lots	93
Proposed Density	7.45 U/A
Streets	Public
Water and Sewer Provider	City of Gainesville
Lot Sizes	20' x 100' and 24' x 90'
Amenities	Dog Park; Mail Kiosk with parking
Storm Water Management Areas	2
Minimum Setback from Sidewalk	20.42 feet from back of sidewalk to garage on the 24' lot and 20 feet from back of sidewalk to garage on the 20' lot
Sidewalks – Both Sides of the Street	5 feet
Mail Kiosk (CBU)	1 with parking
Setback from Right of Way	30 feet
Solid Waste Pick-Up	City of Gainesville

ARCHITECTURAL MATERIALS & SITE IMPROVEMENTS

All facades of all residences shall be finished with masonry (brick or stone), wood, or fiber cement/Hardi-plank type siding. The builder intends to build:

- Single Family Fee Simple attached dwellings with one-car garages for the 20' x 100' townhomes, and two-car garages for the 24' x 90' townhomes.
- Front facades with a combination of masonry and fiber cement siding materials
- Side and rear facades with masonry, fiber cement siding, or shake siding
- Speed tables in coordination with City of Gainesville Engineering
- Each unit will be offset 3-4 feet from the neighboring units.
- All buildings contain six units.

SIGNAGE

Entry monument signs shall be located at the northeast and southeast entrances at East Ridge Road. All permanent signage must be outside of any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat.

AMENITIES

- Dog Park
- Guest Parking Spaces: 37
- Mail Kiosk (CBU)

CONCEPTUAL MASTER PLAN

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

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the R-II master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the City of Gainesville Ordinance Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of Gainesville Ordinance Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the

Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the City of Gainesville to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the City of Gainesville without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the R-II zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the City of Gainesville City Council to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Applicant reserves all due process rights granted to them under O.C.G.A. 36-66-5.1. et. seq, to petition the courts for review of a local government's exercise of zoning, administrative, or quasi-judicial powers, as set forth in those code sections and statutes.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this requested Rezoning to R-II to the existing R-I zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

Bryan Brinson
1376 East Ridge Road, LLC
bryanbrinson@outlook.com
404-323-5461

Steven P. Gilliam
Smith, Gilliam, Williams & Miles, P.A.
sgilliam@sgwmfirm.com
770-536-3381

NOTES:

SITE AREA:
 TRACT 1: 12.47 ± AC
 TRACT 2: 0.89 ± AC
 TOTAL: 13.36 ± AC

TOTAL UNITS: 92

LOT SIZE: 20' X 100'
UNITS: 48

LOT SIZE: 24' X 100'
UNITS: 44

DENSITY: 7.37 UNITS/AC

TOTAL PARKING: 37 SPACES

ATTACHED BUILDING SETBACKS:

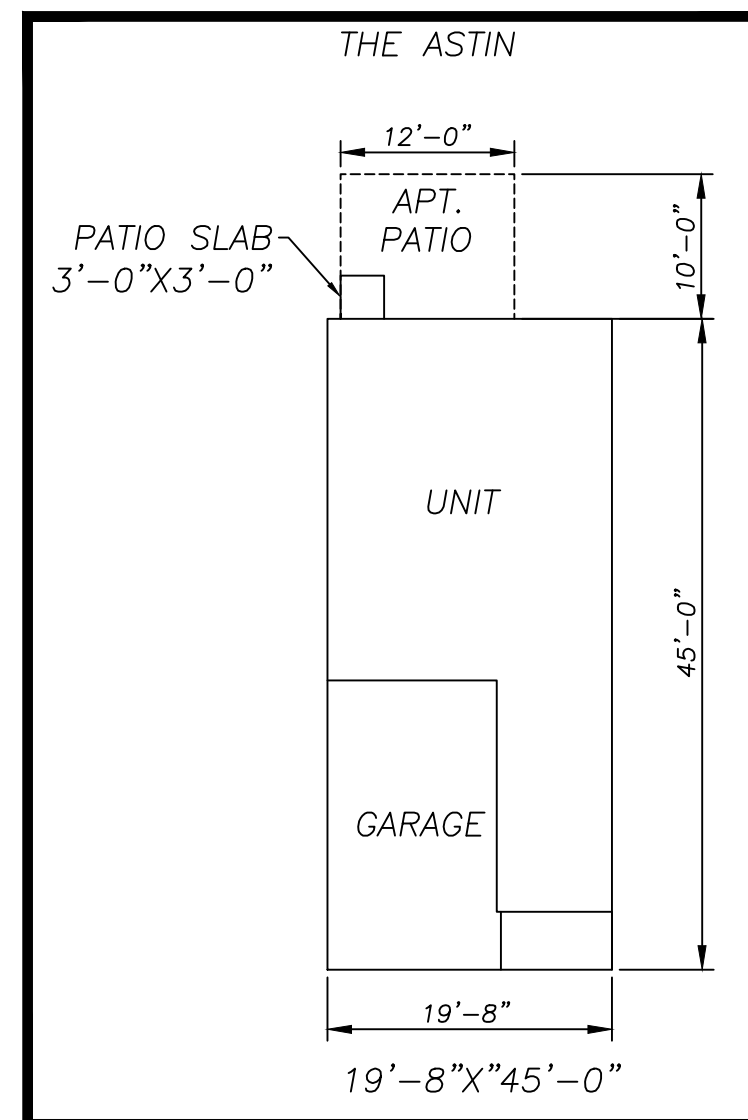
FRONT: 30'
 REAR: 20'
 SIDE: N/A
 MIN. SEPARATION: 20'

TYPICAL STREET: 28' BC/BC, 50' R/W

SIDEWALKS: 5' (BOTH SIDES OF STREETS)

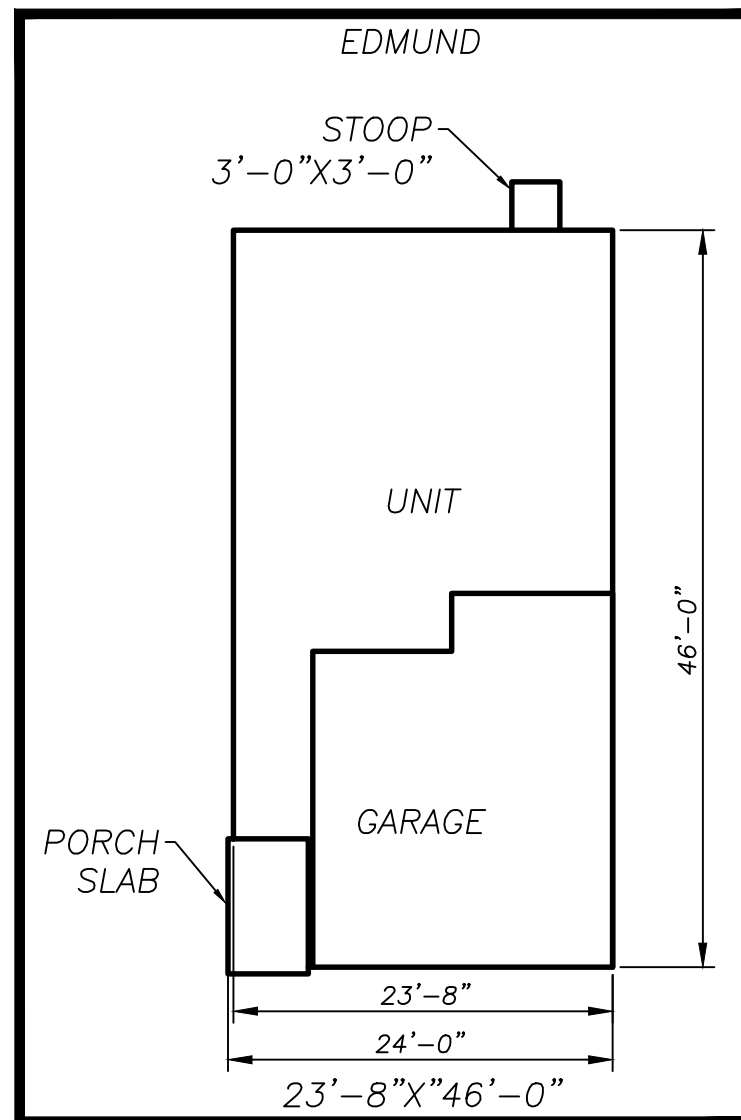
BEAUTY STRIP: 2' GRASSED STRIP (BOTH SIDES OF STREETS)

SINGLE FAMILY ATTACHED PRODUCT
 N.T.S.

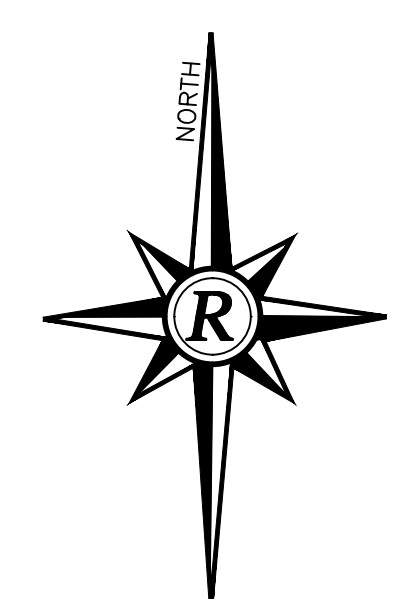
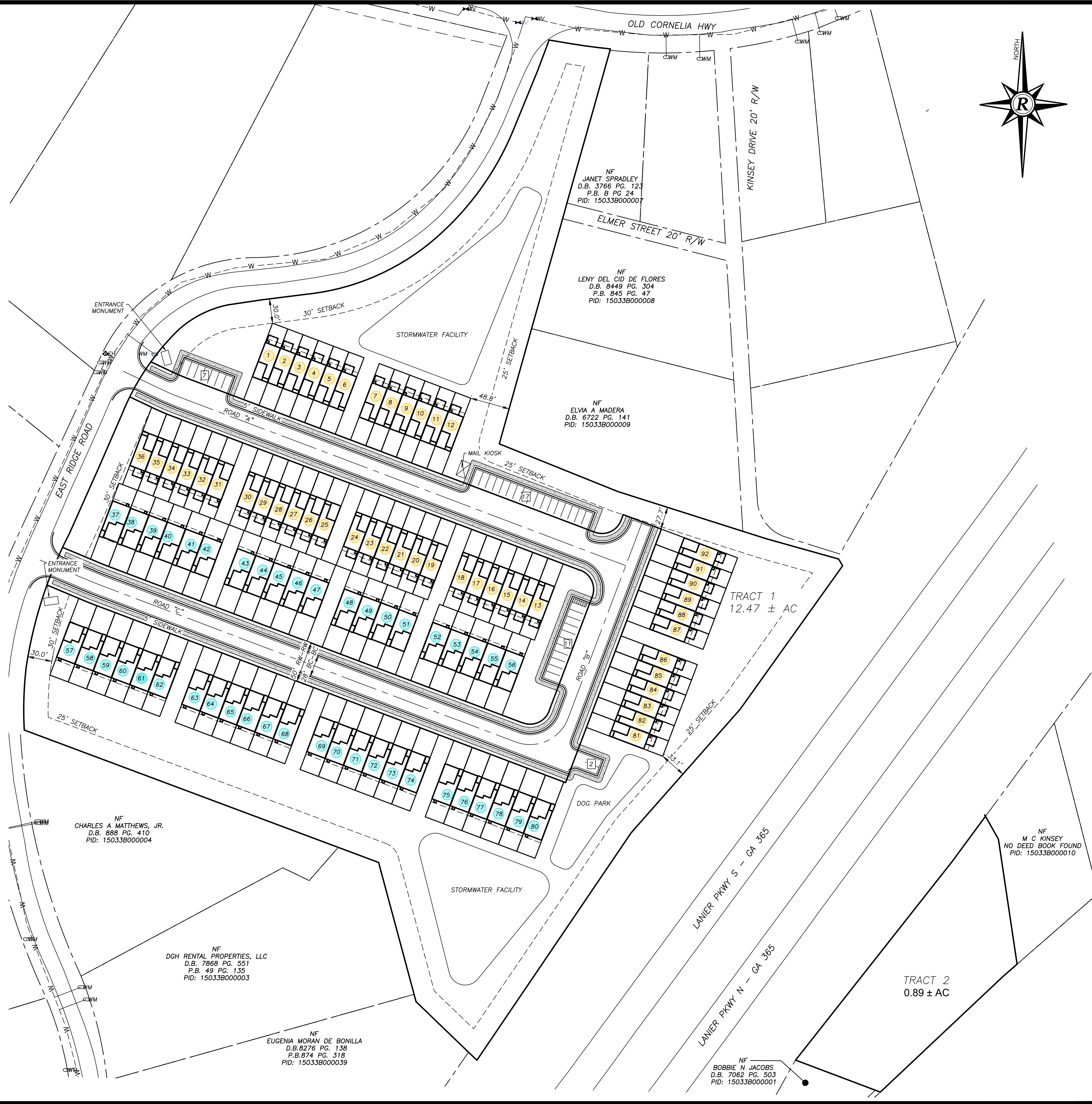
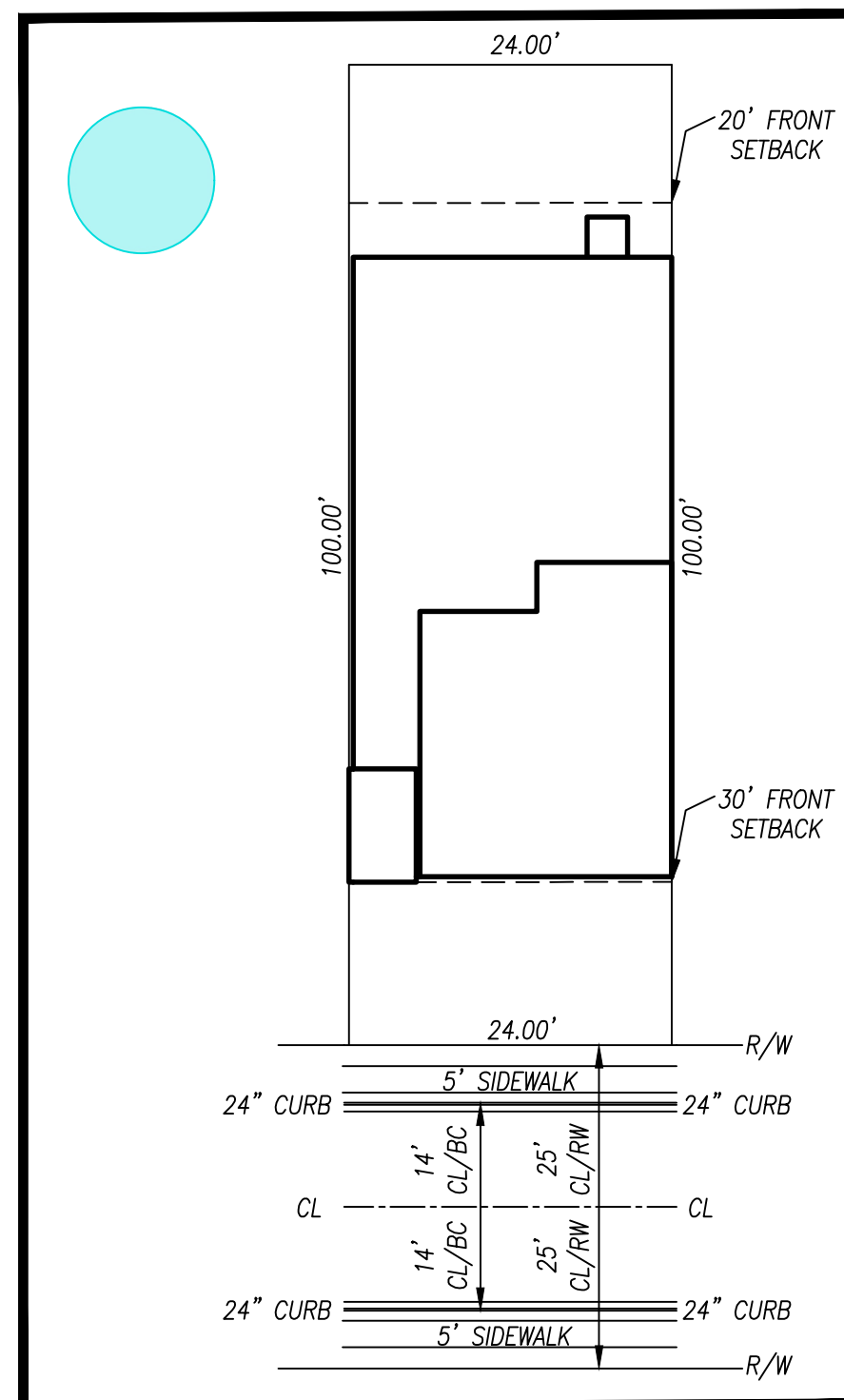
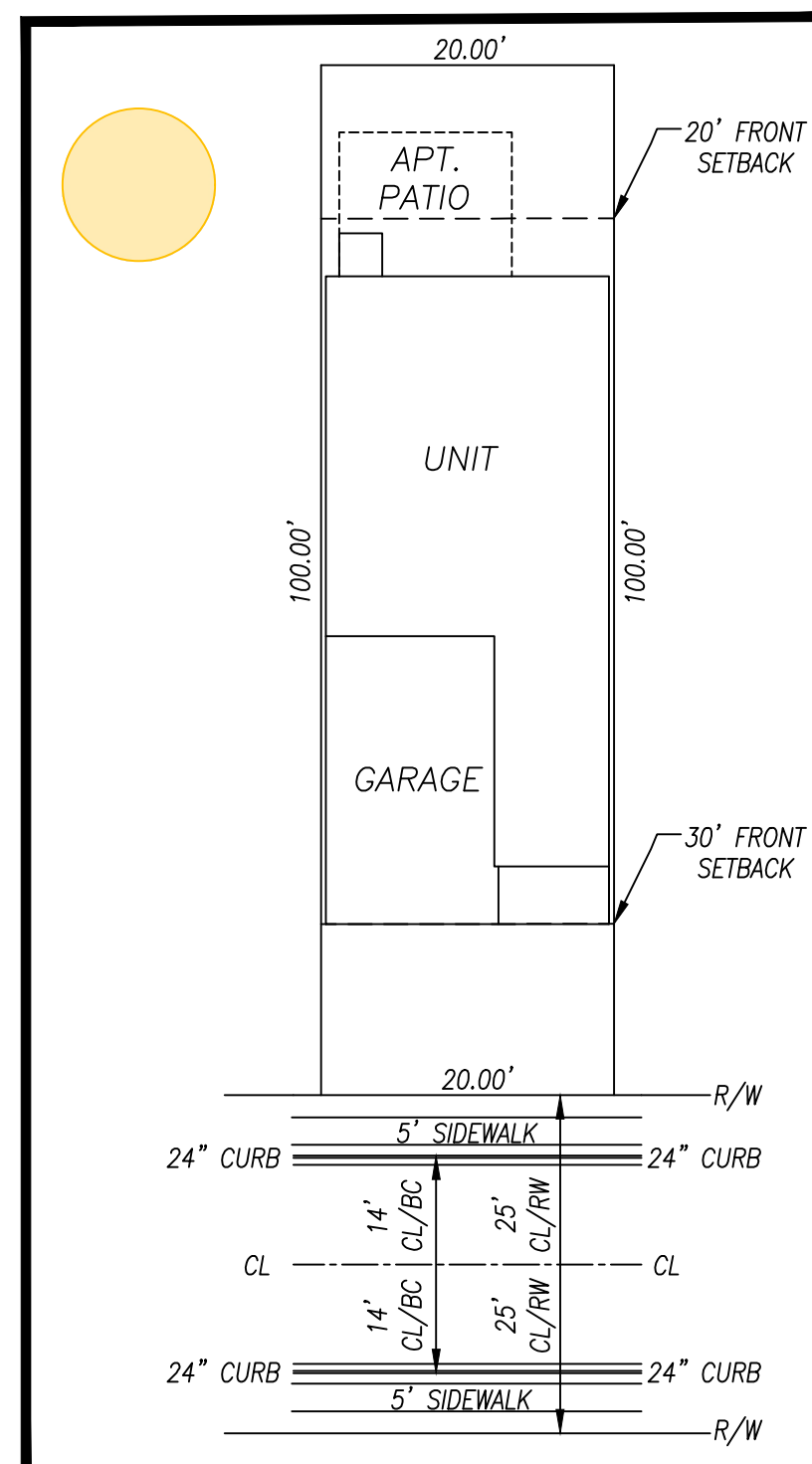


TRIPICAL LOT
 20'X100' LOT
 N.T.S.

SINGLE FAMILY ATTACHED PRODUCT
 N.T.S.



TRIPICAL LOT
 24'X100'
 N.T.S.



