

Project Narrative for Capstone at Inland Crossing

LOCATION – 2866 NE Lanier Tech Dr, Gainesville, GA 30506

ACREAGE – 58.23 acres +/-

APPLICANT – Capstone Acquisitions, LLC

Summary

The accompanying application seeks annexation into Hall County and zoning district change from L-I Gainesville to R-MF Hall County for 58.27 acres of unimproved property located on Lanier Tech Drive in northeastern Hall County approximately 0.2 miles east of Hwy 365 and located contiguous to the campus of Lanier Tech. The intent is to develop up to 342 multi-family units of class A quality housing along with a full amenity offering while maintaining a significant amount of open green space within the development along with a vast undisturbed area to serve as further buffer to any adjacent properties. The proposed use is consistent with all Hall County R-MF density requirements and state/local code guidelines while providing a significant housing need for the expanding local industry in the HWY 365 corridor along with the students of Lanier Tech. The project is expected to begin development in approximately late 2023 to early 2024 with completion planned for 2025.

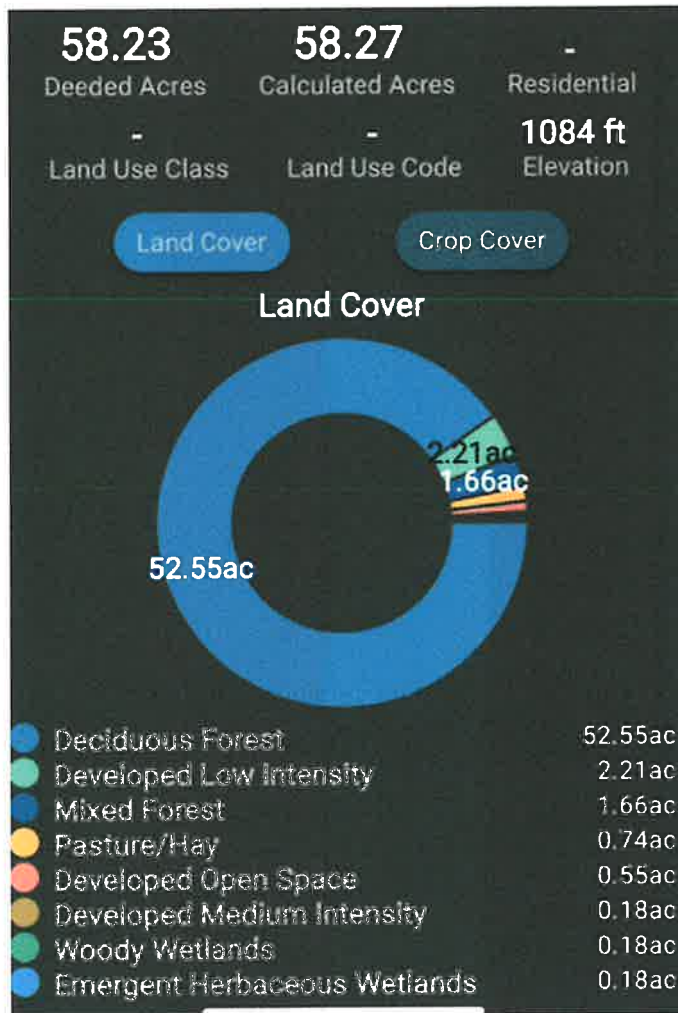
Development Strategy

The Capstone at Inland Crossing will be developed by Capstone which has significant experience in real estate development with a concentration in multi-family development, design and construction management. Capstone is located in Gainesville, GA and is led by Jonathan Collins, President and Lead Project Developer, and Dr. Jeff Payne, Chairman, whom both reside in Hall County. The Capstone at Inland Crossing will feature 342 units on 58.27 acres resulting in a very low density of only 5.87 units per acre allowing the project to maintain significant wooded areas and open green spaces while maintaining a significant sight and distance buffers between all neighboring land and property owners. The development will feature an amenity package (detailed list provided) and unit mix (table included) with a heavy concentration on 1 and 2 bedroom units that will focus on young working individuals/families without school age children and/or seniors also without school age children. A project site plan along with conceptual pictures of the project have been provided in the following pages.

Site Description

The 58.27 acre parcel is triangular in shape and is currently unimproved with a significant wooded area. A small, jurisdictional stream is located on the property along with a small area of jurisdictional wetlands were previously located in which all necessary set back requirements are met. Domestic water provided by the City of Gainesville and is located on Lanier Tech

