

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 370 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.

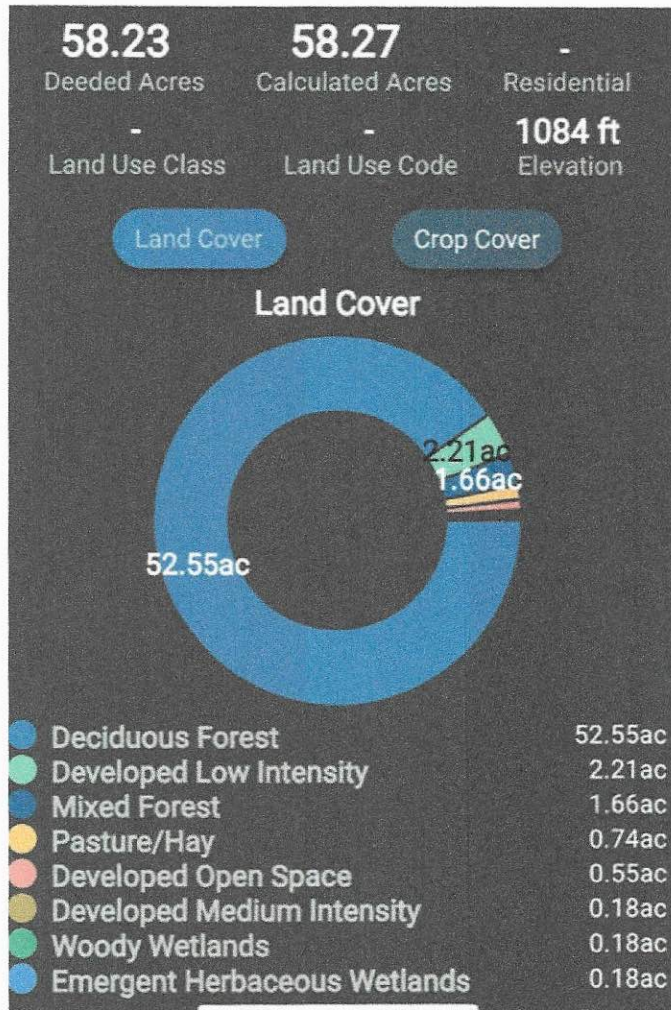
Development Strategy

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 370 units on 58.27 acres resulting in a very low density of only 6.34 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

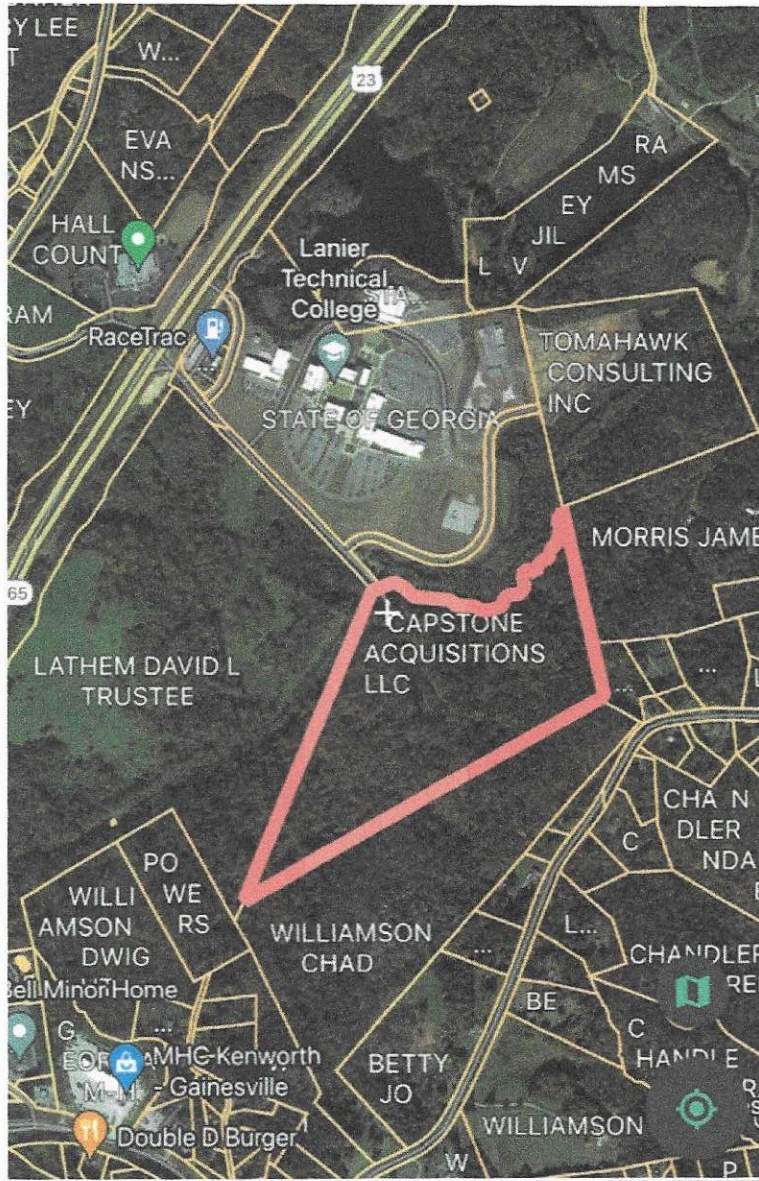
Drive. The City of Gainesville will also serve the site with sanitary sewer through a manhole and easement located on Lanier Tech Drive. All other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the purposes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