Rochester
 DCCM
 Rochester & Associates, LLC
 425 Oak St NW, Gainesville, GA 30501
 770.718.0600 | rochester.dccm.com

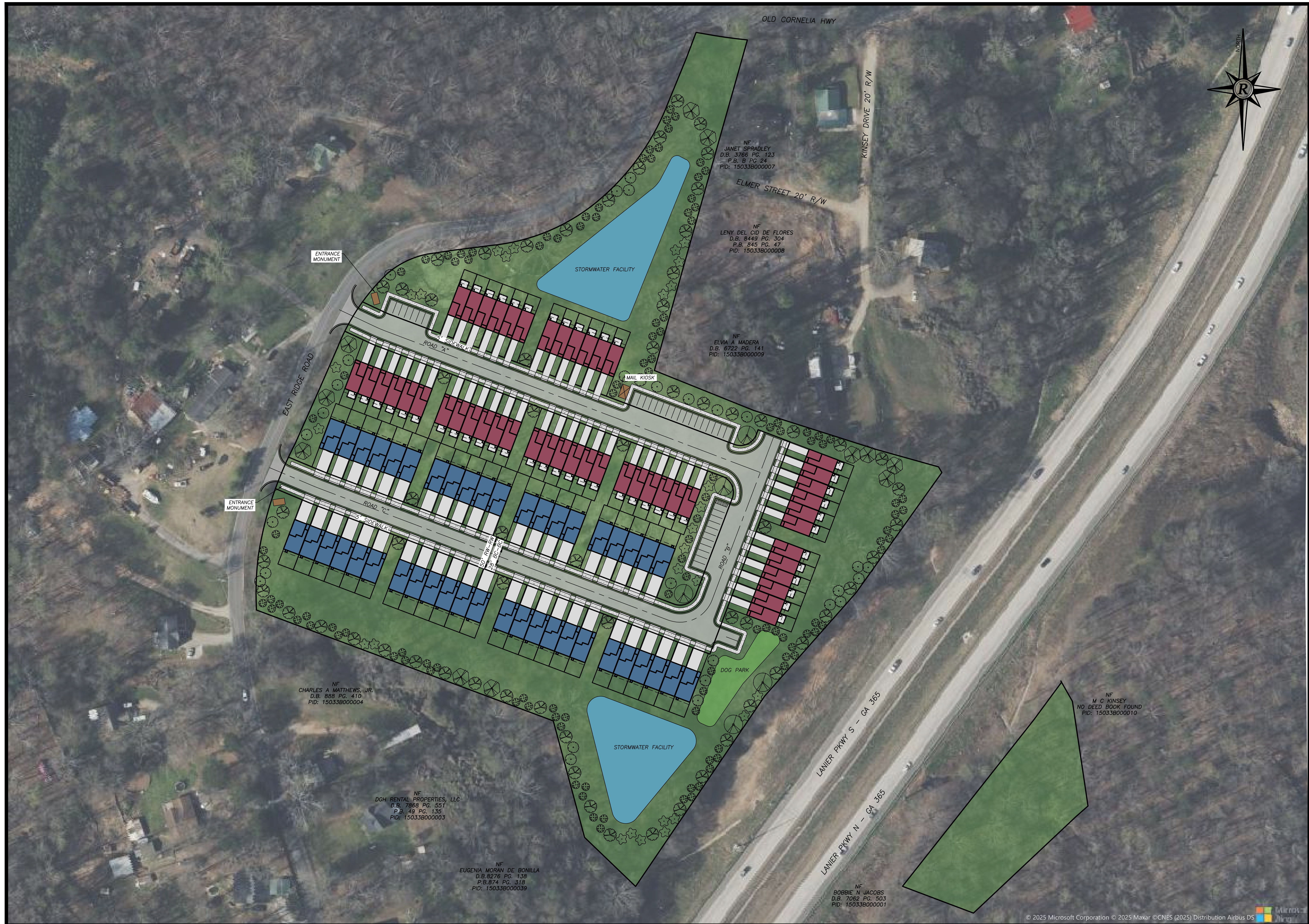
1376 EAST RIDGE ROAD
 PID: 15033B000005
 FOR: SITE EXHIBIT
 LOCATED IN: GAINESVILLE DISTRICT, GMD 411
 HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE WRITTEN APPROVAL OF ROCHESTER/DCCM IS REQUIRED FOR ALL CHANGES. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
 30' 0" 60' 120'

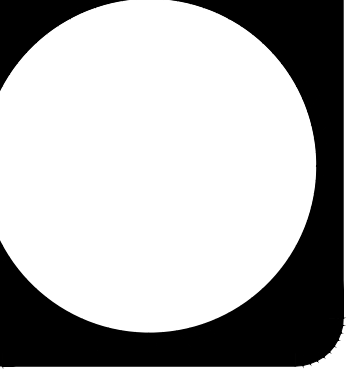
SHEET
 1
 OF
 1
 DATE: 04/08/2023
 SCALE: 1"=60'
 JOB NO.: 15033B000005
 DRAWN BY: KS



NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THIS DRAWING WITHOUT THE WRITTEN APPROVAL OF ROCHESTER | DCCM VOIDS THE SEAL SHOWN HEREON AND ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
 30' 0" 60' 120'



SHEET	1
OF	1
DATE:	04/08/2025
SCALE:	1"=60'
JOB NO.:	15033B000005
DRAWN BY:	KS/ABU

NOTES:

SITE AREA:
 TRACT 1: 12.47 ± AC
 TRACT 2: 0.89 ± AC
 TOTAL: 13.36 ± AC

TOTAL UNITS: 92

LOT SIZE: 20' X 100'
UNITS: 48

LOT SIZE: 24' X 100'
UNITS: 44

DENSITY: 7.37 UNITS/AC

TOTAL PARKING: 37 SPACES

ATTACHED BUILDING SETBACKS:

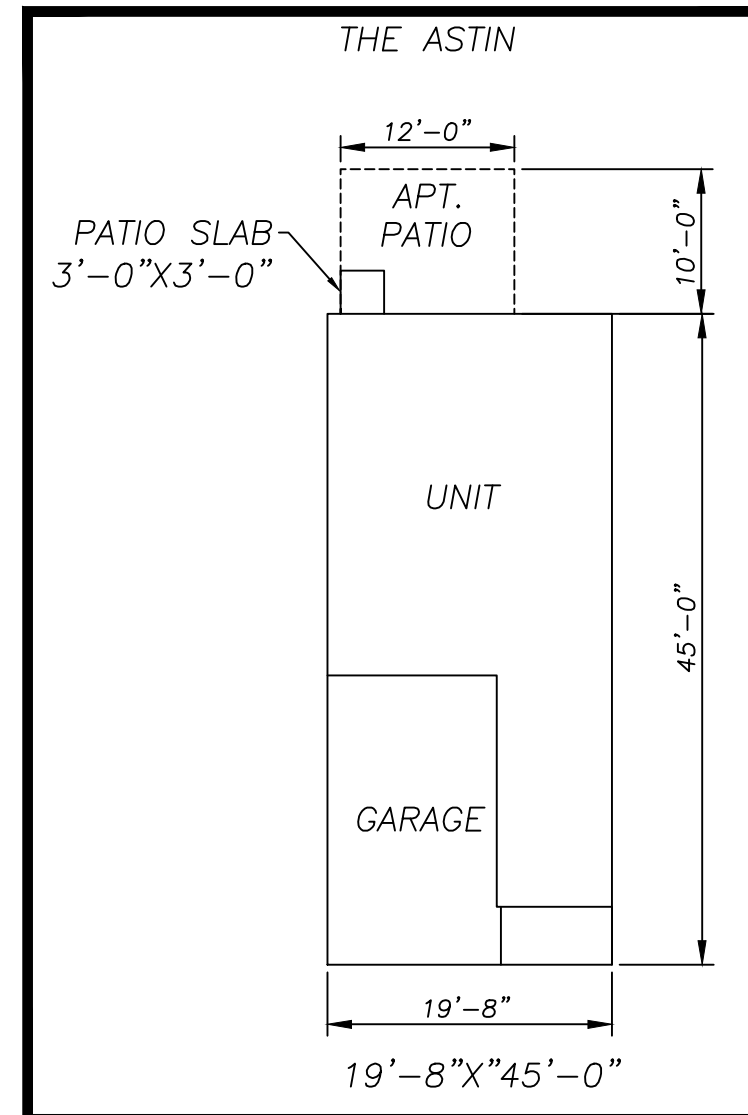
FRONT: 30'
 REAR: 20'
 SIDE: N/A
 MIN. SEPARATION: 20'

TYPICAL STREET: 28' BC/BC, 50' R/W

SIDEWALKS: 5' (BOTH SIDES OF STREETS)

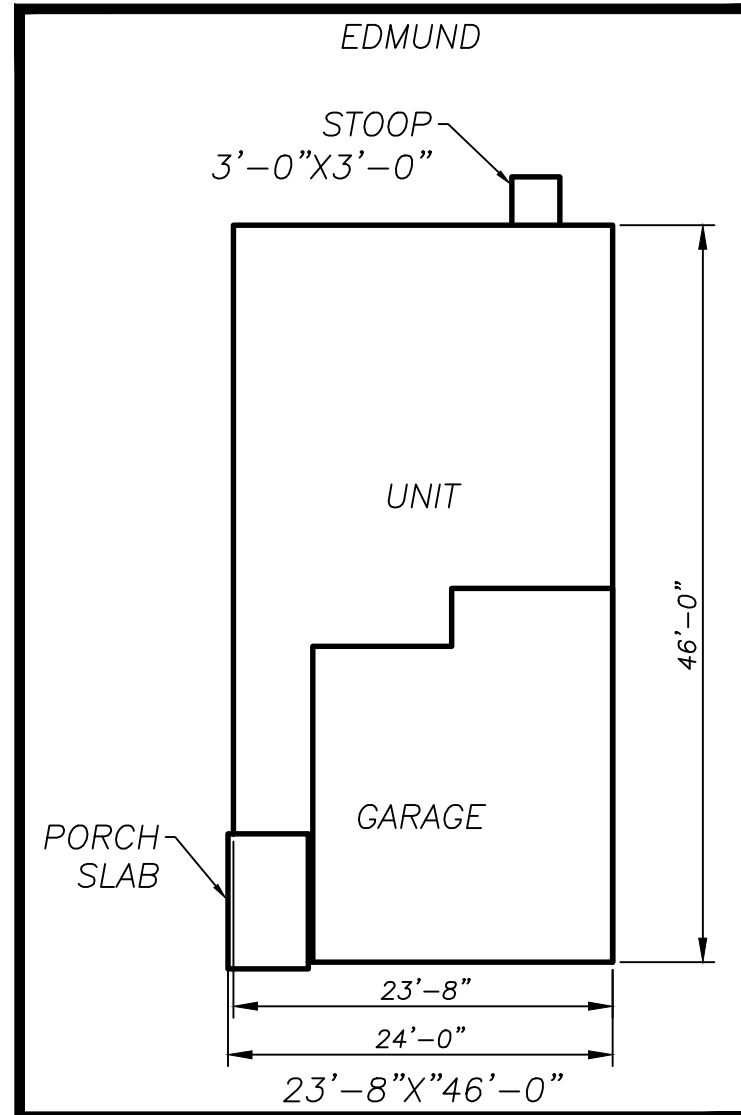
BEAUTY STRIP: 2' GRASSED STRIP (BOTH SIDES OF STREETS)

SINGLE FAMILY ATTACHED PRODUCT
 N.T.S.

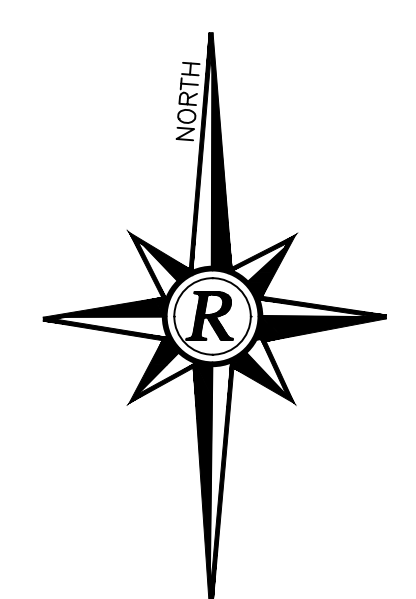
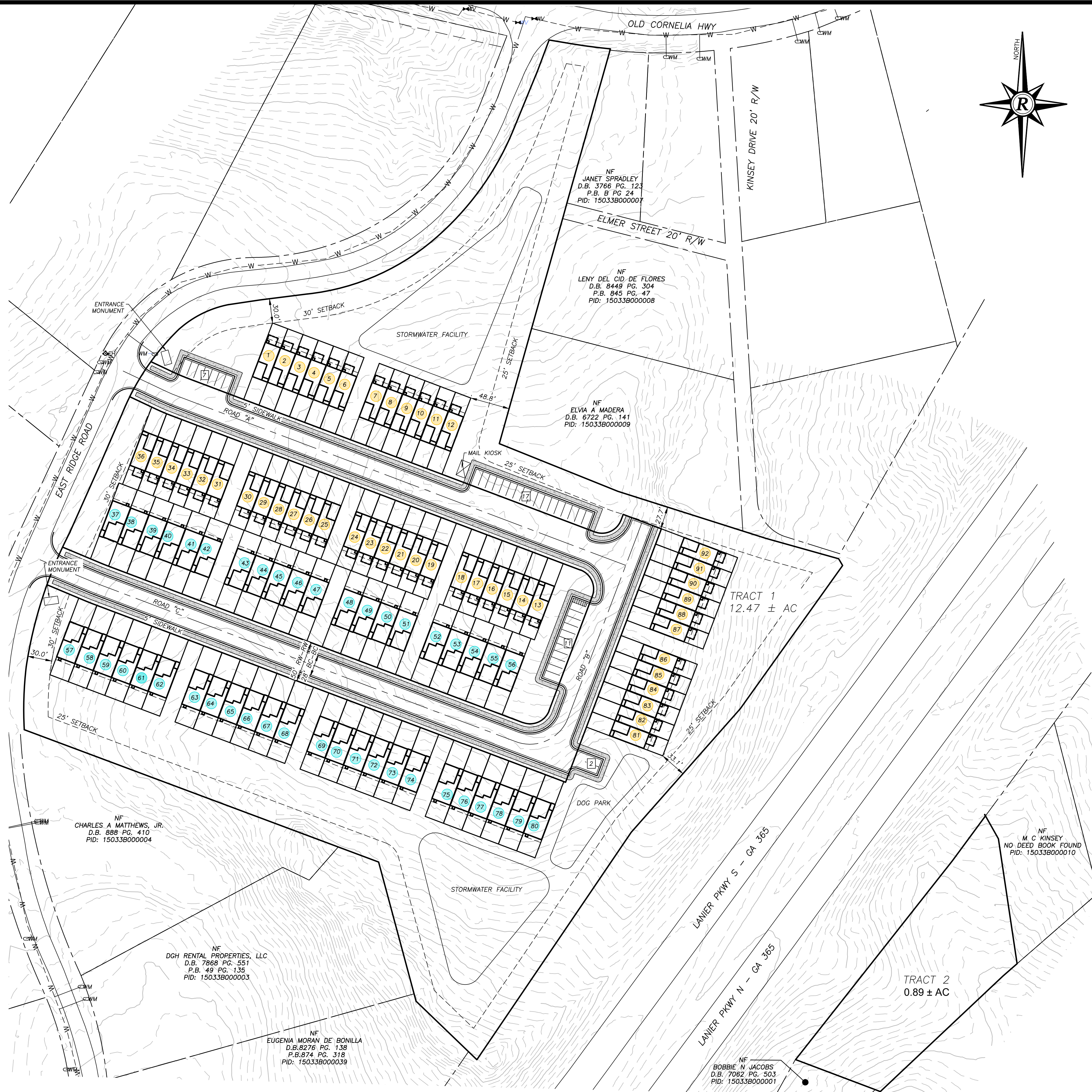
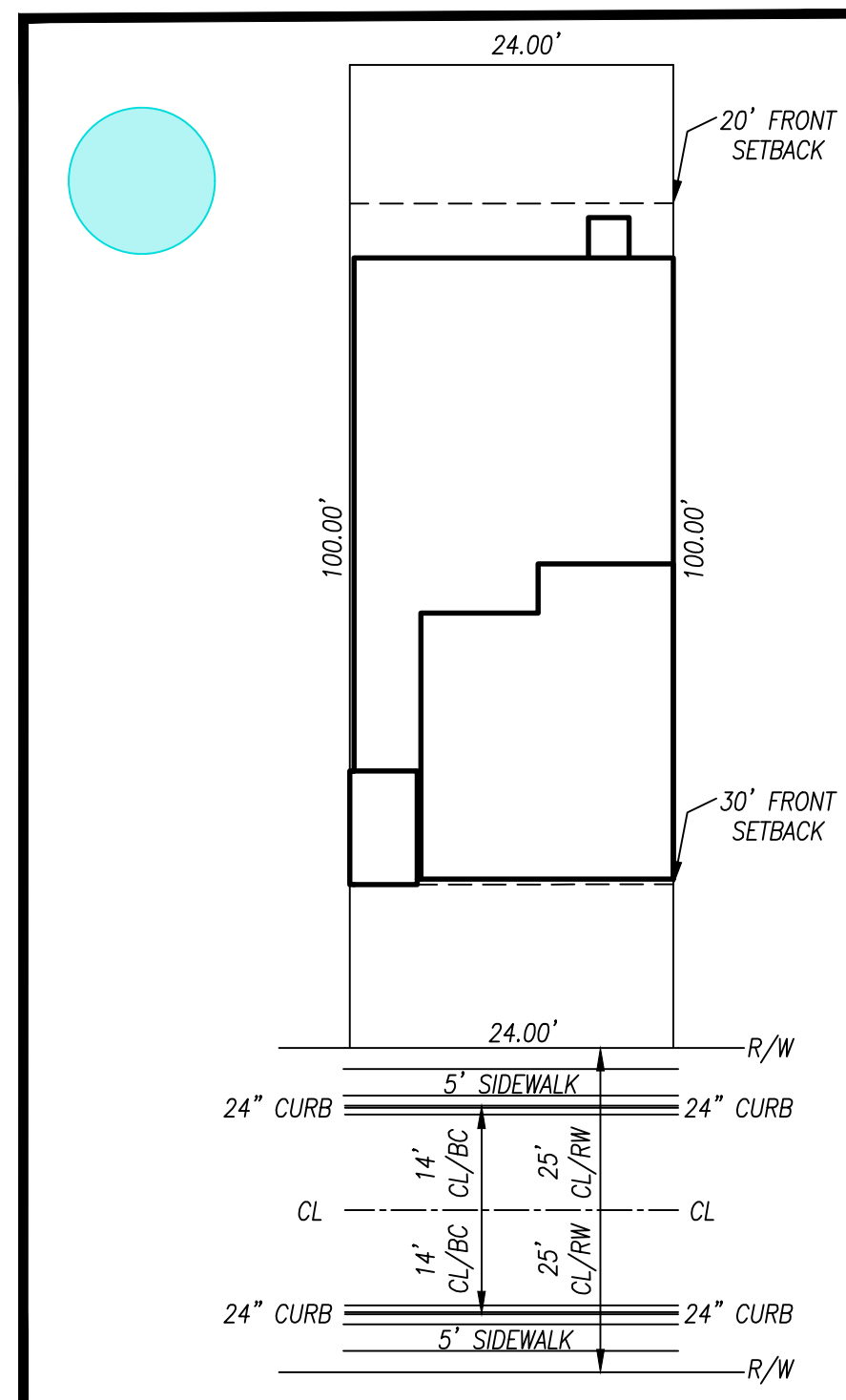
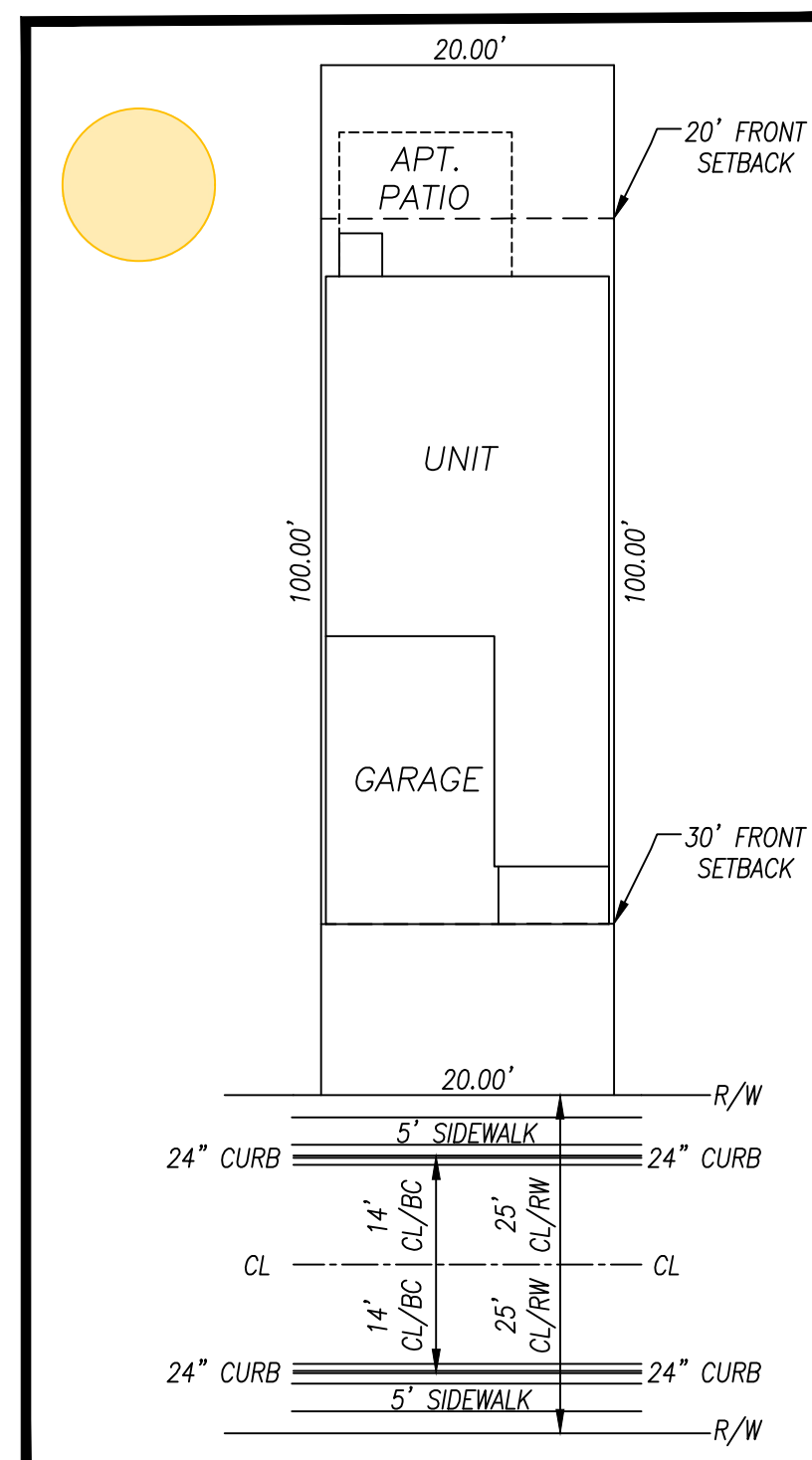


TRIPICAL LOT
 20'X100' LOT
 N.T.S.

SINGLE FAMILY ATTACHED PRODUCT
 N.T.S.



TRIPICAL LOT
 24'X100' LOT
 N.T.S.



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FOR:
1376 EAST RIDGE ROAD
PID: 15033B000005
 LOCATED IN
 GAINESVILLE DISTRICT, GMD 411
 HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE WRITTEN APPROVAL OF ROCHESTER/DCCM IS REQUIRED FOR ANY CHANGES. ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
 30' 0" 60' 120'

SHEET
1
 OF
1

DATE: 04/08/2025
 SCALE: 1"=60'
 JOB NO.: 15033B000005
 DRAWN BY: KS

NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130466 0195 F EFFECTIVE DATE: SEPTEMBER 29, 2006

EQUIPMENT USED FOR MEASUREMENT: TOPCON G.T.S. 825A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,434 FEET AND AN ANGULAR ERROR OF 00'00"00" PER ANGULAR POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: J.S. & J.M.J.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REFERENCES:

- DEED BOOK 6193, PAGES 342-344
- SURVEY FOR G.H. WALDREP ESTATE, RICHARD WALDREP AND MRS. J.C. WALDREP, PREPARED BY HENRY GRADY JARRARD, RLS NO. 1182, DATED MAY, 1974, REVISED SEPTEMBER 5, 1975 AND REVISED DECEMBER 22, 1977.
- PLAT BOOK 35, PAGES 221-222

LEGEND:

- I.P.F. - IRON PIN FOUND
- C.T.F. - CRIMPED TOP PIN FOUND
- R.B.F. - REBAR PIN FOUND
- R.B.S. - REBAR PIN SET
- O.T.F. - OPEN TOP FOUND
- C.P. - CALCULATED POINT
- C.M.F. - CONCRETE MONUMENT FOUND
- B.C. - BACK OF CURB
- C/L - CENTER LINE
- C.M.P. - CORRUGATED METAL PIPE
- D.I. - DROP INLET
- D.I.P. - DUCTILE IRON PIPE
- F.H. - FIRE HYDRANT
- G.W. - GUY WIRE
- G.V. - GAS VALVE
- G.M. - GAS MAIN
- HDPE - HIGH DENSITY POLYETHYLENE PIPE
- L.L.L. - LAND LOT LINE
- L.P. - LIGHT POLE
- S.H. - SANITARY SEWER MANHOLE
- N/F - NOW OR FORMERLY
- P.F. - POWER POLE
- P.T.B. - POWER TRANSFORMER BOX
- P/L - PROPERTY LINE
- P.V.C. - POLYVINYL CHLORIDE PIPE
- R/W - RIGHT OF WAY
- R.C.P. - REINFORCED CONCRETE PIPE
- S/B - SETBACK
- S.P. - SERVICE POLE
- P.L. - POWER LINE
- T.R. - TELEPHONE RISER
- W. - WATER MAIN
- W.M. - WATER METER
- W.V. - WATER VALVE
- W.F. - WOOD FENCE
- H.W.F. - HOG WIRE FENCE
- - - - - - CONTIGUOUS

TRACT "A" AREA: 12.47 ACRES
(INCLUDES PARCEL "A" AREA)

TRACT "B" AREA: 0.89 ACRES

TRACT "A"
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 542,467 FEET

TRACT "B"
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,571 FEET

PARCEL "A"
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 304,813 FEET

Parcel "A"
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 304,813 FEET

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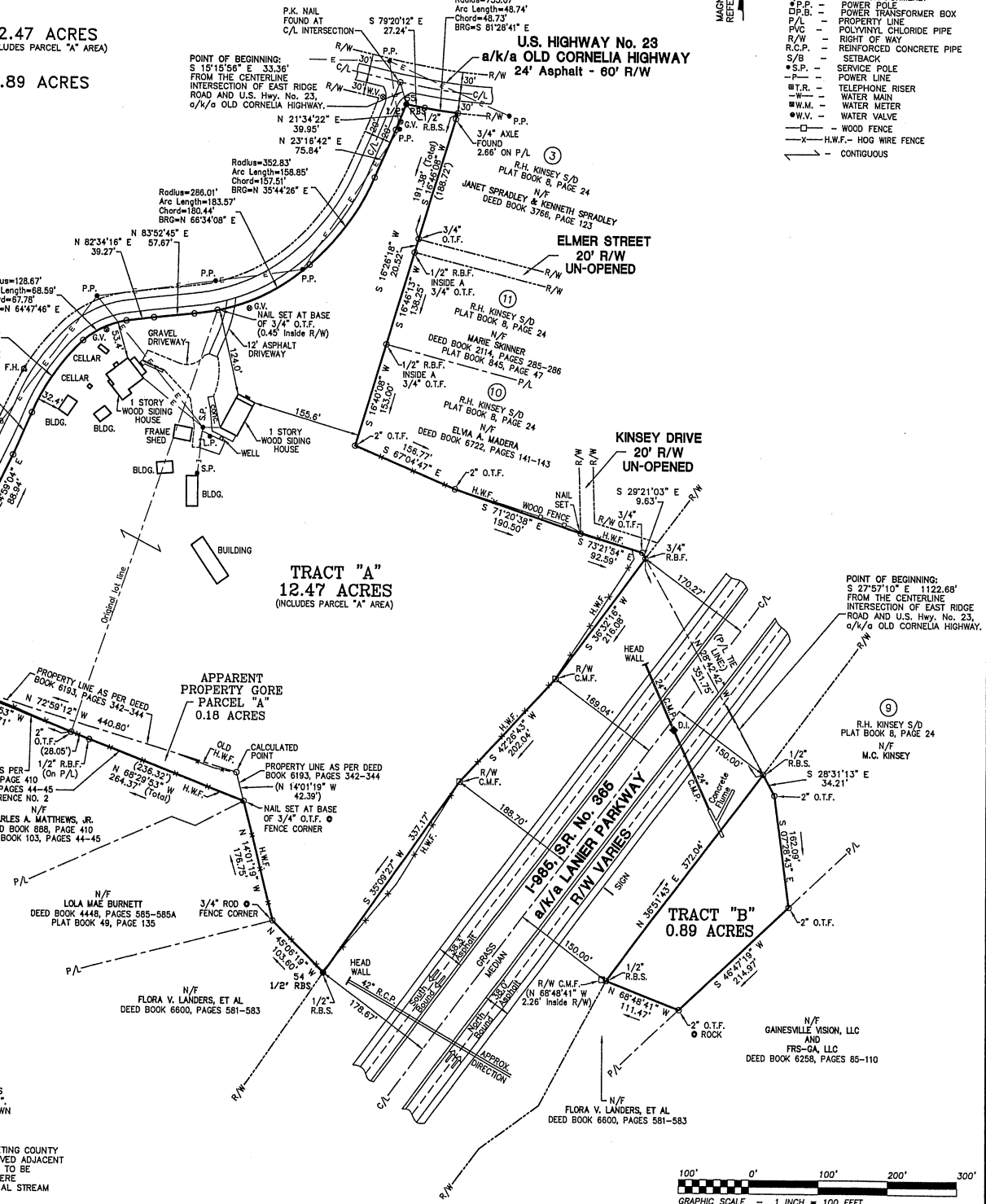
Parcel "A"
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 304,813 FEET

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Parcel "A"
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 304,813 FEET



THIS SURVEY WAS NOT PREPARED FROM THE AID OF A TITLE SEARCH AND IS SUBJECT TO ANY RESTRICTIONS OR EASEMENTS THAT MIGHT BE RECORDED.