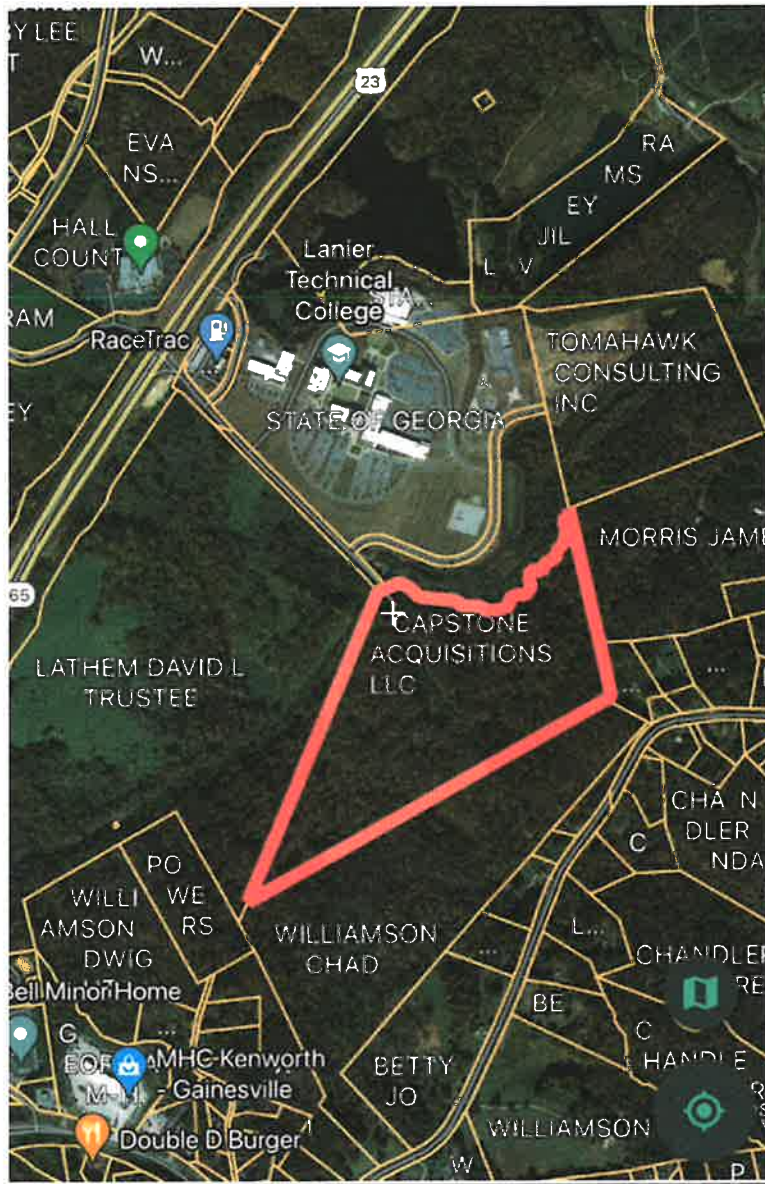
Drive. The City of Gainesville will also serve the site with sanitary sewer through a manhole and easement located on Lanier Tech Drive. All other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the purposes intended.



Adjacent Property

The property is surrounded by residential zonings to the east, commercial zoning to the north and agriculture to the west and south that will ultimately become proposed commercial tracts based on discussions with the land owner.

Aerial View



Access

Access to the property is from Lanier Tech Drive approximately 0.2 miles east of Hwy 365

Traffic Impact Study

A Traffic Impact Study is included as part of this submittal.

Unit Matrix

Unit Mix

BUILDING NO	A1 (1 Bed) UNIT	A2 (1 Bed) UNIT	B1 (2 Bed) UNIT	B2 (2 Bed) UNIT	C1 (3 Bed) UNIT	TOTAL UNITS	Parking Reqd
1		14	14			28	44.8
2	14	14			14	42	75.6
3	14	14			14	42	75.6
4			12	12		24	38.4
5	12		12			24	38.4
6		14	14			28	44.8
7		14	14			28	44.8
8		14	14			28	44.8
9			14			14	22.4
10		14	14			28	44.8
11		14	14			28	44.8
12		14	14			28	44.8
TOTAL	40	126	136	12	28	342	564
	12%	37%	40%	4%	8%		

Mix	1 Bed	2 Bed	3 Bed	
No. Units	166	148	28	
%	49%	43%	8%	100%

Parking

577 parking spots proposed including 30 handicap parking spots. Required parking spots per code is 564 spaces for 342 units.

Architectural Materials & Site Improvements

Although a specific builder group has not been identified, at a minimum the multi-family construction would follow a design theme that would include:

- Front facades with a combination of masonry and hardi-plank materials
- Side & Rear facades with hardi-plank or shake siding
- Architectural weight shingles
- Approved landscape plan per code requirements

Entrance Monumentation

The entrance will be gated and the private streets will be maintained by the property owner. All necessary requirements to allow access for public safety and other services will be provided. At least one central mail kiosk will be provided subject to USPS review and approval. The entrance may include the following structural items:

- Masonry walls
- Wood or PVC fencing
- Gate House
- Operable or Faux Gates
- Illuminated Signage in accordance with the Hall County Sign Ordinance
- Landscaping & Irrigation

Amenities

The community amenities will contain the following items:

- Club house
- Pool & decking
- Outdoor fire pit
- Walking Trails
- Passive Pocket Parks
- Dog Park
- Pickle Ball Court (potentially added at date TBD)

Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the Community to direct traffic to sales and recreation centers and to identify differing residential areas. All permanent internal signage must be outside of any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat.

Temporary Sales and Marketing signs not exceeding 32 square feet per sign face and 8 feet in height may be used along Lanier Tech Drive.

Sales and Construction Trailers

Applicant is requesting permission to install one sales trailer and one construction trailer with associated parking areas in locations to be determined at the time of street paving and possible ahead of final plat approval.

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 PRD 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 Hall County Development 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 Hall County Development 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 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 Hall County Board of Commissioners 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 Hall County Board of Commissioners 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 PRD 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 Hall County Board of Commissioners 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 hereinabove.

I. CONCLUSION

For the foregoing reasons, the Applicant respectfully requests that this proposed R-II master plan application be approved as requested by the Applicant. If there are any questions about this request, you may contact:

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