THIS PLAT OR SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTY OR PARTIES LISTED UNDER THE CAPTION "SURVEY FOR." ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

STATE WATERS BUFFER:

AN UNDISTURBED VEGETATIVE BUFFER MEETING COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

REGISTERED PROFESSIONAL LAND SURVEYORS

PATTON LAND SURVEYING

P.O. BOX 256
GAINESVILLE, GA. 30603
PHONE: (770) 532-6492
FAX: (770) 532-1906
www.pattonsurveying.com

SURVEYED BY: J.M.J. DRAFTED BY: R.G.W.
COMPUTATIONS BY: R.G.W. CHECKED BY: C.M.P.

SURVEY FOR:

DUNAGAN ESTATES PROPERTIES, LLC

- LOCATED IN -
**GAINESVILLE, G.M.D. 411
HALL COUNTY, GEORGIA**

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR

CHRIS M. PATTON

County Surveyor
Hall County, Georgia

SHEET NUMBER:
1 of 1

SCALE: 1" = 100'

SURVEY DATE: 06/18/2012
PLAT DATE: 06/20/2012

12-119.dwg
JN. 12-119



24' Wide Unit -Two Car Garage



20' Wide Unit -One Car Garage



July 1, 2025

Gainesville Planning & Appeals Board
311 Henry Ward Way
Gainesville, GA 30501

RE: Formal Opposition to Proposed Annexation Request at 1376 East Ridge Road

Dear Members of the Gainesville Planning and Appeals Board,

On behalf of the Gainesville City Board of Education, I am writing to express our strong opposition to the proposed annexation request, identified as **1376 East Ridge Road**, which is currently under consideration. Gainesville City Board of Education opposes any and all annexations related to residential developments. This annexation and rezoning will impose undue burdens on our existing residential infrastructure and create transportation difficulties for our school system.

- **Residential Infrastructure:** City of Gainesville residential developments over the last five years has been excessive, leading to an increase of more than 750 students. By comparison Hall County School District has only increased 350 students in the same timeframe. While many units are still under construction in the city limits, annexation for residential growth is unnecessary. The location of the proposed development is approximately 1 mile from existing GCSS residential units.
- **Transportation:** Currently, there are no routes on East Ridge Road. The addition of an annexed, new development necessitates a re-evaluation and potential expansion of school bus routes, which could lead to longer bus rides for students, increased operational costs for the school district, and potential delays in service. Our school transportation system is already operating efficiently within its current parameters; adding complexity without adequate planning for expansion will severely hinder its effectiveness.

We urge the Planning and Appeals Board to consider these significant challenges thoroughly. While growth is often seen as beneficial, it must be managed responsibly and sustainably, ensuring that the existing community's well-being and infrastructure are not compromised. The burdens associated with this annexation far outweigh any perceived benefits at this time.

We respectfully request that you deny this annexation request. Thank you for your time and consideration.

Sincerely,

Dr. Jeremy H. Williams, Superintendent
On behalf of the Gainesville City Board of Education



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: June 12, 2025
Date Submitted: June 16, 2025
Final Approval Date: June 19, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from Tres Hermanos Groceries, LLC to rezone a 0.57± acre tract located on the east side of Chestnut Street, between High Street and Martin Luther King Jr. Boulevard (a/k/a 819 and 829 Chestnut Street, SE) from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II).
Meeting Date: July 8, 2025

Purpose of Request:

The applicant is proposing to rezone the subject properties to construct seven (7) detached townhomes for rent. The subject property consists of two parcels, of which one is zoned R-II and is undeveloped. The second parcel is zoned H-I and includes a rental home that will be demolished. The parcels will be combined, and one private access road is proposed off Chestnut Street. It is the intent to have the City of Gainesville provide solid waste services. Each unit will be 2 stories in height with 1,200 square feet of heated floor space and 3 bedrooms and 2 ½ baths. Two driveway parking spaces will be provided for each unit and two guest parking spaces a planned within the development. The exterior of the building will consist of a mixture of hardy board and stone accents and architectural shingles. According to the applicant, the development will conform to the requirements of the Midtown Overlay and all building finishes, surface materials, color treatments and exterior details shall be subject to review and approval of the City of Gainesville planning staff.

The properties are located within the Midtown Overlay Zone and the adjacent uses include rental homes, mini-warehouse storage facility, Tres Hermanos grocery store, bakery, commercial/office uses and vacant land.

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. Rezoning Narrative
4. Concept Plan
5. Color Concept Plan
6. Plat
7. Architectural Rendering - Floor Plan

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Tres Hermanos Groceries, LLC
Location..... 819 and 829 Chestnut Street, SE
Request..... Rezone to from R-II & H-I to R-II
Total Acres 0.57± acre
Ward..... Three
Proposed Use..... Residential townhomes
Planning Division Staff Recommendation **Approval, with conditions**
Date..... July 8, 2025

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

The applicant is proposing to rezone the subject properties to construct seven (7) townhome-style apartments that will be for rent. The subject property consists of two parcels of which one is zoned Residential-II (R-II) and is undeveloped. The second parcel is zoned Heavy Industrial (H-I) and contains a rental home that will be demolished. The parcels will be combined, and one private access road with 5-foot wide sidewalks is proposed off Chestnut Street. A bio-retention pond or detention pond is planned within the property adjacent to Chestnut Street which is required to be designed as a landscape feature. It is the intent to have the City of Gainesville provide solid waste services.

The detached units will be 2 stories in height with 1,302 square feet of heated floor space and 3 bedrooms and 2 ½ baths. There will be two driveway parking spaces beside each unit and a total of two guest parking spaces will be provided. The exterior of the building is of contemporary design and will consist of a mixture of hardy board with stone accents. According to the applicant, the development will conform to the requirements of the Midtown Overlay Zone, and all building finishes, surface materials, color treatments and exterior details shall be subject to review and approval of the City of Gainesville planning staff.

Adjacent Land Use and Zoning

Location	Use	Zoning
North	Two-family (duplex) homes	Residential-II (R-II)
South	Single-family homes	Heavy Industrial (H-I)
East	Mini storage, Church and Vacant land	General Business (G-B)
West	Grocery Store, Bakery, Retail strip center	Heavy Industrial (H-I)

Other nearby uses include the Gainesville Department of Community Supervision field office, Chastain Janitorial Supply, and Central Baptist Church.

▪ **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 Greg Loyd to rezone a 0.397± acre tract located at 812 Dixie Street from General Business (G-B) to Residential-II (R-II) for four condominium units was approved with conditions.

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

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

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

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

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

2020- A request by 1779 Property Rentals, LLC to rezone a 3.68± acres tract located at 310, 316 & 430 High Street; 1779 Martin Luther King Jr. Boulevard from Residential-II (R-II), Planned Unit Development (P-U-D) and Heavy Industrial (H-I) to Light Industrial (L-I) for the expansion of an existing industrial pipe and supply business was approved with conditions.

▪ **Staff Analysis**

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

The surrounding properties include a mixture of uses such as single-family, multi-family, office, institutional, commercial and light industry. The purpose of the request is to combine the properties and bring them under one zoning classification and to provide housing options.

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

The proposed townhome-style apartments conform with the adjacent and nearby residential properties. The proposed residential units appear to be of good quality and will provide another housing option within Midland Gainesville.

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

It is the staff's opinion the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Downtown*

Mixed-Use category, which is similar to General Mixed-Use, but at a higher intensity. This includes areas containing predominantly retail uses and other higher density residential uses featuring a mix of traditional and contemporary architectural styles. Residential above ground-floor retail or offices uses are also encouraged.

According to the Character Area map for the City of Gainesville, the subject property is located within the Midland subarea of the *Central Core* Character Area, which is the historic heart of Gainesville, centered on the square and extending to the east, west and south. The vision for this area is to continue to evolve as the symbolic heart of the city and should strive for a more sustainable mixture of uses. Recent and ongoing public improvements Downtown and Midland have begun a long-term transition to more diverse land uses and redevelopment opportunities. The appropriate land uses in this Character Area include Parks and recreation, Higher density single-family residential, multi-family residential, General mixed-use, Downtown mixed-use, Commercial, Public and institutional.

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

The R-II zoned portion of property can currently be developed for any type of residential use. In addition to office, commercial, light industrial and heavy industrial uses, the H-I zoned portion of property could be developed for single-family, two-family, fee-simple townhomes and residential condominiums, which are both allowed by right in the Midtown Overlay Zone regardless of the zoning district. Rezoning the H-I portion of property to R-II would bring the use into better conformity with most of the adjacent properties and allow for better design standards.

(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 H-I zoning to R-II zoning should not substantially affect public facilities or services.

There is sufficient existing water and sewer capacity that can serve the proposed development. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and Gainesville Fire Station #1 is approximately 0.54± mile from the subject property.

The proposal will slightly increase ingress and egress traffic movements along Chestnut Street. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the duplex apartments on average could generate 41± new trips per day, 5± A.M. and 5± P.M. peak hour trips.

The impact on the City School System should be minimal given the school bus route currently serves the area, and the development is small in scale.

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

It is staff's opinion the proposed residential use appears to be consistent with existing and expected uses of the Future Land Use Map and Character Area Map, and is within the appropriate density range of 12 du/ac. The surrounding uses consist of older single-family, duplex, multi-family, commercial and light industrial properties.

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

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

▪ **Staff Recommendation**

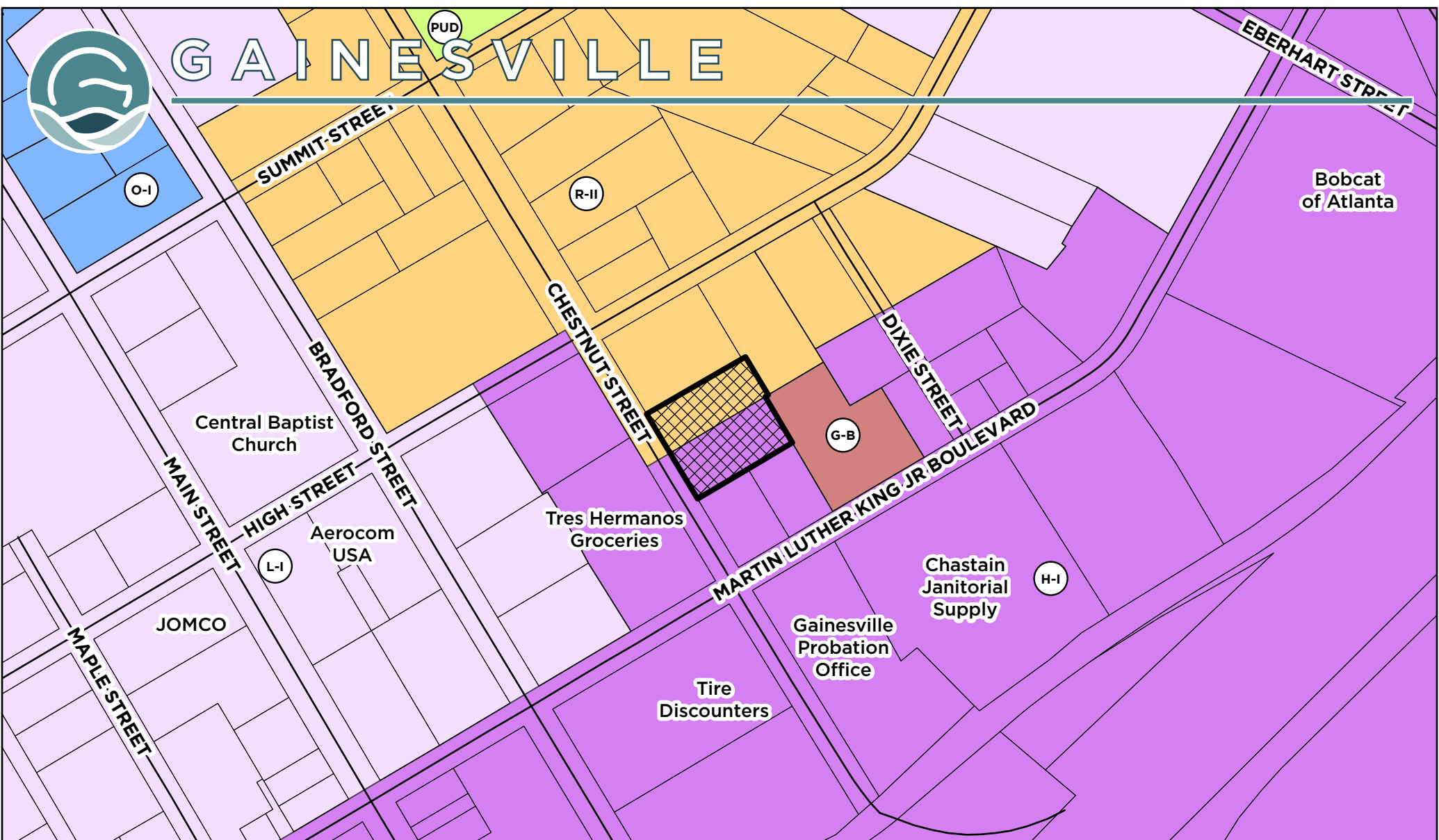
The Planning Division staff is recommending **conditional approval** of this rezoning request with **Residential-II (R-II)** zoning, based on the Comprehensive Plan and the adjacent residential land uses.

Conditions

1. The proposed development shall adhere to the Midtown Overlay Zone site and architectural design standards and is subject to the approval of the Community and Economic Development Department Director. In addition, all roof structures shall be constructed with architectural shingles or standing seam metal, and the front and sides of each residential unit shall be constructed with a minimum 3-foot-high architectural watermark of brick or stone materials.
2. The front yards shall be sodded with grass. In addition, there shall be a minimum of one, 3-inch caliper size hardwood tree per residential unit.
3. An updated as-built survey/plat showing all improvements to the property shall be required upon an occupancy permit being issued.
4. The individual garbage containers shall be stored in a manner so as not to be visible from the proposed residential units, adjoining properties, roads, and parking areas, subject to the approval of the Community and Economic Development Director.
5. The proposed detention pond or bio-retention pond shall be landscaped to mitigate the view from all roads and adjacent properties subject to the approval of the Community and Economic Development Director.



GAINESVILLE



Applicant: **TRES HERMANOS GROCERIES, LLC**

REZONING REQUEST

Request:
 Rezone +/- 0.57 AC from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II) for residential townhomes.

Subject Property Address:
 819 & 829 Chesnut Street, SE

Tax Parcel:
 01-033-002-005
 01-033-002-006

 **Subject Property**



Meeting Date: 07/08/2025 **Map Prepared:** 06/12/2025





GAINESVILLE



Applicant: TRES HERMANOS GROCERIES, LLC

REZONING REQUEST

Subject Property Address:
819 & 829 Chesnut Street, SE

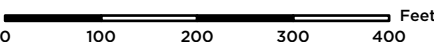
Tax Parcel:
01-033-002-005
01-033-002-006

Request:
Rezone +/- 0.57 AC from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II) for residential townhomes.

 Subject Property

Aerial from 2023

Meeting Date: 07/08/2025 **Map Prepared:** 06/12/2025

 Feet
0 100 200 300 400

Scale: 1" = 200'

N
W E
S



Page 32 of 54

Rezoning Narrative Report

Chestnut Street Townhomes

Developer: Tres Hermanos Groceries LLC
838 Chestnut St. SE
Gainesville, GA 30501

5/27/2025

Chestnut Street Townhomes

Purpose

This narrative is in support of the rezoning of lots 819 and 829 Chestnut St. in the City of Gainesville. Tract 819 is currently zoned R-II, tract 829 is zoned H-I. The applicant wishes to construct a for rent townhome development on the combined tracts and since H-I zoning doesn't intrinsically allow townhomes the owner would like to rezone it to R-II. The townhome development will adhere to all City of Gainesville ordinances. The total of the combined tracts is 0.57 acres.

It is understood that land use shown herein will not change, and only 7 units will be constructed. The buildings and development will conform to City of Gainesville Midtown Overlay District requirements. The project will be served by City of Gainesville water and sewer.

One private road will provide access to the project. The private road layout and design has been vetted by Gainesville Public Works and by the Fire Department.

Site Characteristics

The combined tracts currently have scrub vegetation and a few isolated trees growing on them. Tract 819 is vacant, but there is an existing residential home on tract 829. This house will be demolished. Topographically, the site elevation drops approximately 4' from the southeastern corner to the northwestern corner.

During an on-site investigation, no apparent rock or wetland areas were visible. There do not appear to be any state waters associated with the property but all City, State and Federal regulations governing state waters and wetlands will be adhered to if required.

Access to the property will be from Chestnut Street. Two-track driveways will serve each unit. The driveways will be constructed using pavers to

reduce the impervious footprint for aesthetic and storm water infiltration purposes.

Water is provided by the City of Gainesville. The nearest fire hydrant appears to be at the intersection of Chestnut St. and Martin Luther King Jr. Blvd..

Cultural Requirements

The subject acreage is in Gainesville, Georgia and consists of 2 tracts which will be combined. Tract 819 is currently zoned R-II and tract 829 is zoned H-1 (as confirmed by the City of Gainesville Planning Department). The owner proposes to rezone tract 829 to R-II and combine both tracts for development of residential townhomes.

The required building setbacks for R-II zoning within the Midtown Overlay district are 50' maximum to 15' minimum for the front setback off Chestnut Street; 20' from the side property lines; and 20' from the rear property line. The development will conform to these existing setbacks. The buildings will be set at 15' for the front setback.

A 10' landscape strip is required along the property frontage.

Proposed Land Use

The subject property is bordered on the southeast and southwest by H-I zoned properties, by G-B zones property to the northeast and by a R-II tract to the northwest.

The proposed townhome units will be two story, 21' x 31' with a total of 1,302 s.f. each. Units will have 3 bedrooms and 2.5 baths.

Midtown Overlay District Requirements

The development will observe all the Midtown Overlay District requirements as per City of Gainesville ordinances.

Street trees will be planted within the landscape strip fronting Chestnut Street.

Architecture -

Architectural styles shall conform to requirements of the Midtown Overlay District regulations.

All building finishes, surface materials, color treatments and exterior details shall be subject to review and approval of the City of Gainesville Planning Department and Building Department staff.

Parking -

Parking requirements are based on 2 spaces per unit and 0.2 spaces per unit for visitors. The development will meet these parking requirements. Parking for residents will be in the two track driveways. Parking for visitors will be within 2 spaces to the right of the entrance and on the street if needed. An accessible concrete sidewalk will parallel the street on both sides.

Landscaping -

For the purpose of this application, City of Gainesville Tree Protection and Replacement and Landscape Ordinances shall be met.

No vegetative buffers are required.

Tree Protection shall adhere to City of Gainesville applicable ordinances. Trees planted or retained shall count towards overall tree density unit requirements. Tree fencing and protection requirements shall be put into place and maintained as per the City's Tree Ordinance. The storm water facilities will be screened with landscape plants.

Infrastructure Improvements -

Water will be provided by the City of Gainesville.

All utilities, including but not limited to water, power, gas, cable, and telephone, will be underground and meet all applicable standards, and will be installed per regulatory standards in common trenches or conduit after curbing is installed but before driveway or sidewalk construction.

Grading & Erosion Control: Construction of the project will abide by the Georgia Manual of Erosion and Sediment Control, latest edition. All applicable Best Management Practices will be used. The project will be developed in accordance with all local, state, and federal regulations, with erosion and sediment control designed specifically for the clearing and grubbing phase, the grading phase, and the stabilization phase.

BMP's and storm water management facilities will be in place and operating as construction proceeds, and inspected and maintained as per all applicable ordinances.

All applicable local, state and Federal erosion and sediment control and stormwater management regulations shall be adhered to.

Low Impact Development practices, such as infiltration swales and bio-retention areas, may be used where practical. These practices serve dual purposes - storm water management and aesthetic appeal. Underground detention is not practical because there is not enough site elevation for water to drain.

Where Low Impact Development practices are not enough to mitigate storm water impacts, conventional detention ponds meeting all City of Gainesville standards may need to be used within the project. If required, the intent is to keep these ponds small, and buffered by vegetation, for a lesser visual impact.

Signage -

One sign would be constructed at the entrance to the development and would meet all current City of Gainesville signage standards. The sign is not planned to be lighted.

All signage, hardscape materials and planting will be subject to review and approval by City of Gainesville planning staff.

The sign area itself will not include any accompanying walls or fencing, except for that portion of a wall that might include the sign facing materials.

Mail -

Mail will be delivered to a mail kiosk located to the left of the entrance driveway at the intersection with Chestnut Street.

Solid Waste -

Solid waste pick-up will be provided by the City of Gainesville. The individual trash receptacles will be placed fronting Chestnut Street to the left of the entrance driveway, behind the sidewalk, and appropriately screened from the adjacent properties, Chestnut Street and the private interior road using landscaping or an enclosure approved by the City.

Property Management -

Occupants of the townhome units will be responsible for maintaining their own lawns and any private gardens or plants they install. Common landscaped areas such as stormwater facilities, buffers, and landscape strips will be maintained by Tres Hermanos Groceries LLC, the property owners.

Attachments:

- City of Gainesville Zoning Application
- Concept Plan
- Plat
- Legal Description
- Building Elevations

N/F
C MORGAN, LLC
DEED BOOK 8185, PAGES 752-758
EXISTING ZONING: R-II

PROPERTY OVERLAP
TRACT "A"
372.68 SQUARE FEET
OR 0.0086 ACRES

PROPERTY LINE PER
DEED BOOK 8185,
PAGES 752-758

PROPERTY LINE PER
DEED BOOK 7817, PAGES 86-88
PLAT BOOK 33, PAGE 287

(TIE LINE)
(N 59°08'39" E
8.89')

Driveways between units
to be constructed using pavers

N/F
BEN J. HULSEY
DEED BOOK 4014, PAGES 150-153
PLAT SLIDE 805, PAGE 145A
EXISTING ZONING: R-II

DEVELOPMENT INFORMATION

SITE ADDRESSES FOR REZONING:

829 CHESTNUT ST.
GAINESVILLE, GEORGIA 30501
TAX PARCEL # 01033 002005
TOTAL AREA = 0.57 AC.

ZONING INFORMATION

LAND USE: TOWNHOME APARTMENTS (for rent)
* 3 bedroom, 2.5 bath units
* Unit Size: 1,302 s.f. (2 story)
* Dimensions 21' x 31'

ZONING INFORMATION

EXISTING ZONING: H-I
PROPOSED ZONING: R-II
OVERLAY ZONES:

* Gainesville Midtown District
BUILDING SETBACKS:
* Front - 50' (max.); 15' (min.)
* Side - 20'
* Rear - 20'

VEGETATIVE BUFFER:

* 10' front landscape strip off all R.O.W.

PARKING REQUIREMENTS:

* Required: 2 spc. per unit, plus 0.2 spc. for visitors
* Required: 11 spc.; actual 14 (2 per driveway)
* Resident parking in driveways between buildings

ROAD:

* Private road

STORMWATER:

* Storm water management will be handled using a bio-swale if soils permit. If storm water detention is needed it will be screened from the street using planting and a decorative wall or fence. Pervious paving may be included in stormwater mgmt. plan.

SOLID WASTE:

* Solid waste service will pick up from Chestnut Street and all trash containers must be brought to the street by residents on trash service day.

N/F
1625 MLK JR. BLVD., LLC
DEED BOOK 8388, PAGES 132-134
PLAT FOR W. JESS MURPHY
PREPARED BY FARLEY-COLLINS ASSOC.
DATED 9-27-1977
EXISTING ZONING: G-B

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT. THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK. THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR WORK PROVIDED BY OTHERS & USED IN THE DESIGN OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO BOUNDARY, TOPOGRAPHIC, SURVEY & SOILS INFORMATION.

Level II Cert. #: 000000867

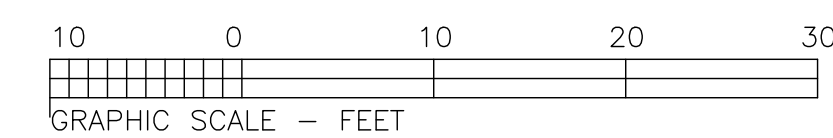
Townhomes - Concept
Chestnut Street Residential
829 Chestnut Street
Tax Parcel No. 01033 002006
Gainesville, Georgia 30501

DESIGNED BY: **RSF**
DRAWN BY: **RSF**
DATE DESIGNED: **05/23/2025**
LATEST REVISION OF THIS SHEET:
JOB NUMBER: **23003**
SCALE: **1" = 10'**
SHEET: **1 of 1**



PLANT KEY

- | | | | |
|---|------------------|---|-------------------|
| ○ | QP Willow Oak | ● | BN River Birch |
| ○ | QS Shumard Oak | ● | AR Red Maple |
| ○ | IC Carissa Holly | ● | CC Eastern Redbud |



S.S.M.H.
TOP EL.=1222.31
LATERAL IN I.E.=1214.28
LATERAL IN I.E.=1211.71
I.E. IN=1211.53
I.E. OUT=1211.49

N/F
TRES HERMANOS
GROCERIES, LLC
DEED BOOK 7817, PAGES 86-88
PLAT BOOK 74, PAGE 179
1605 MARTIN LUTHER KING BLVD.
ACREAGE: 0.24 ACRES (FROM G.I.S.)
EXISTING ZONING: H-I

N/F
FAIR STREET PROPERTIES, LLC
DEED BOOK 8347,
PAGES 429-431
EXISTING ZONING: H-I

N/F
C MORGAN, LLC
DEED BOOK 8185, PAGES 752-758
EXISTING ZONING: R-II

PROPERTY OVERLAP
TRACT "A"
372.68 SQUARE FEET
OR 0.0086 ACRES

PROPERTY LINE PER
DEED BOOK 8185,
PAGES 752-758

PROPERTY LINE PER
DEED BOOK 7817, PAGES 86-88
PLAT BOOK 33, PAGE 287

Driveways between units
to be constructed using pavers

N/F
BEN J. HULSEY
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SITE ADDRESSES FOR REZONING:

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GAINESVILLE, GEORGIA 30501
TAX PARCEL # 01033 002005
TOTAL AREA = 0.57 AC.

ZONING INFORMATION

LAND USE: TOWNHOME APARTMENTS (for rent)
* 3 bedroom, 2.5 bath units
* Unit Size: 3,102 s.f. (2 story)
* Dimensions: 21'x31'
* No. of Units: 7

ZONING INFORMATION

EXISTING ZONING: H-I
PROPOSED ZONING: R-II
OVERLAY ZONES:

* Gainesville Midtown District

BUILDING SETBACKS:

* Front - 50' (max.); 15' (min.)
* Side - 20'
* Rear - 20'

VEGETATIVE BUFFER:

* 10' front landscape strip off all R.O.W.

PARKING REQUIREMENTS:

* Required: 2 spc. per unit, plus 0.2 spc. for visitors
* Required: 11 spc.; actual 14 (2 per driveway)
* Resident parking in driveways between buildings

ROAD:

* Private road

DOMESTIC WATER & SEWER:

* Project will be on City of Gainesville public water & sanitary sewer

STORMWATER:

* Storm water management will be handled using a bio-swale if soils permit. If storm water detention is needed it will be screened from the street using planting and a decorative wall or fence. Pervious paving may be included in stormwater mgt. plan.

N/F
1625 MLK JR. BLVD., LLC
DEED BOOK 8388, PAGES 132-134
PLAT FOR W. JESS MURPHY
PREPARED BY FARLEY-COLLINS ASSOC.
DATED 9-27-1977
EXISTING ZONING: G-B

Rick Freeland Landscape Architecture
3522 Old Duckett Mill Road Gainesville, Georgia 30506
Phone: (678) 697-1575 Fax: (770) 532-7647

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Level II Cert. # 000000867

Townhomes - Concept
Chestnut Street Residential
829 Chestnut Street
Tax Parcel No. 01033 002006
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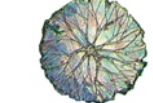



DESIGNED BY: **RSF**
DRAWN BY: **RSF**
DATE ISSUED: **10/18/2024**
LATEST REVISION OF THIS SHEET:
JOB NUMBER: **23003**
SCALE: **1" = 10'**
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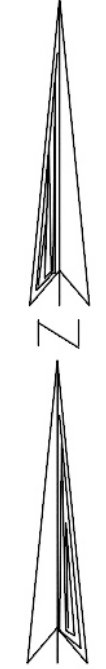
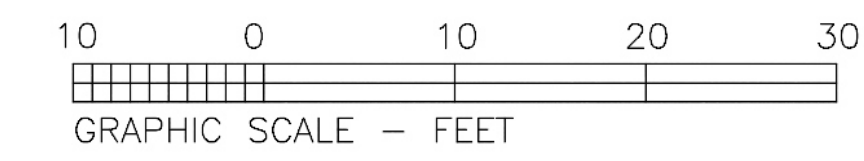
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TOP E.L.=1222.31
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N/F
TRES HERMANOS
GROCERIES, LLC
DEED BOOK 7817, PAGES 86-88
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1605 MARTIN LUTHER KING BLVD.
ACREAGE: 0.24 ACRES (FROM G.I.S.)
EXISTING ZONING: H-I

N/F
FAIR STREET PROPERTIES, LLC
DEED BOOK 8347,
PAGES 429-431
EXISTING ZONING: H-I

PLANT KEY

- | | |
|--|---|
|  OP Willow Oak |  BN River Birch |
|  OS Shumard Oak |  AR Red Maple |
|  IC Carissa Holly |  CC Eastern Redbud |



Square Footage Table & General Information

Total Under Roof	1,302
Total Finished Area (Htd)	1,302
Bsmnt Finished	0
Main Level Finished	651
2nd Level Finished	651
Bsmnt Unfinished	0
3 Car Garage	0
Cvrd Front Porch	16
Cvrd Rear Porch	16
Scrd Rear Porch	0
Uncvrd Rear Deck	0
Deck landing	0
Uncovered Patio	0
Attic Unfinished Under Roof	0
Total Number of Bedrooms	3
Total Number Of Bathrooms	2
Total Number 1/2 Bathrooms	1
Number Of Stories	2
Overall Height	27'-6"
Main Level Height (From Subfloor)	9'-1 1/8"
Basement Level Height	(Slab)
Upper Level Height	8'-1 1/8"



Elevation 8



Elevation 11



Elevation 10



Elevation 9

Released For Construction 4-02-25

REVISION TABLE		DESCRIP TION
NUMBER	DATE	REVISED BY

DRAWN FOR: Osiel Altamirano
Project Info: New Residences
 8-19 & 829 Chestnut Street
 Gainesville, Ga. 30501

**Title Page /
 General Notes**

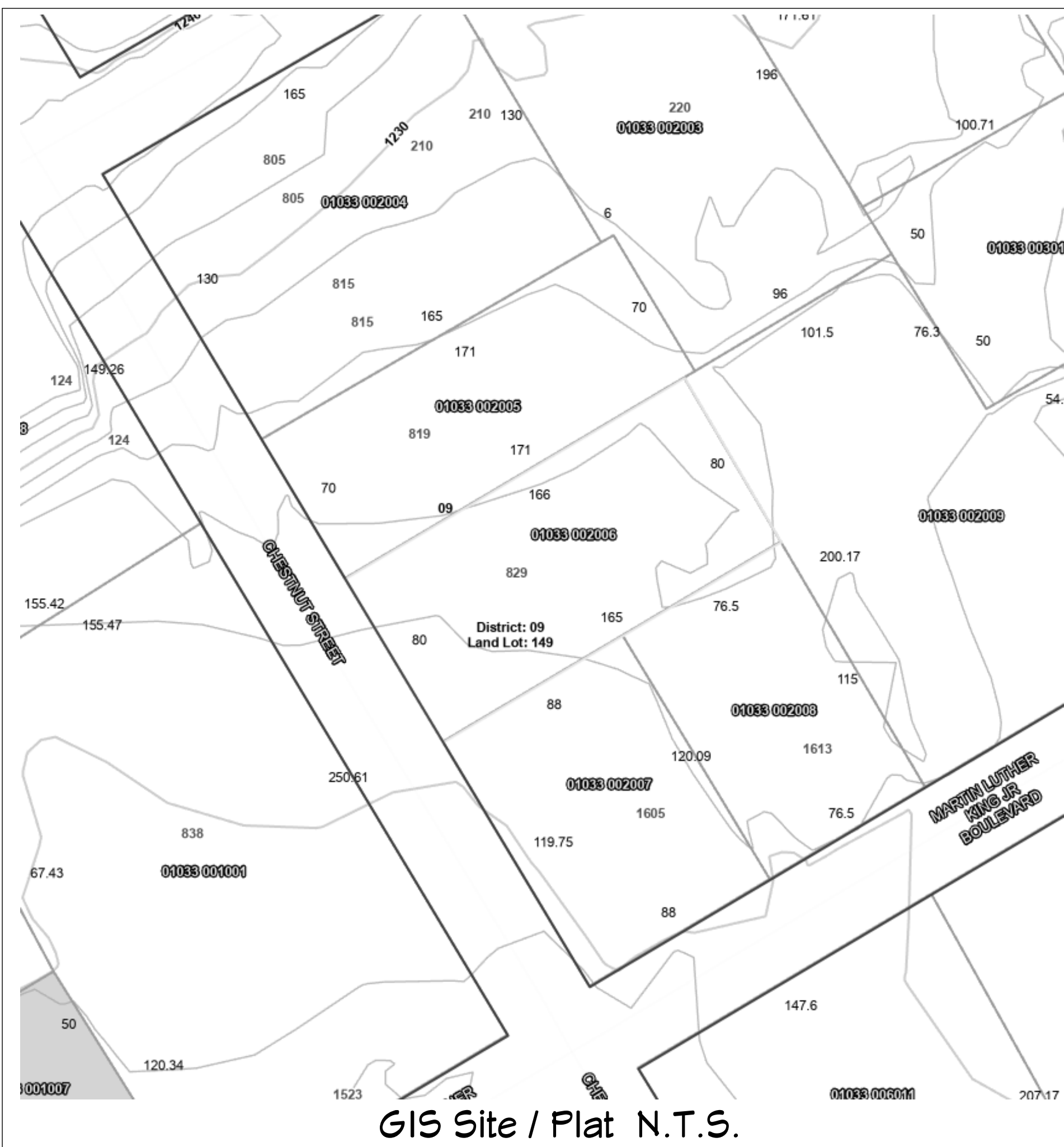
DRAWINGS PROVIDED BY: DARREN SMITH
Visual Building Plans
 Gainesville, Ga. 30506
 678-467-0734
 darren@visualbuildingplans.com

DATE:
 4/14/2025

SCALE:
 1/4" = 1'-0"
 UNLESS NOTED
 OTHERWISE

SHEET:
1

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. VISUAL BUILDING PLANS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



819 Chestnut Street

829 Chestnut Street
Street View

1605 MLK JR BLVD

Released For Construction 4-02-25

REVISION TABLE		DESCRIP TION
NUMBER	DATE	REVISED BY

DRAWN FOR: Osiel Altamirano
Project Info: New Residences
 819 & 829 Chestnut Street
 Gainesville, Ga. 30501

**Existing
SITE PLAN**

DRAWINGS PROVIDED BY: DARREN SMITH
 Visual Building Plans
 Gainesville, Ga. 30506
 678-467-0734
 darren@visualbuildingplans.com

DATE:

4/14/2025

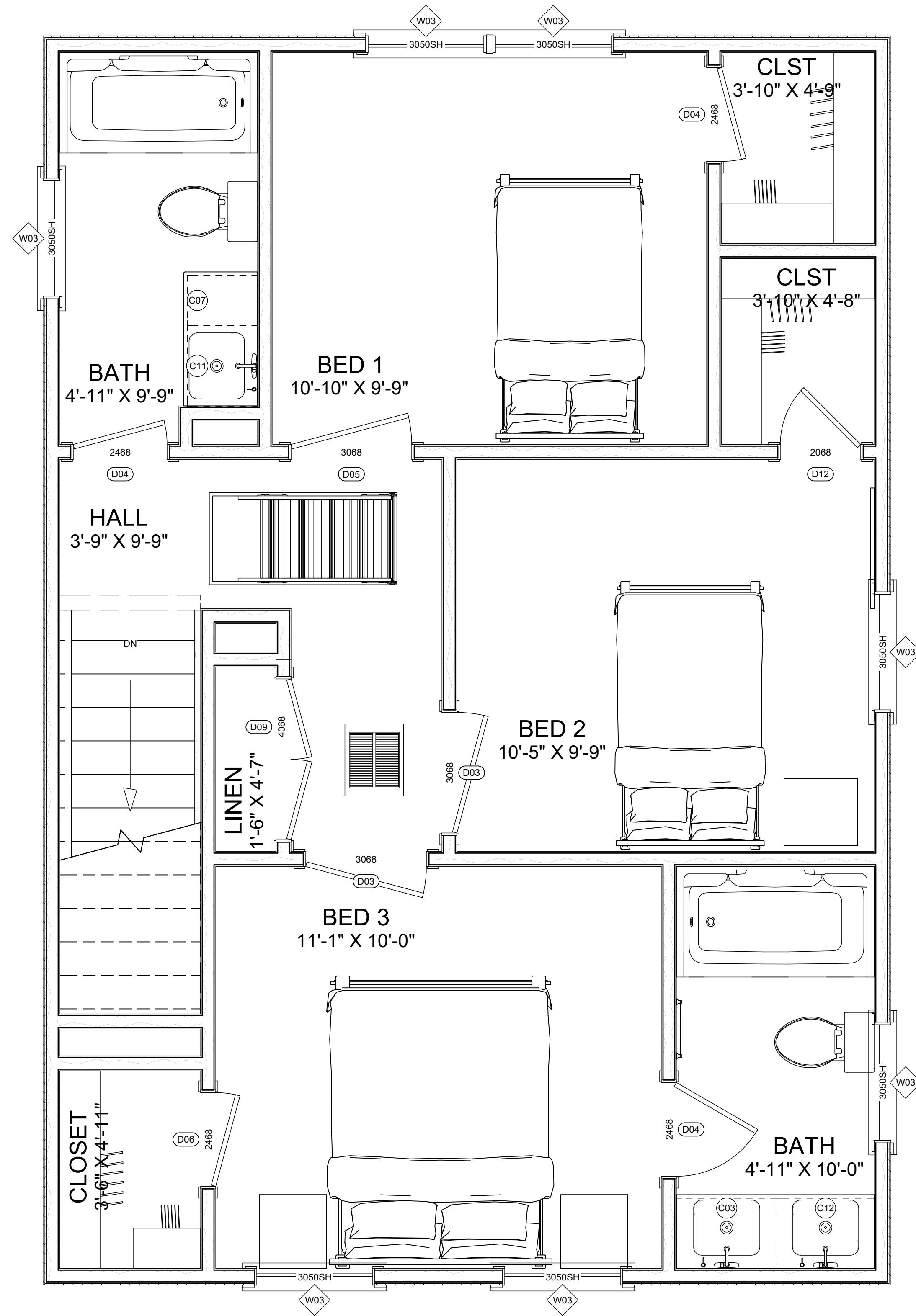
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 1/4" = 1'-0"
 UNLESS NOTED
 OTHERWISE

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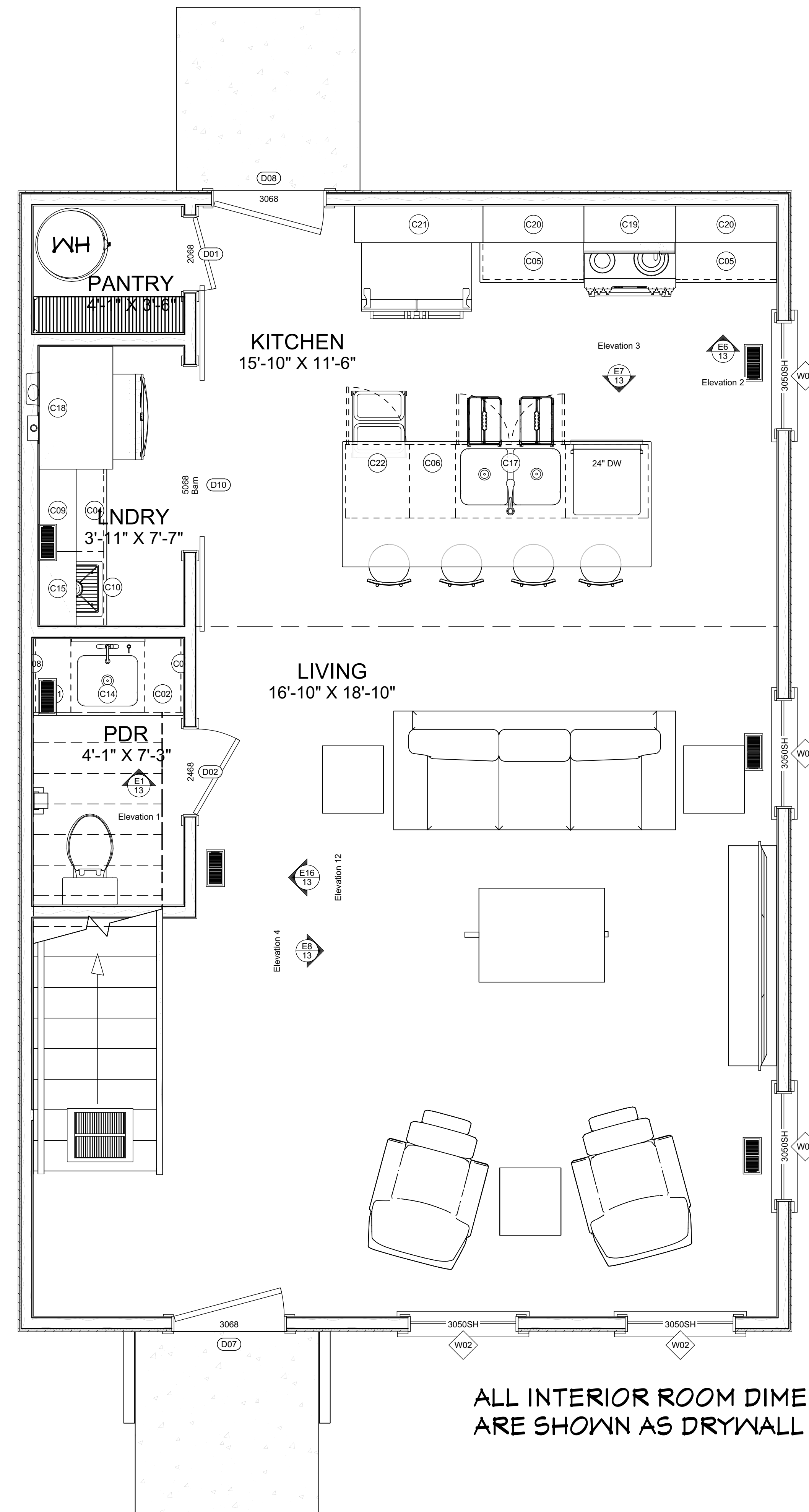
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1" = 10' - 0"Scale

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2nd Floor



1st Floor

This Page Scale 1/2" = 1' - 0"

REVISION TABLE		DESCRIP
NUMBER	DATE	TION

Released For Construction 4-02-25

DRAWN FOR: Osiel Altamirano
Project Info: New Residences
 819 & 829 Chestnut Street
 Gainesville, Ga. 30501

**Cab / Plumbing
 / Furniture
 Floor Plan**

DRAWINGS PROVIDED BY: DARREN SMITH
 Visual Building Plans
 Gainesville, Ga. 30506
 678-467-0734
 darren@visualbuildingplans.com

DATE:

4/14/2025

SCALE:

1/4" = 1'-0"
 UNLESS NOTED
 OTHERWISE

SHEET:

3

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. VISUAL BUILDING PLANS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible therefor.

ELECTRICAL SCHEDULE			
2D SYMBOL	FLOOR	QTY	ROOM NAME DESCRIPTION
	1	1	KITCHEN 220V
	1	1	220V WEATHERPROOF
	1	2	LIVING 3-WAY DIMMER
	1	1	KITCHEN 3-WAY SWITCH
	1	1	LNDRY 4"
	1	4	KITCHEN 6"
	3	1	BARE BULB
	1	1	LIVING DOME
	2	2	HALL DOME
	0	1	KITCHEN BRYANT SCONCE 4
	1	1	LIVING CAT6
	1	4	CAGED LANTERN SCONCE
	1	1	PANTRY DOME
	2	4	DUAL SPOTLIGHT
	1	3	KITCHEN DUPLEX
	1	4	DUPLEX (WEATHERPROOF)
	1	1	PDR EXHAUST FAN (NO LIGHT)
	1	2	LIVING 3-WAY SWITCH
	1	1	LIVING FAN W/ LIGHT
	1	5	KITCHEN GFCI RECEPTACLE, NEMA 5-20R
	1	1	PANTRY FUSED AC DISCONNECT
	1	4	KITCHEN SWITCH
	1	3	KITCHEN WAREHOUSE PENDANT
	1	1	LNDRY 220V

	1	1	LNDRY	DOME
	1	1	LNDRY	DUPLEX
	2	1	CLOSET	DOME
	1	1	LNDRY	SWITCH
	1	7	LIVING	6"
	2	1	BATH	BRYANT SCONCE 4
	1	4	LIVING	DUPLEX
	2	3	BED 1	SWITCH
	2	2	CLST	SWITCH
	2	2	CLST	DOME
	2	3	BED 2	SWITCH
	2	1	OPEN BELOW	WAREHOUSE PENDANT
	2	1	BED 2	FAN W/ LIGHT
	2	1	BED 3	FAN W/ LIGHT
	2	3	BED 3	SWITCH
	2	1	BED 1	FAN W/ LIGHT
	2	6	BED 1	DUPLEX
	2	2	BATH	BRYANT SCONCE 3

	2	6	BED 2	DUPLEX
	2	3	BATH	GFCI RECEPTACLE, NEMA 5-20R
	2	6	BED 3	DUPLEX
	2	4	BATH	SWITCH
	1	3	LIVING	SWITCH
	2	2	BATH	EXHAUST FAN + LIGHT
	2	1	CLOSET	SWITCH
	3	1		GFCI RECEPTACLE, NEMA 5-20R
	3	1		SWITCH
TOTALS:		127		

FIXTURE SCHEDULE						
ROOM NAME	LABEL	QTY	FLOOR	DESCRIPTION	MANUFACTURER	COMMENTS
	HVAC UNIT	1	3	HVAC UNIT		
	MUSHROOM ROOF VENT	3	3	MUSHROOM ROOF VENT		
	HEAT PUMP 2	1	1	HEAT PUMP 2		
LNDRY	GFWS50SSNWW	1	1	GFWS50SSNWW - WASHER	GE	
BATH	SINGLE BASIN UNDERMOUNT SINK	3	2	SINGLE BASIN UNDERMOUNT SINK		
BATH	K-10493	2	2	TOILET	KOHLER	
HALL	AIR RETURN GRILLE	1	2	AIR RETURN GRILLE		
BATH	5' SHWR STALL 1 PIECE	2	2	5' SHWR STALL 1 PIECE		
KITCHEN	2-WAY CEILING REGISTER	1	1	2-WAY CEILING REGISTER		
KITCHEN	21" DBL WASTE	1	1	21" DBL WASTE		REV-A-SHELF
KITCHEN	CLOSET SHELF W/ ROD	4	2	CLOSET SHELF W/ ROD		
KITCHEN	DOUBLE UNDERMOUNT SINK	1	0	DOUBLE UNDERMOUNT SINK		
KITCHEN	DOUBLE UNDERMOUNT SINK	1	1	DOUBLE UNDERMOUNT SINK		
KITCHEN	IN-WALL HOT/COLD WATER HOOKUP	1	0	IN-WALL HOT/COLD WATER HOOKUP		
KITCHEN	SINGLE BASIN UNDERMOUNT SINK	1	0	SINGLE BASIN UNDERMOUNT SINK		
KITCHEN	UNDER SINK PULL OUT	2	1	UNDER SINK PULL OUT		REV-A-SHELF
KITCHEN	CEST700P	1	1	30" ELEC RANGE W/ DRAWER	GE	
KITCHEN	CVMS21P2MS1	1	1	OVER-THE-RANGE MICROWAVE		
KITCHEN	K-10493	1	0	TOILET	KOHLER	
KITCHEN	K-5287	1	0	24" DEEP UTILITY SINK	KOHLER	
KITCHEN	KDPM804K	1	1	24" DW	KITCHENAID	
KITCHEN	KRMF706E	1	1	36" FRIDGE MULTI DOOR W/ ICE	KITCHENAID	
LIVING	2-WAY CEILING REGISTER	3	1	2-WAY CEILING REGISTER		
PANTRY	ELECTRIC WATER HEATER - 50 GAL	1	1	ELECTRIC WATER HEATER - 50 GAL		
PANTRY	ROUND WATER HEATER PAN	1	1	ROUND WATER HEATER PAN		
LIVING	AIR RETURN GRILLE	1	1	AIR RETURN GRILLE		
LNDRY	2-WAY CEILING REGISTER	1	1	2-WAY CEILING REGISTER		
LNDRY	DRYER VENT BOX	1	1	DRYER VENT BOX		
LNDRY	IN-WALL HOT/COLD WATER HOOKUP	1	1	IN-WALL HOT/COLD WATER HOOKUP		
LNDRY	5923	1	1	5923 - ONE-HANDLE SPRING PULLDOWN KITCHEN FAUCET	MOEN	
LNDRY	GFD45ES	1	1	GFD45ES - ELECTRIC DRYER WITH STEAM	GE	
LNDRY	K-5287	1	1	24" DEEP UTILITY SINK	KOHLER	
CLOSET	CLOSET SHELF W/ ROD	2	2	CLOSET SHELF W/ ROD		
PDR	2-WAY CEILING REGISTER	1	1	2-WAY CEILING REGISTER		
PDR	SINGLE BASIN UNDERMOUNT SINK	1	1	SINGLE BASIN UNDERMOUNT SINK		
PDR	K-10493	1	1	TOILET	KOHLER	
HALL	METAL ATTIC LADDER CLOSED	1	2	METAL ATTIC LADDER CLOSED		

CABINET SCHEDULE										
NUMBER	LABEL	QTY	FLOOR	WIDTH	DEPTH	HEIGHT	DESCRIPTION	CODE	MANUFACTURER	COMMENTS
C01	3DB12	1	1	11 1/2"	24"	36"	BASE CABINET			
C02	3DB12	1	1	12"	24"	36"	BASE CABINET			
C03	SB3021	1	2	30"	21"	36"	BASE CABINET			
C04	3DB2721	1	1	27"	21"	36"	BASE CABINET			
C05	3DB33	2	1	33"	24"	36"	BASE CABINET			
C06	B15R	1	1	15"	24"	36"	BASE CABINET			
C07	B1521R	1	2	15"	21"	36"	BASE CABINET			
C08	BF1	2	1	3/4"	24"	36"	BASE CABINET FILLER			
C09	W2730R	1	1	27"	12"	30"	WALL CABINET			
C10	SB2421R	1	1	24"	21"	36"	BASE CABINET			
C11	SB2421R	1	2	24"	21"	36"	BASE CABINET			
C12	SB2921	1	2	29"	21"	36"	BASE CABINET			
C13	SB24R	2	0	24"	24"	36"	BASE CABINET			
C14	SB24R	1	1	24"	24"	36"	BASE CABINET			
C15	W2430R	1	1	24"	12"	30"	WALL CABINET			
C16	SB36	1	0	36"	24"	36"	BASE CABINET			
C17	SB36	1	1	36"	24"	36"	BASE CABINET			
C18	W401524	1	1	40"	24"	15"	WALL CABINET			
C19	W3021	1	1	30"	12"	21"	WALL CABINET			
C20	W3342	2	1	33"	12"	42"	WALL CABINET			
C21	W4221	1	1	42"	12"	21"	WALL CABINET			
C22	FHB21R DBL TRASH	1	1	21"	24"	36"	BASE CABINET			

DOOR SCHEDULE							
NUMBER	LABEL	QTY	FLOOR	SIZE	DESCRIPTION	MANUFACTURER	COMMENTS
D01	2068	1	1	2068 L IN	HINGED-DOOR P04		
D02	2468	1	1	2468 R IN	HINGED-DOOR P04		
D03	3068	2	2	3068 R IN	HINGED-DOOR P04		
D04	2468	3	2	2468 L IN	HINGED-DOOR P04		
D05	3068	1	2	3068 L IN	HINGED-DOOR P04		
D06	2468	1	2	2468 R IN	HINGED-DOOR P04		
D07	3068	1	1	3068 L EX	EXT. HINGED-GLASS PANEL		
D08	3068	1	1	3068 R EX	EXT. HINGED-GLASS PANEL		
D09	4068	1	2	4068 L/R IN	DOUBLE HINGED-DOOR P04		
D10	5068 BARN	1	1	5068 L/R	DOUBLE BARN-DOOR P04		
D12	2068	1	2	2068 R IN	HINGED-DOOR P04		

WINDOW SCHEDULE								
NUMBER	LABEL	QTY	FLOOR	SIZE	EGRESS	DESCRIPTION	MANUFACTURER	COMMENTS
W02	3050SH	5	1	3050SH		SINGLE HUNG		
W03	3050SH	7	2	3050SH		SINGLE HUNG		

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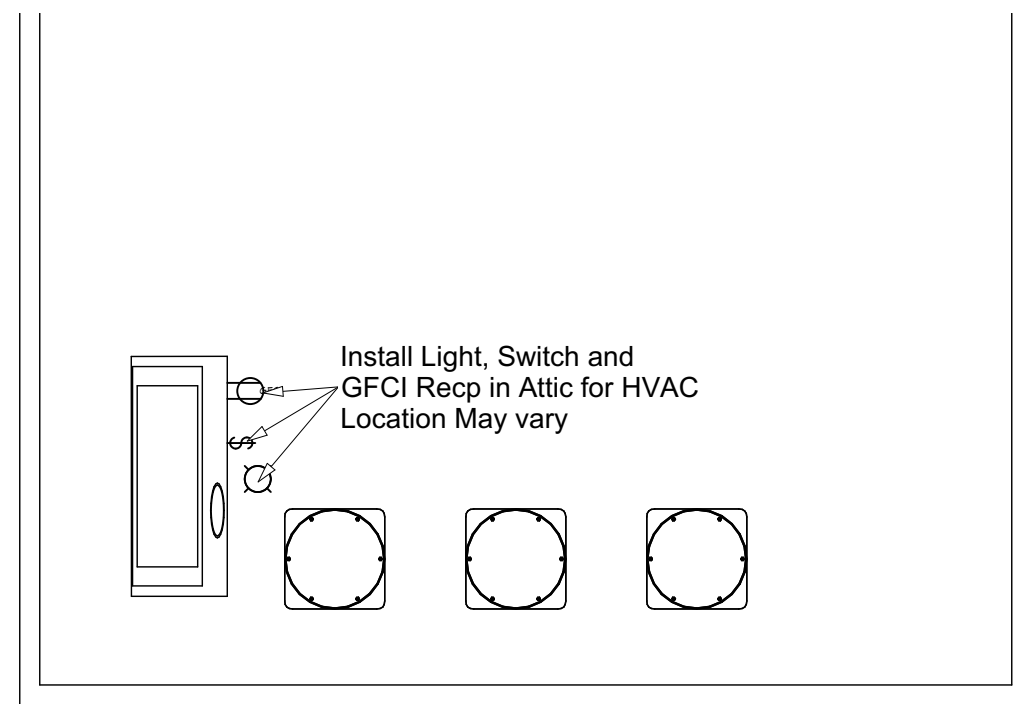
Schedules

DRAWINGS PROVIDED BY: DARREN SMITH
 Visual Building Plans
 Gainesville, Ga. 30506
 678-467-0734
 darren@visualbuildingplans.com

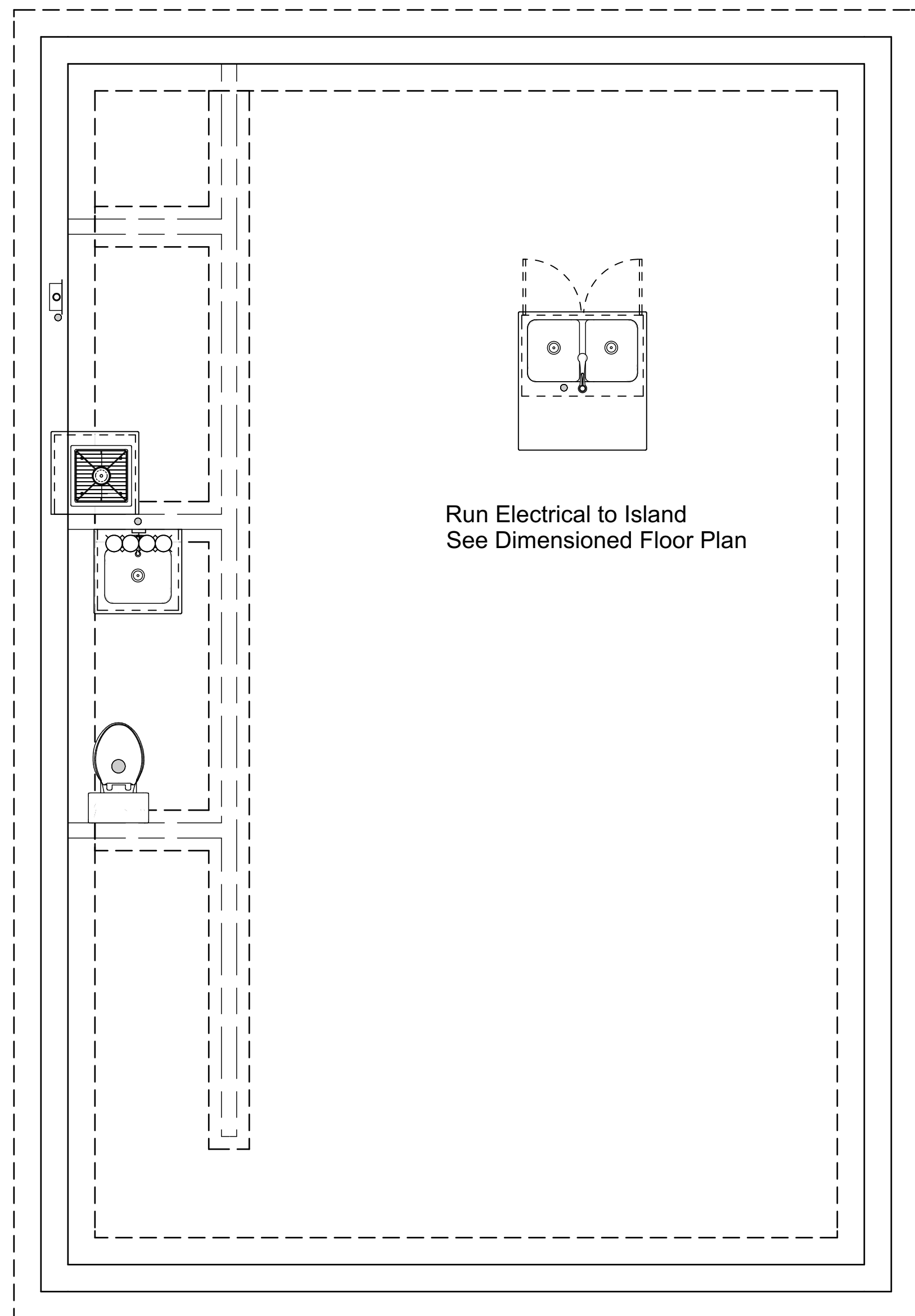
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UNLESS NOTED OTHERWISE

SHEET:
4

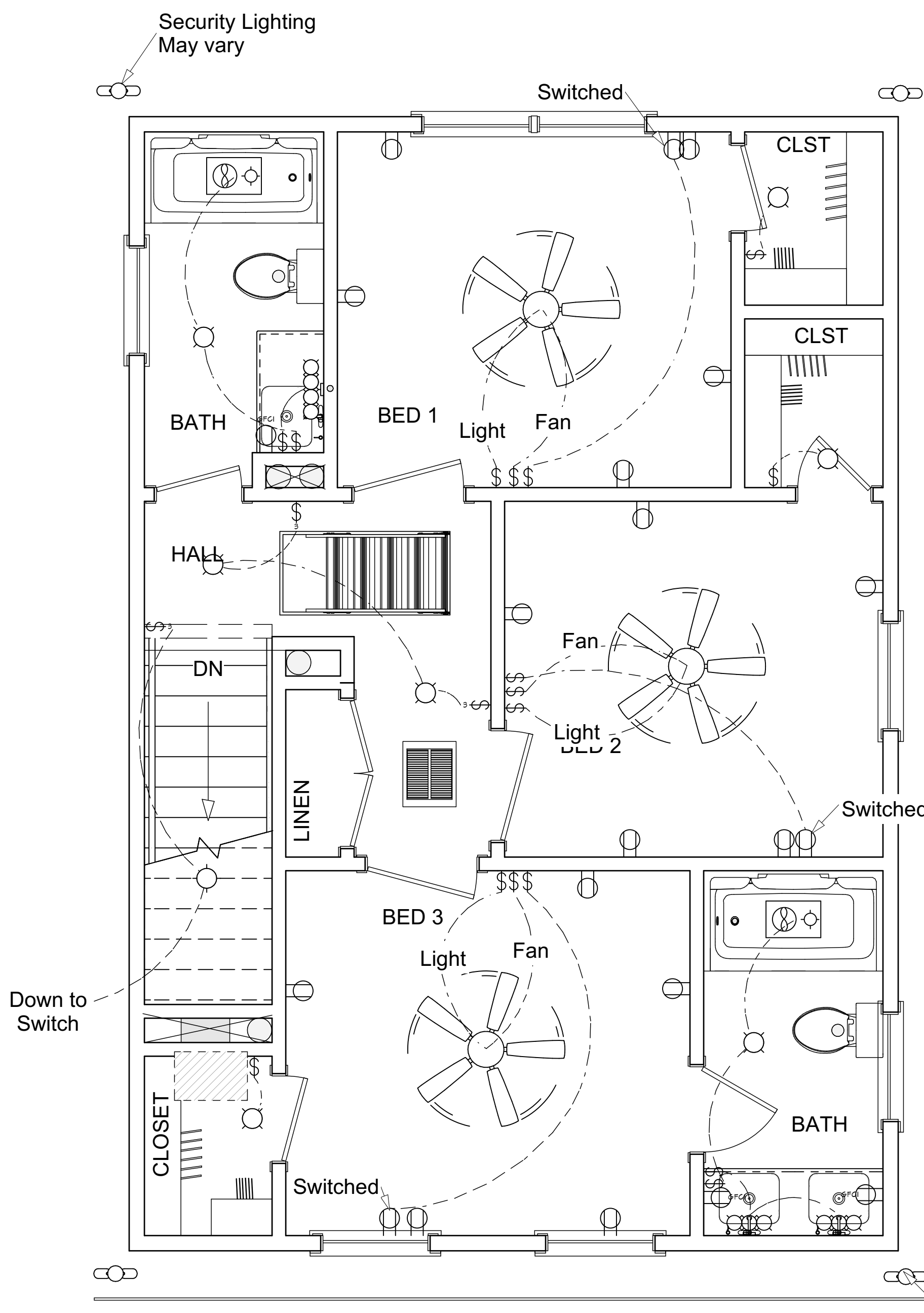


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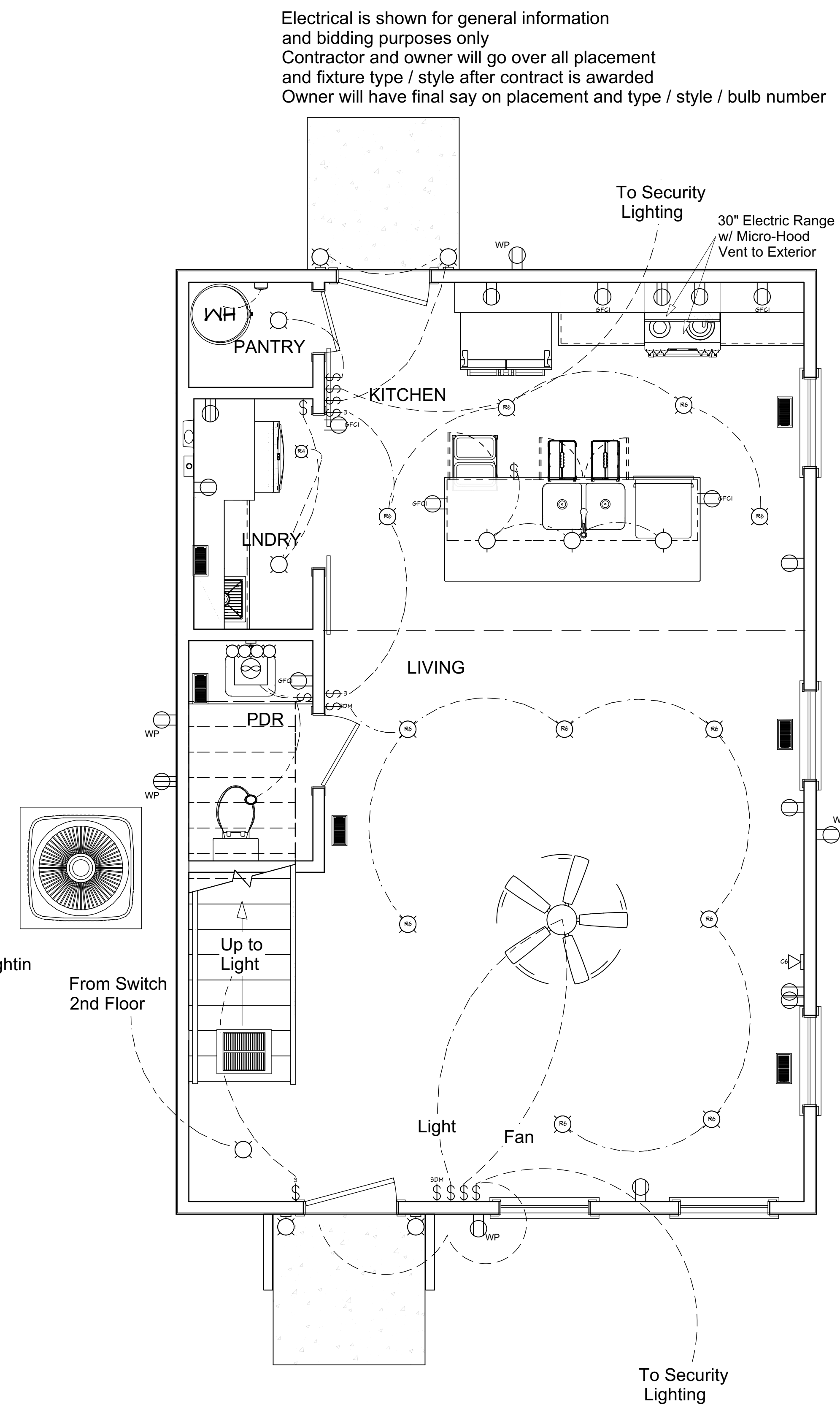


Foundation

Run Electrical to Island
See Dimensioned Floor Plan



2nd Floor



1st Floor

This Page Scale 3/8" = 1' - 0"

Electrical is shown for general information
and bidding purposes only
Contractor and owner will go over all placement
and fixture type / style after contract is awarded
Owner will have final say on placement and type / style / bulb number

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NUMBER	DATE	REVISIED BY

DRAWN FOR: Osiel Altamirano
Project Info: New Residences
819 & 829 Chestnut Street
Gainesville, Ga. 30501

Electrical Plan

DRAWINGS PROVIDED BY: DARREN SMITH
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DATE:
4/14/2025

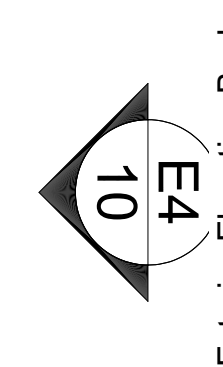
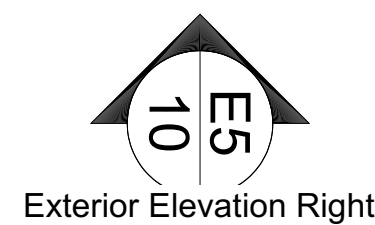
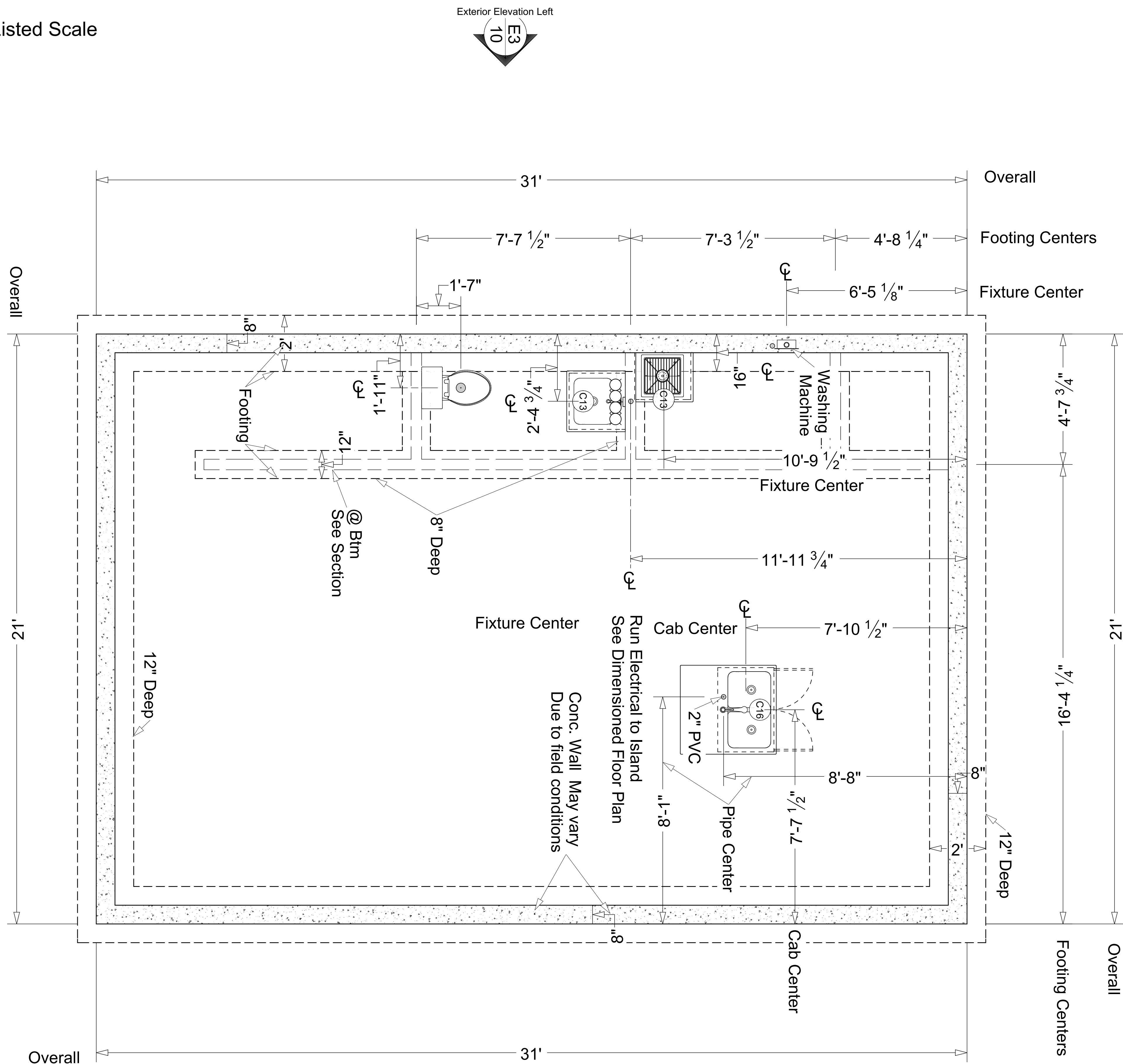
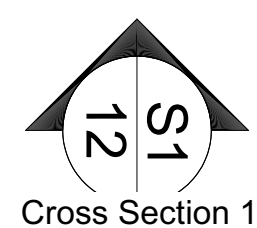
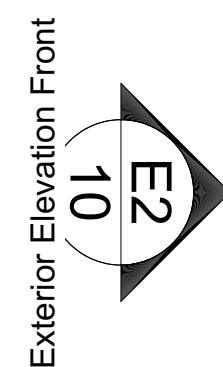
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1/4" = 1'-0"
UNLESS NOTED
OTHERWISE

SHEET:
5

Plan Has Been Rotated To Fit Page at the Listed Scale

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. VISUAL BUILDING PLANS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible therefor.

Front
Foundation



Rear

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REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

DRAWN FOR: Osiel Altamirano
Project Info: New Residences
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**Dimensioned
Foundation
Floor Plan**

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DATE:
4/14/2025

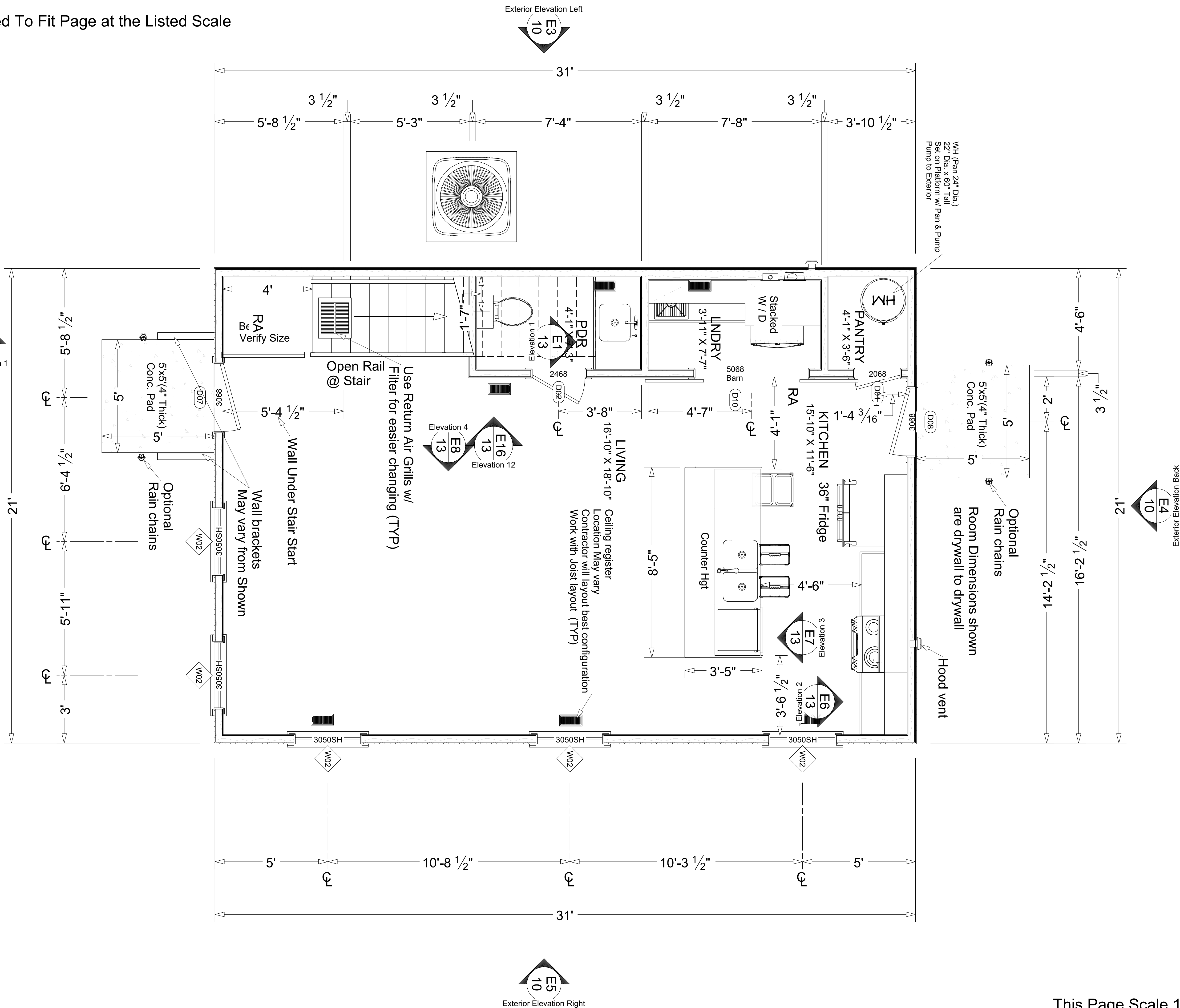
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OTHERWISE

SHEET:
6

Plan Has Been Rotated To Fit Page at the Listed Scale

Front
1st Floor

Rear



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REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

DRAWN FOR: Osiel Altamirano
Project Info: New Residences
 819 & 829 Chestnut Street
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**Dimensioned
Main Level
Floor Plan**

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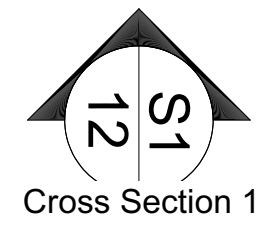
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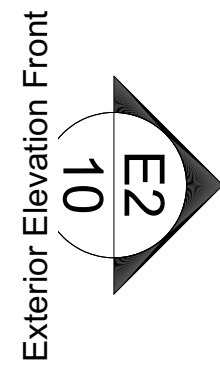
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Front

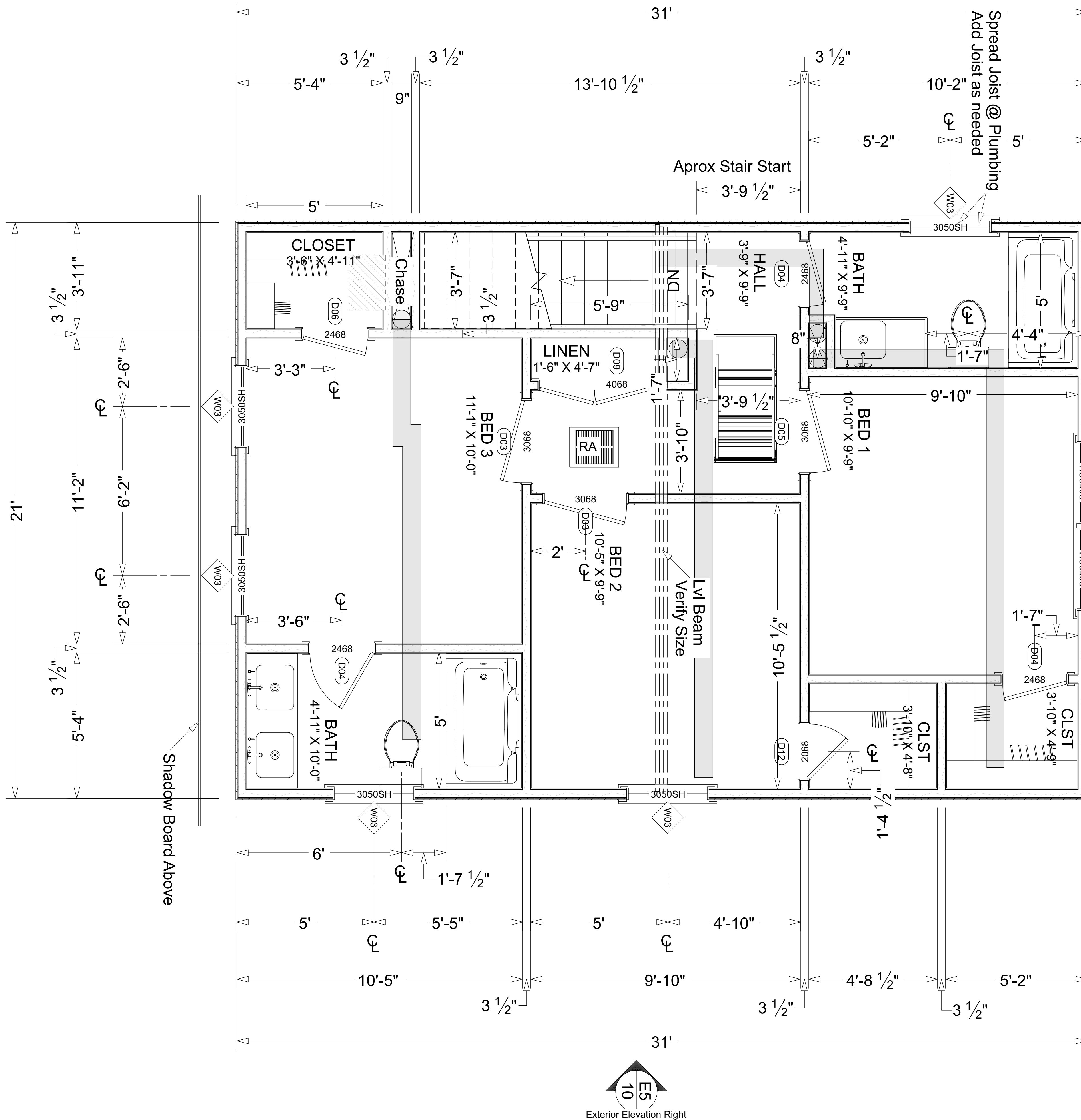
2nd Floor



Cross Section 1



Exterior Elevation Front

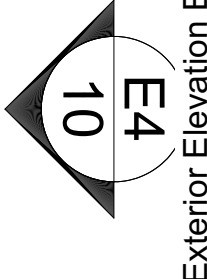


Dimensions (Ext to Ext.)
 All Exterior Dimensions are from Exterior face of wall
 (Stud walls are from Sheathing)
 (Conc. Walls are from face of Conc.)
 (Add 4" to face of wall if Masonry Ledge is used)
 Adjust footings as needed

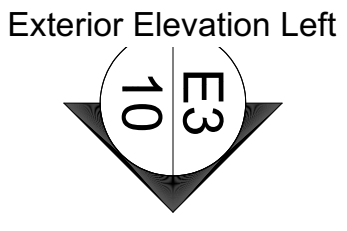
Dimensions (Ext to Int.)
 From Face of wall (see above) to face of interior stud wall

All Exterior Walls are 2x4 U.N.O.
 All Interior Walls are 2x4 U.N.O.

Rear



Exterior Elevation Back



Exterior Elevation Left



Exterior Elevation Right

REVISION TABLE		DESCRIPTION
NUMBER	DATE	REVISOR

DRAWN FOR: Osiel Altamirano
 Project Info: New Residences
 819 & 829 Chestnut Street
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Dimensioned
 Second Level
 Floor Plan

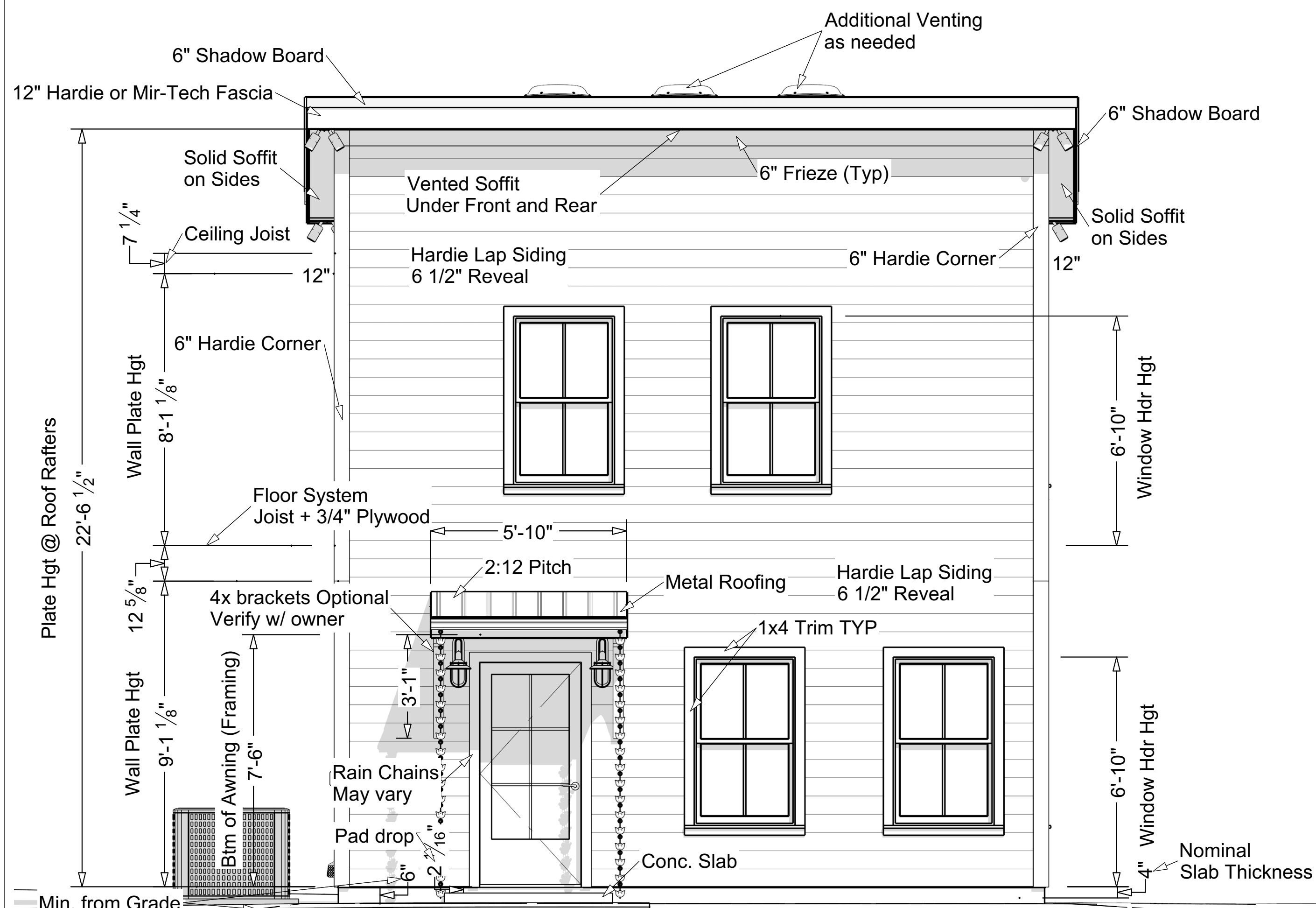
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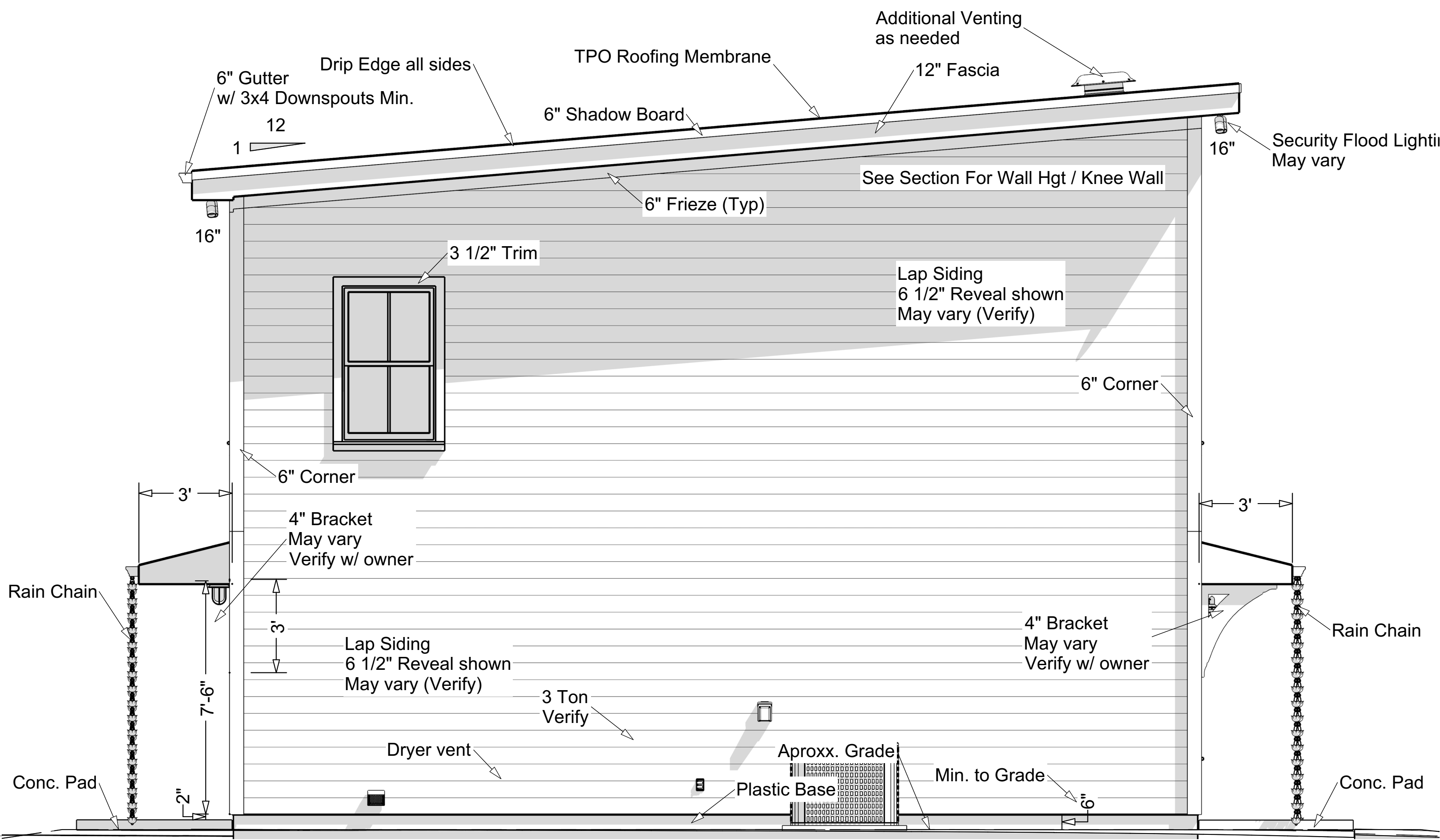
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SHEET:
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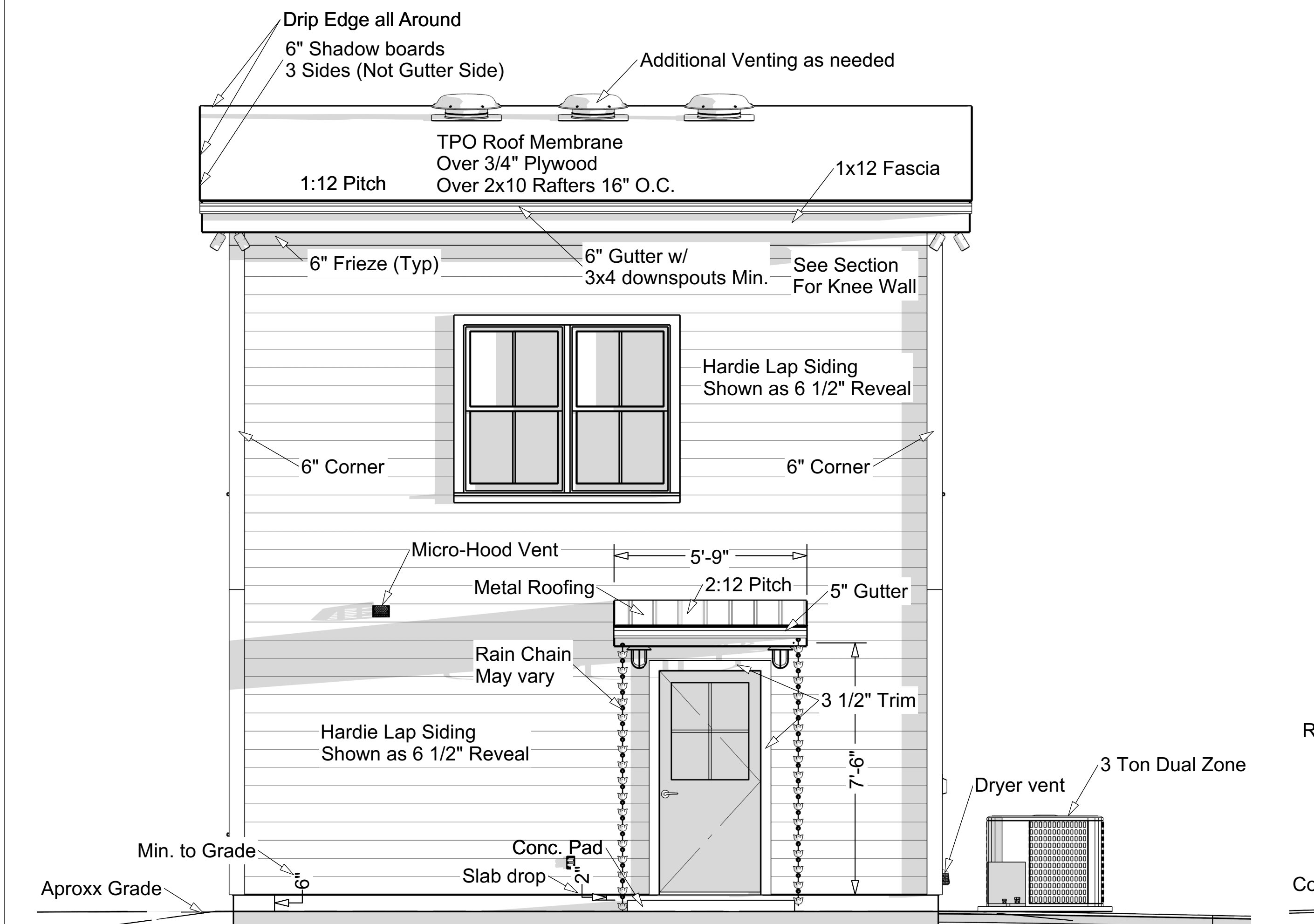
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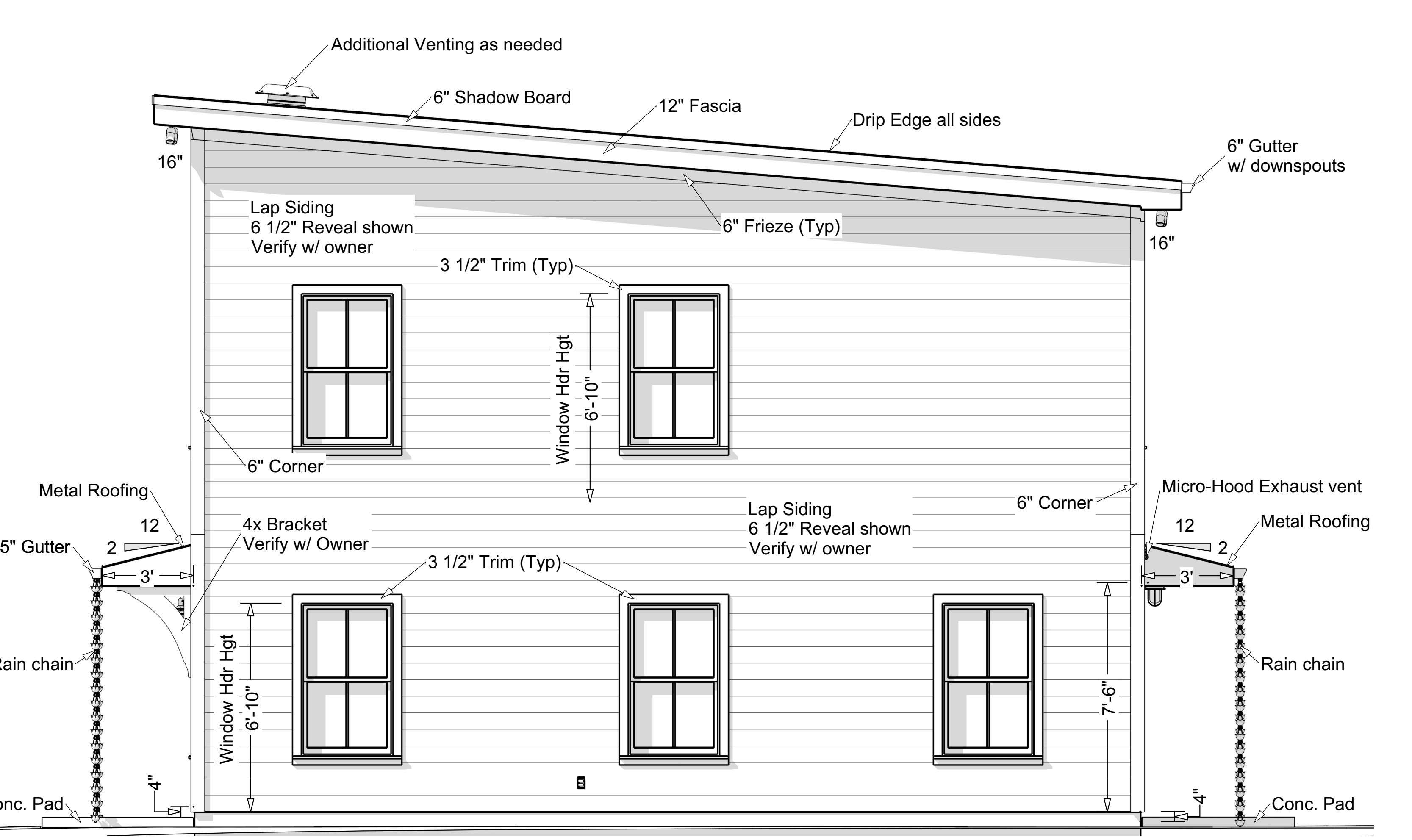
Exterior Elevation Front



Exterior Elevation Left



Exterior Elevation Back



Exterior Elevation Right

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REVISION TABLE	DESCRIPTION
NUMBER	DATE

DRAWN FOR: Osiel Altamirano
Project Info: New Residences
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Elevations

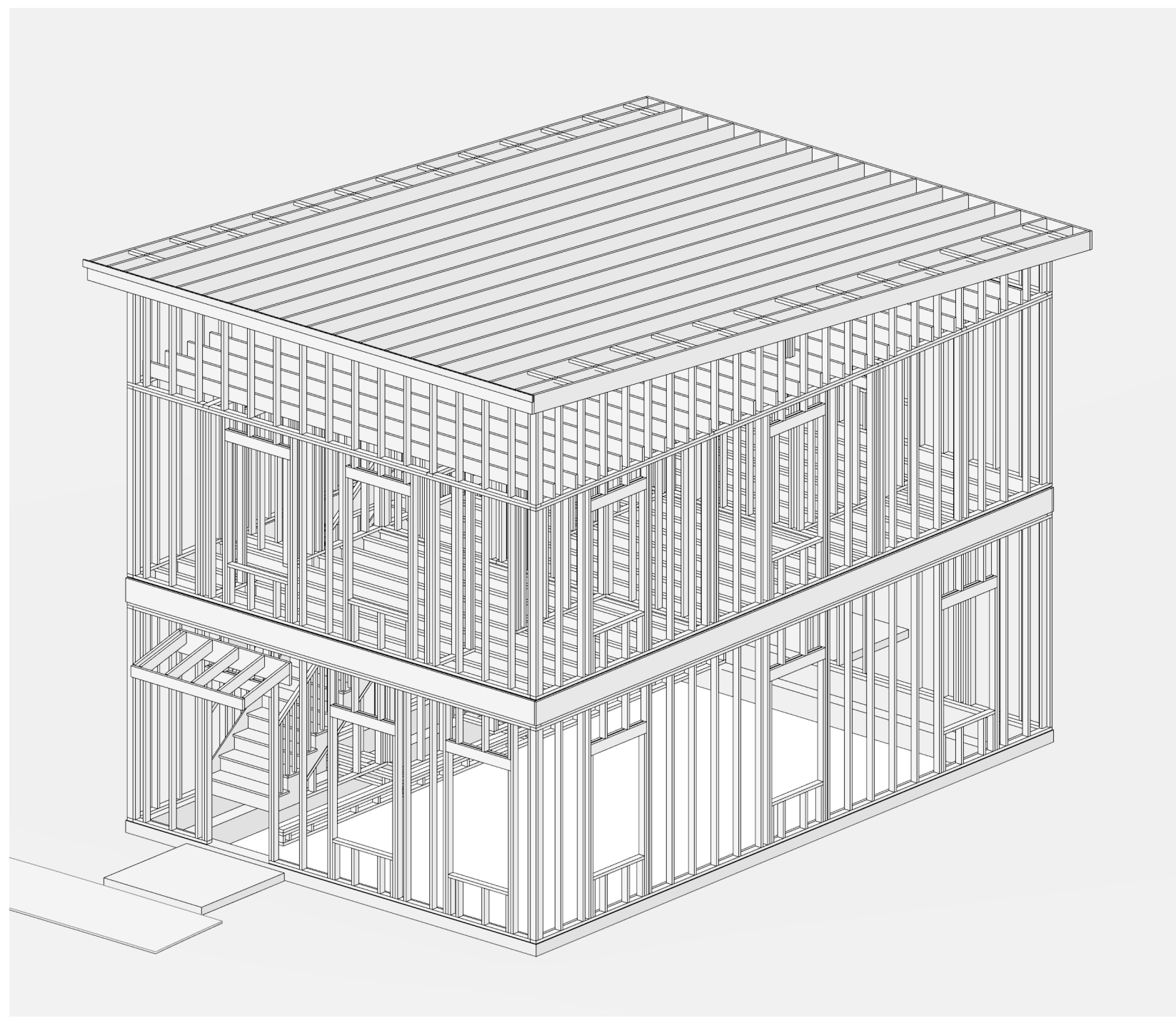
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DATE:
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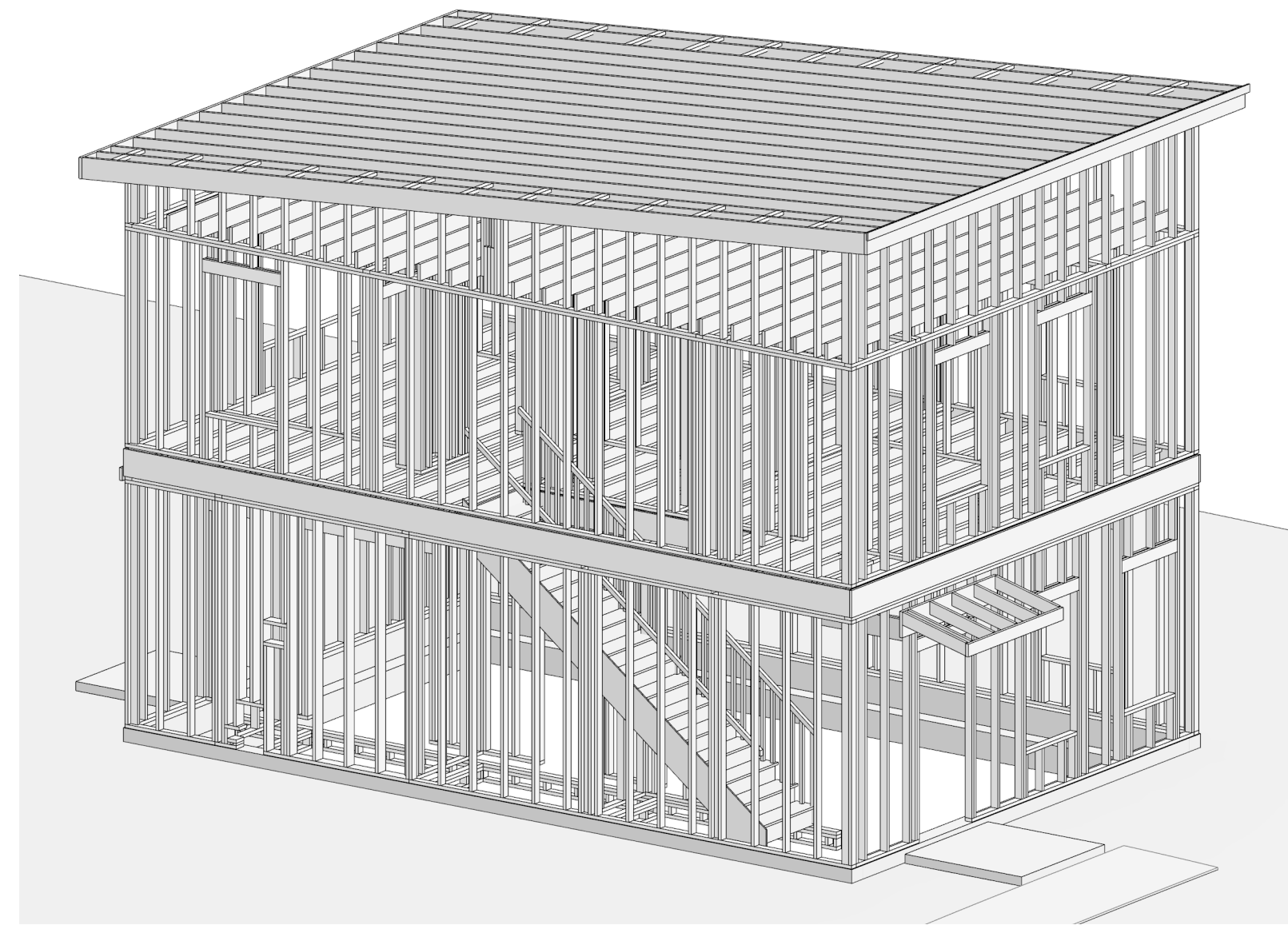
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SHEET:
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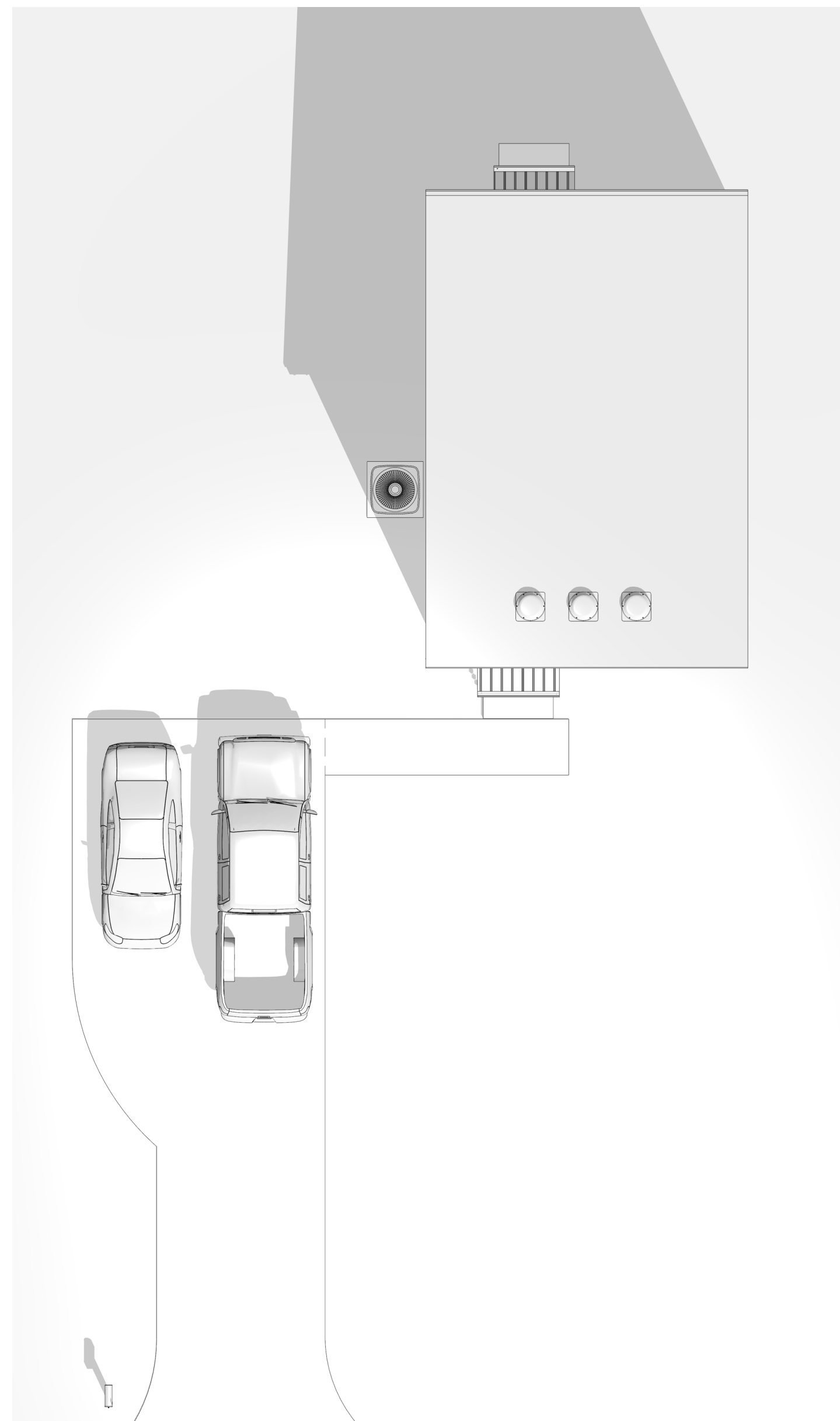
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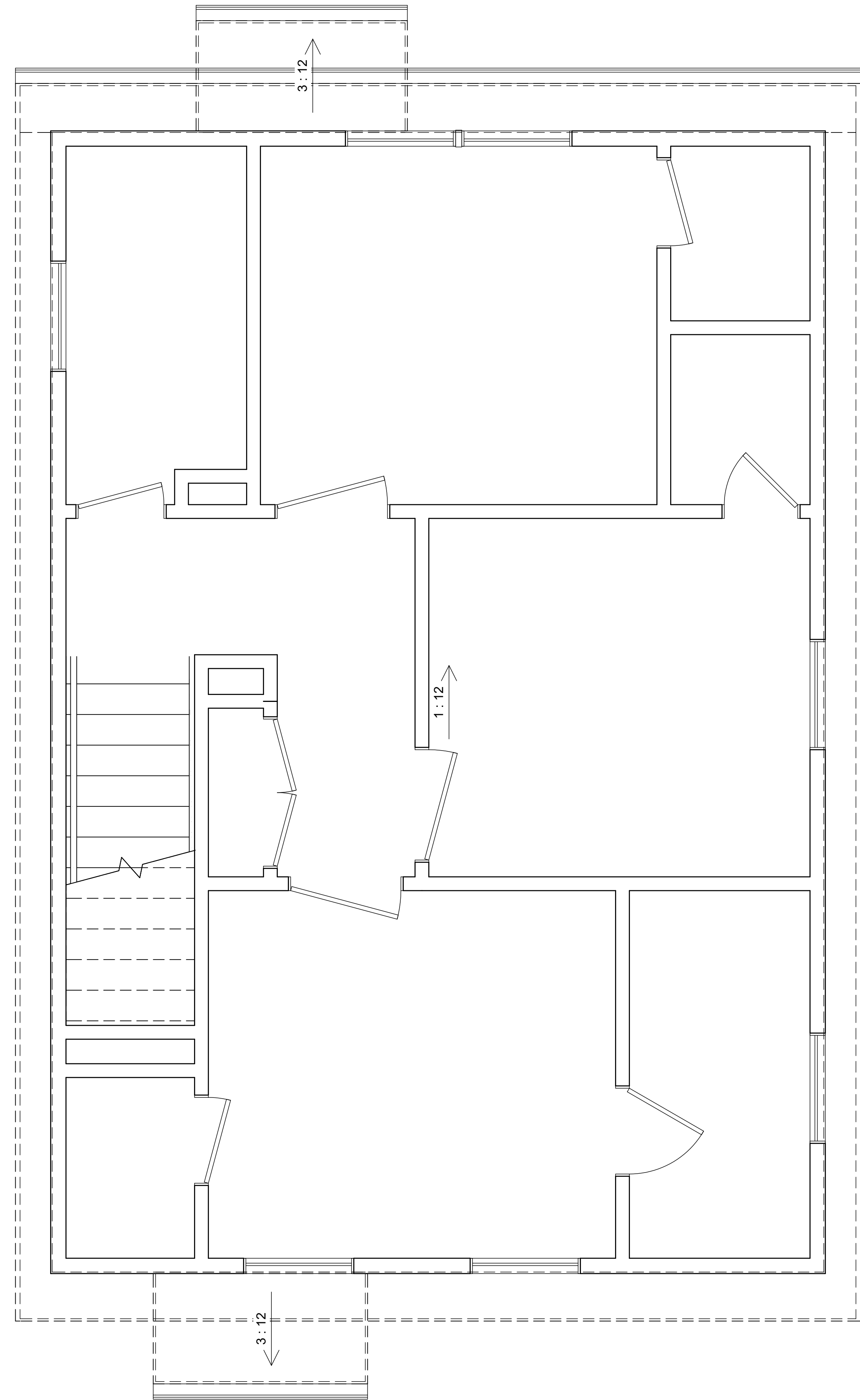
Camera 9



Camera 10



Camera 8



2nd Floor

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REVISION TABLE		DESCRIP TION
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Roof Overview

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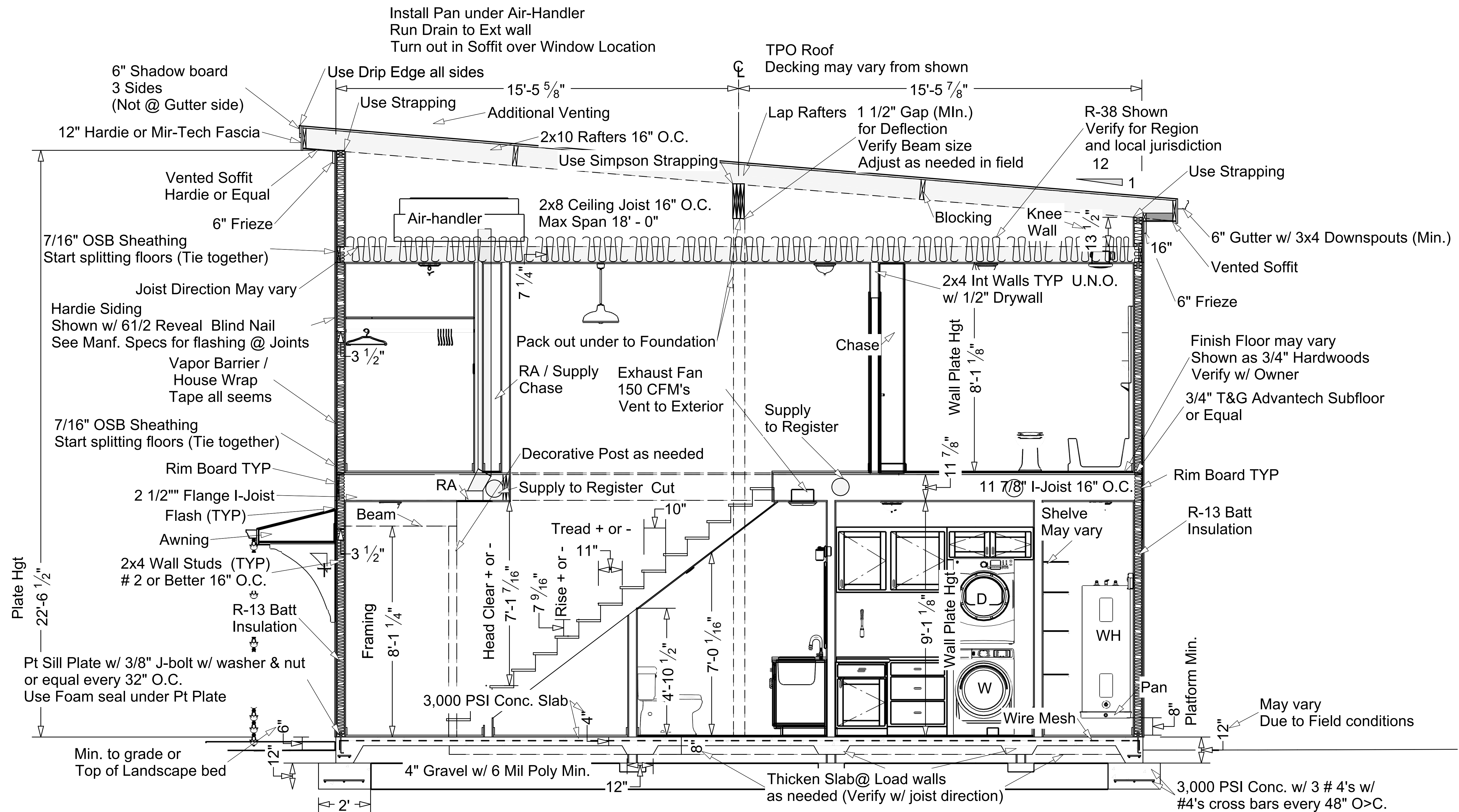
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SHEET:

11

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Cross Section 1

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Sections

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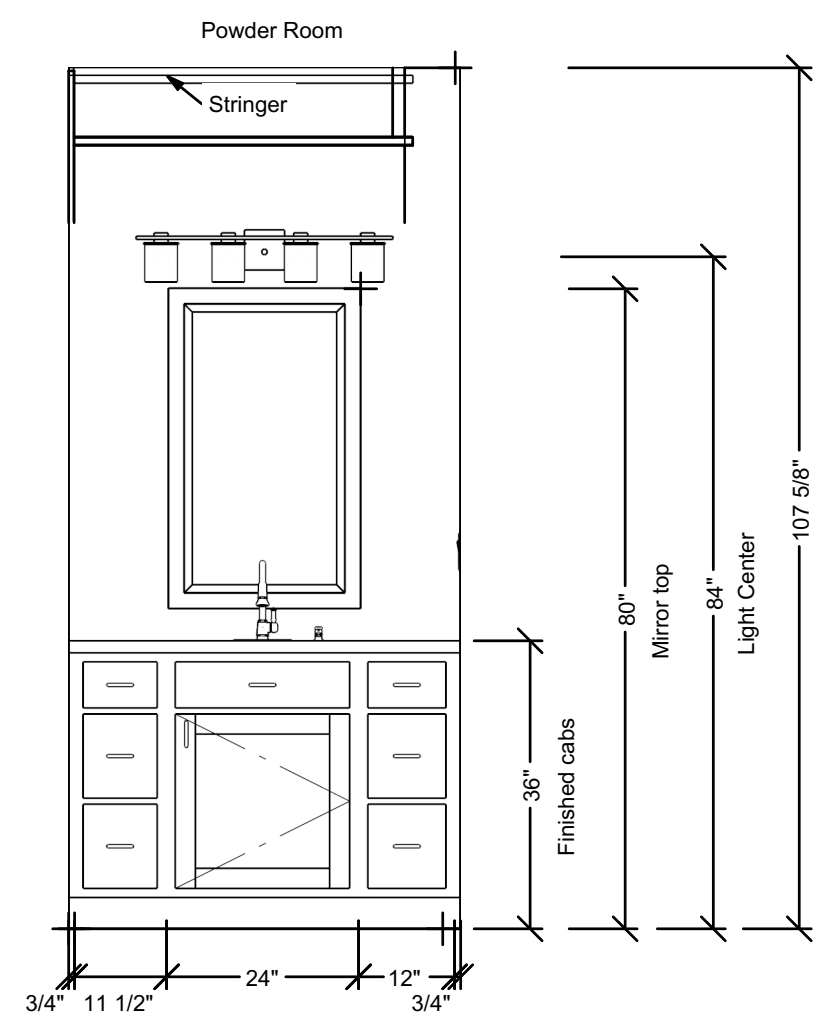
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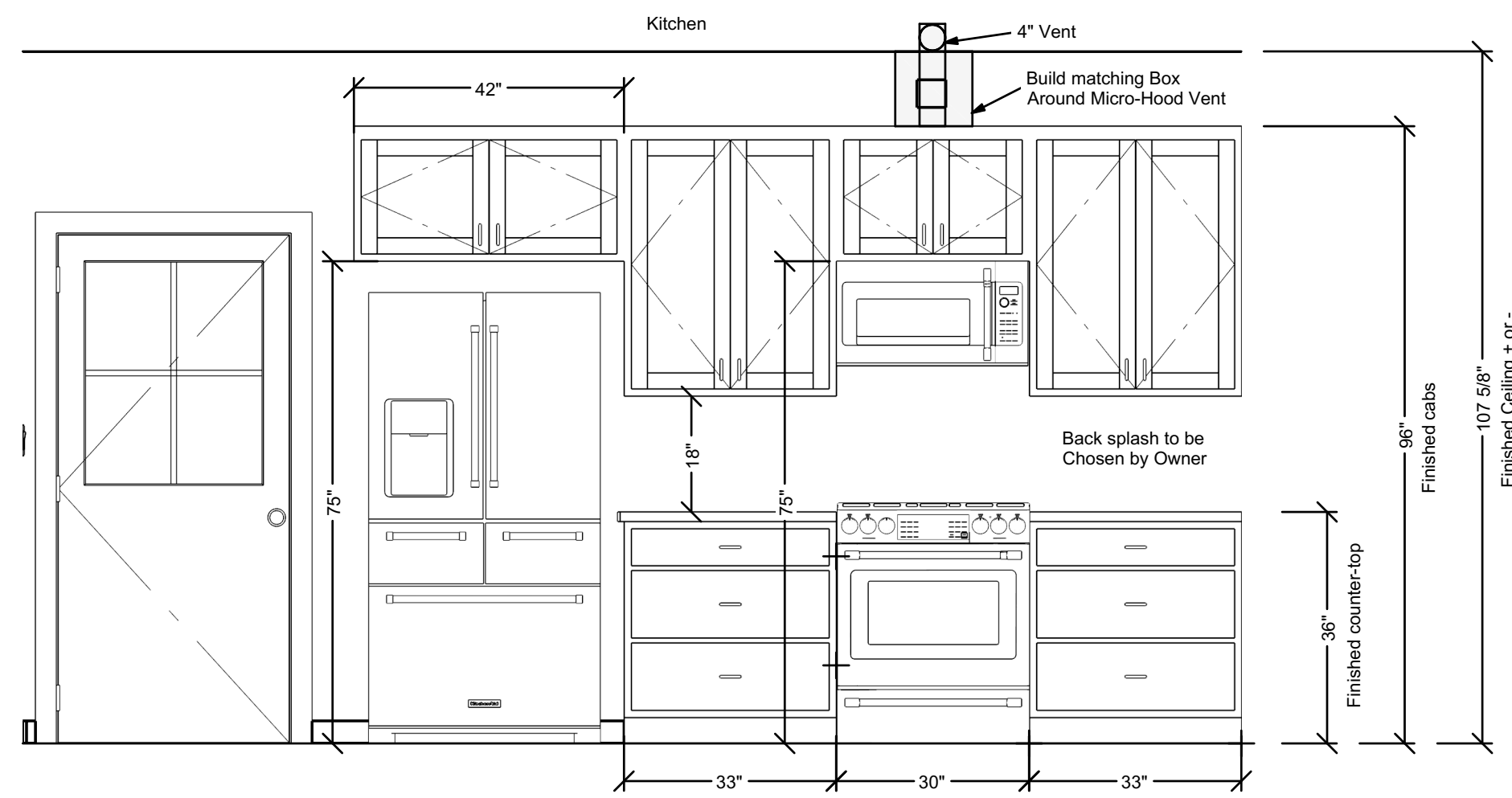
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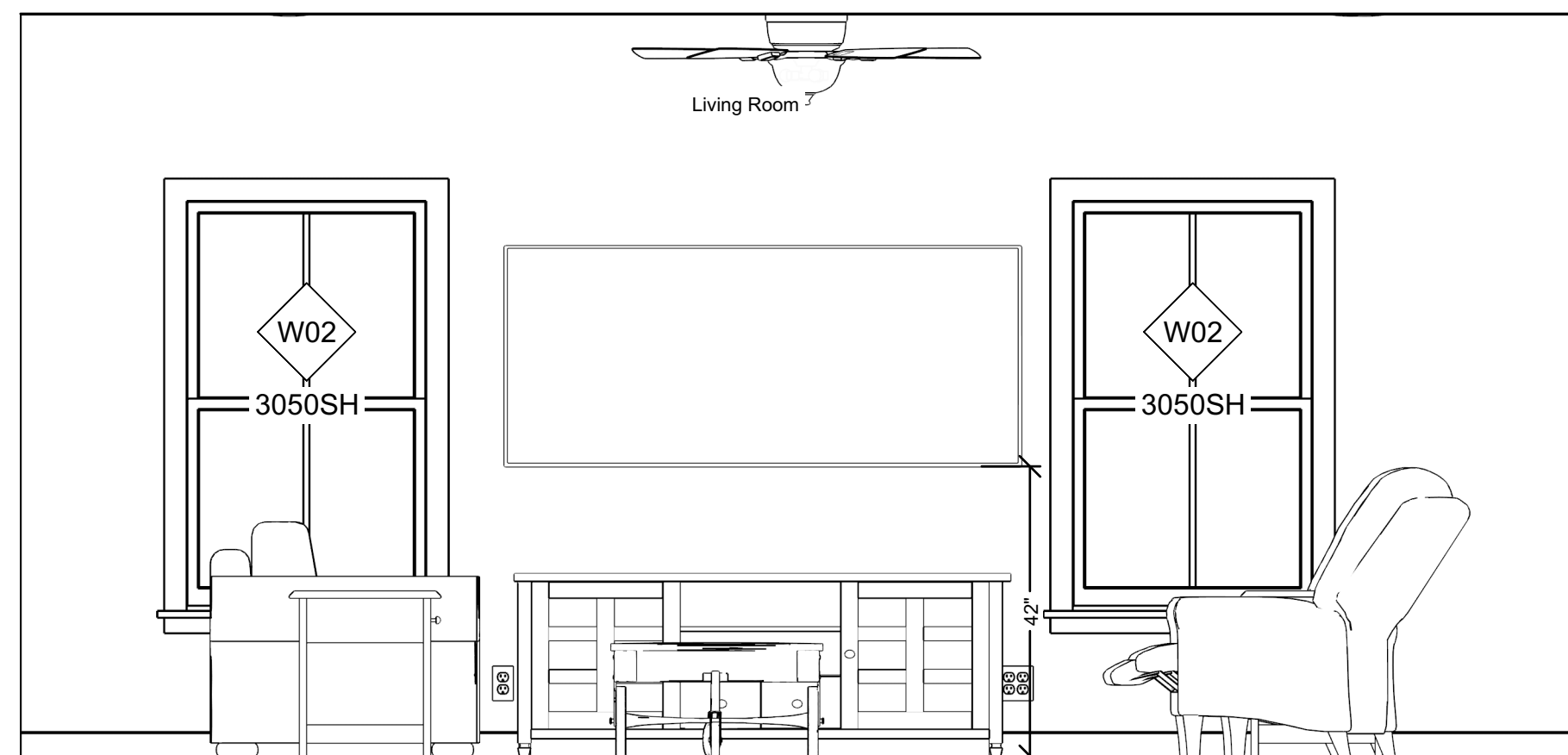
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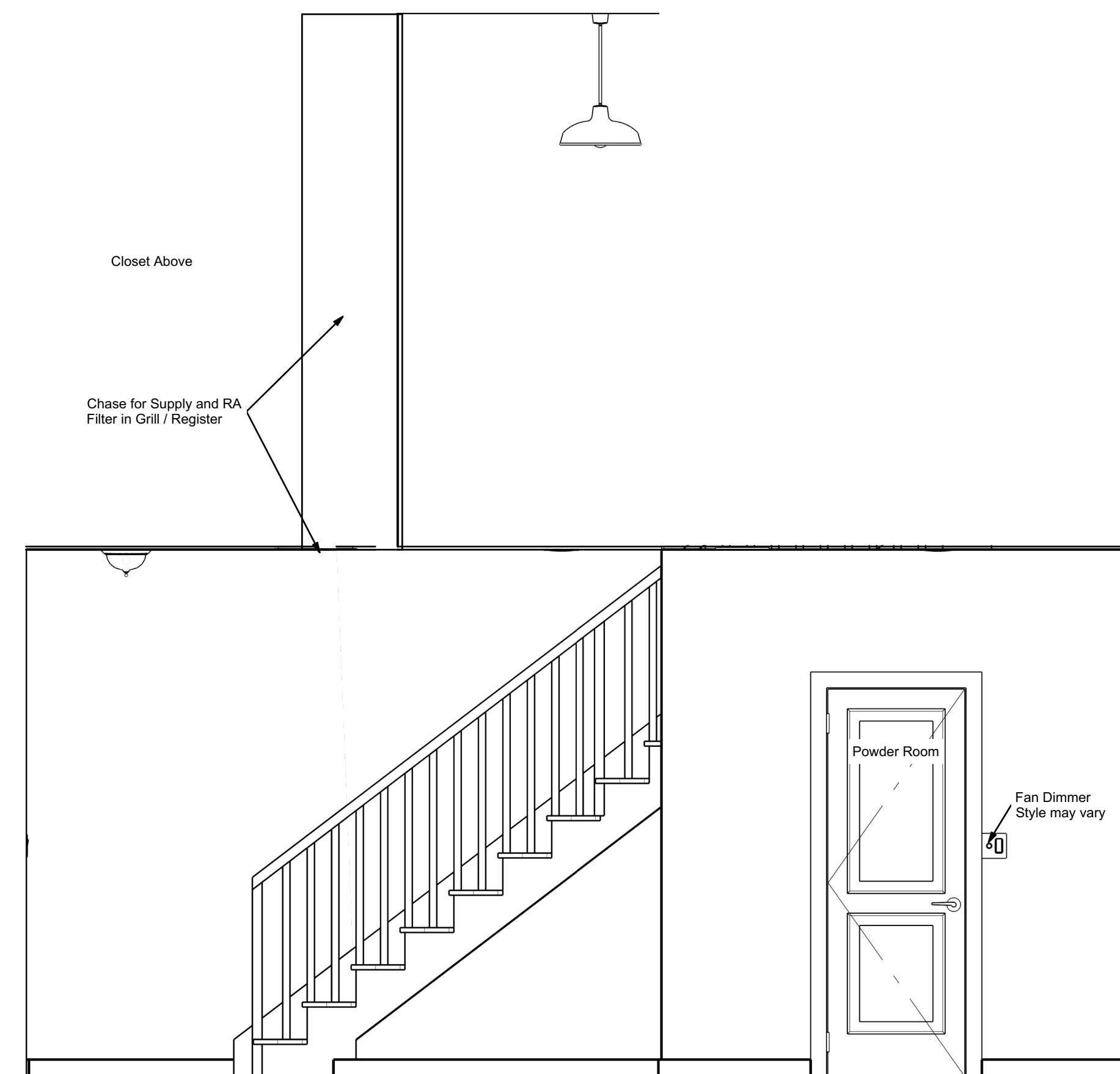
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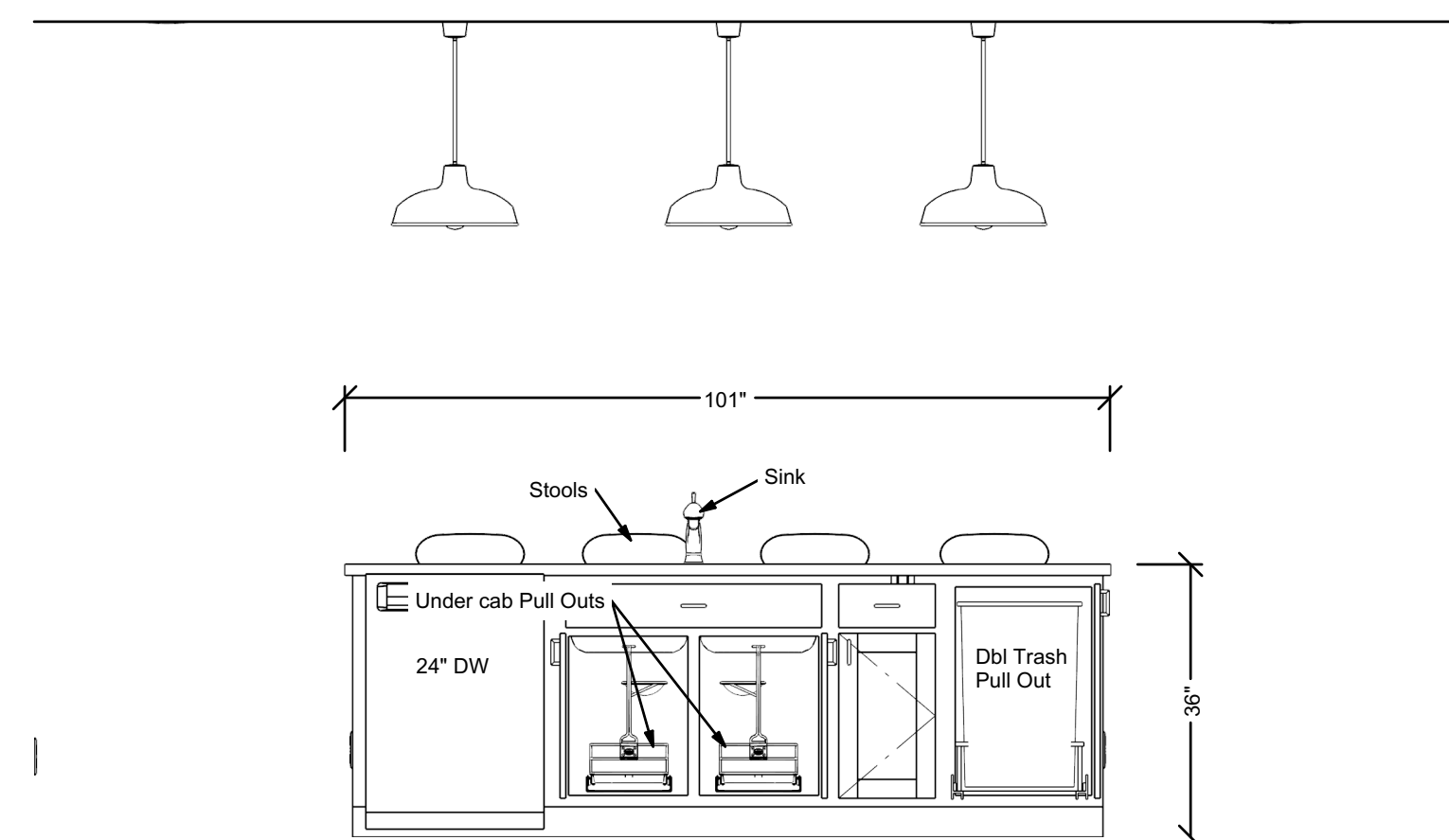
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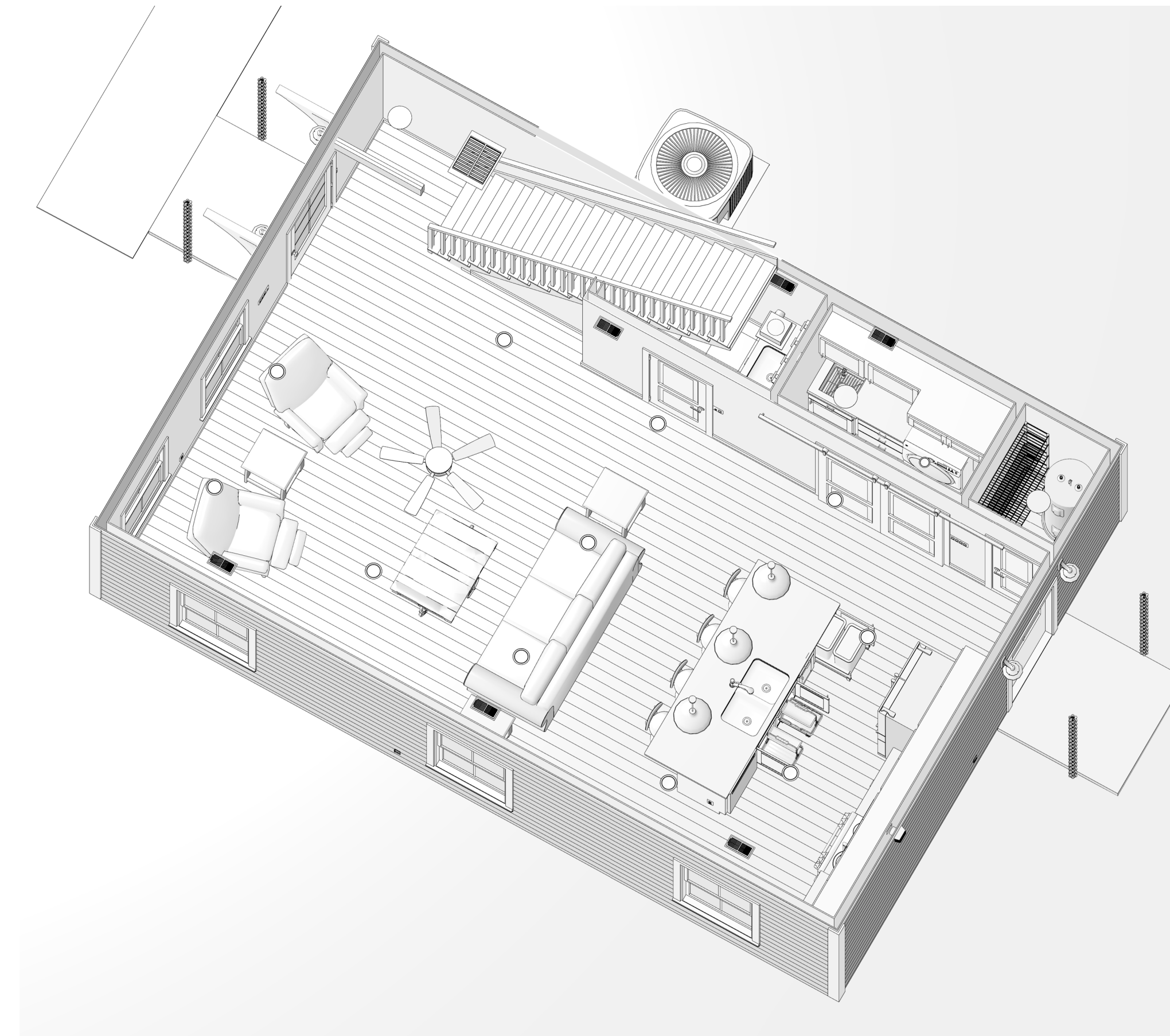
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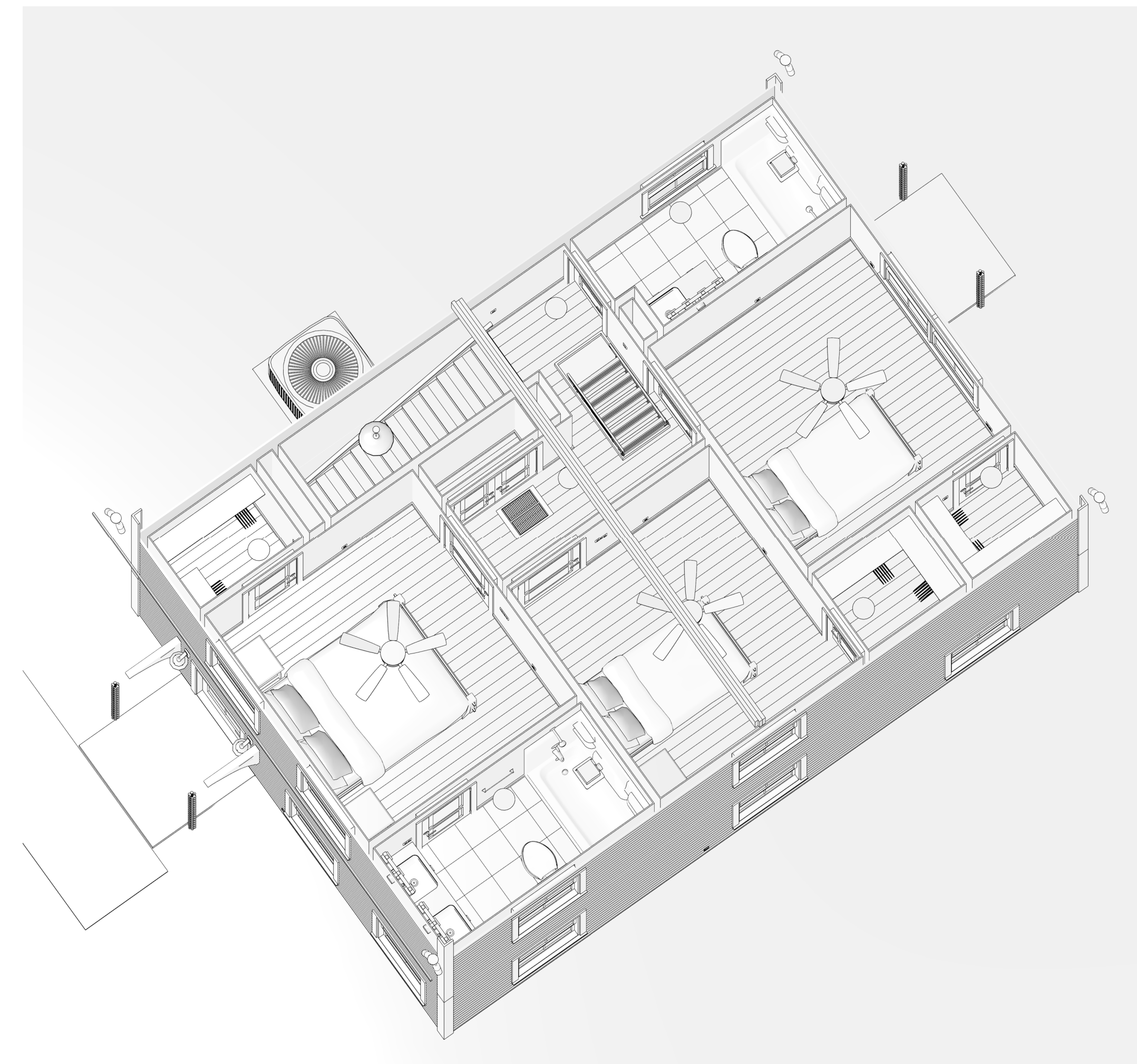
Elevation 12



Elevation 3



Camera 11



Camera 12

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**Wall Elevations /
 Doll House View**

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DATE:

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SCALE:

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SHEET:

13