Preliminary Unit Mix (subject to change prior to development)

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 Req'd
1		14	14			28	42
2		14	14			28	42
3		12	12			24	36
4	14	14			14	42	63
5	14	14			14	42	63
6			12	12		24	36
7		14	14			28	42
8		14	14			28	42
9		14	14			28	42
10			14			14	21
11		14	14			28	42
12		14	14			28	42
13		14	14			28	42
TOTAL	28	152	150	12	28	370	555
	8%	41%	41%	3%	8%		

Mix	1 Bed	2 Bed	3 Bed	
No. Units	180	162	28	
%	49%	44%	8%	100%

Parking

585 parking spots proposed including 30 handicap parking spots. Required parking spots per code is 575 spaces for 370 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

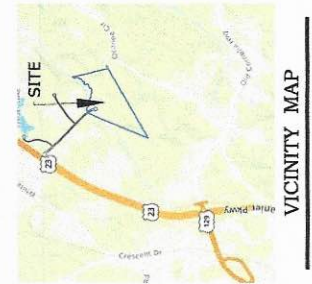
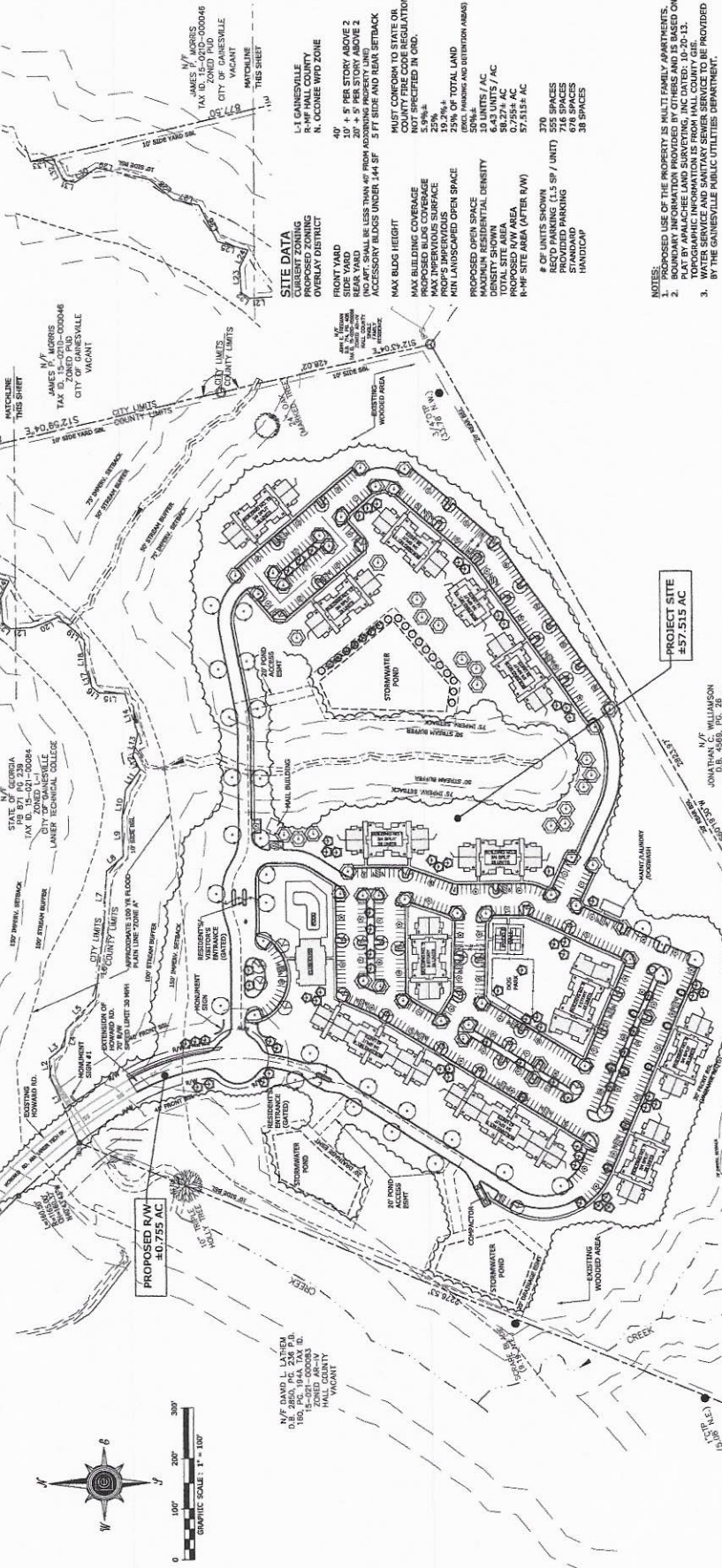
Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the PRD zoning request would lack objective justification and would result 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:

Jonathan Collins
Capstone
340 Jesse Jewell Parkway, Ste 400
Gainesville, GA 30501
770-519-5598
jonathan@cpgllc.net



GEORGIA811
 www.Georgia811.com
 Call before you dig

Applicant
 Capstone Acquisitions LLC
 340 Jewell Pkwy, Ste 400
 Gainesville, GA 30601
 Phone: 770-519-5998

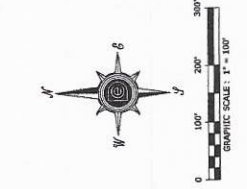
Engineering Contact
 Mr. Emanuel Dougrakis, 770-753-9800

TAX PARCEL IDS
 PIN: 15021 000085

Provisional Unit Mix (Units subject to change prior to development)

UNIT	1 Bed	2 Bed	3 Bed	TOTAL	Parking (Bed)
1	14	14	14	42	42
2	14	14	14	42	42
3	14	14	14	42	42
4	14	14	14	42	42
5	14	14	14	42	42
6	14	14	14	42	42
7	14	14	14	42	42
8	14	14	14	42	42
9	14	14	14	42	42
10	14	14	14	42	42
11	14	14	14	42	42
12	14	14	14	42	42
13	14	14	14	42	42
14	14	14	14	42	42
15	14	14	14	42	42
TOTAL	210	210	210	630	630
TOTAL	630	630	630	1890	1890

MIN.	1 Bed	2 Bed	3 Bed	TOTAL
MIN. UNITS	180	180	180	540
%	40%	40%	20%	100%



N/F GAVIS L. LAWSON
 D.B. 2820, INC. 224 P.D.
 100, P.O. 1044 TAX ID.
 ZONED AR-10
 HALL COUNTY
 VACANT

N/F
 JONATHAN C. WILLIAMSON
 TAX ID. 15-021-00048
 HALL COUNTY
 VACANT

SITE DATA
 1.1 GAINESVILLE
 R-4P HALL COUNTY
 OVERLAY DISTRICT
 40'
 10' ± 5' FEET STORY ABOVE 2
 20' ± 5' FEET STORY ABOVE 2
 5 FT SIDE AND REAR SETBACK
 ACCESSORY BLOSS UNDER 144 SF
 MUST CONFORM TO STATE OR
 COUNTY FIRE CODE REGULATION
 NOT SPECIFIED IN ORD.
 MAX BUILDING COVERAGE
 MAX SIDE YARD SETBACK
 MAX IMPERVIOUS SURFACE
 PROPS IMPERVIOUS SURFACE
 MIN LANDSCAPED OPEN SPACE
 PROPOSED OPEN SPACE
 MAXIMUM RESIDENTIAL DENSITY
 TOTAL SITE AREA
 PROPOSED N/W AREA
 R-4P SITE AREA (AFTER R/W)
 370
 555 SPACES
 1500 SPACES
 STANDARD
 678 SPACES
 38 SPACES
 HANDICAP

NOTES:
 1. BOUNDARY USE OF THE PROPERTY IS MULTI-FAMILY APARTMENTS.
 2. BOUNDARY INFORMATION PROVIDED BY OTHERS AND IS BASED ON
 PLAT BY APALACHE LAND SURVEYING, INC DATED: 10-20-13.
 3. CONFORMANCE WITH ALL APPLICABLE LOCAL, STATE AND FEDERAL
 REGULATIONS AND SANITARY SERVICES TO BE PROVIDED
 BY THE GAINESVILLE PUBLIC UTILITIES DEPARTMENT.

CITY OF
GAINESVILLE

WATER RESOURCES

July 19, 2022

Capstone Acquisitions, LLC
Attn: Carla J. Walker, Esq.
340 Jesse Jewell Pkwy, Suite 105
Gainesville, GA 30501

Re: Water & Sanitary Sewer Availability
Proposed 342-Unit Multi-Family Development
2866 Lanier Tech Drive
PIN: 15021 000085

Dear Ms. Walker,

The purpose of this letter is to confirm the availability of water and sanitary sewer service to the above-referenced property.

The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Lanier Tech Drive, which terminates on the subject property. The City also owns and operates an existing 8-inch DIP gravity sanitary sewer located on the subject property.

The City of Gainesville has adequate capacity for your proposed 342-unit multi-family development, which we understand will generate an anticipated average sewage flow of 85,550 GPD and a peak flow of 213,750 GPD. It is our understanding the developer will be requesting to de-annex the property from the City of Gainesville, and, as a result, subsequently request the City to waive the annexation requirement for sanitary sewer service. If the request is approved by City Council, the City will honor this commitment of water and sanitary sewer service for your development.

This confirmation of water and sanitary sewer availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

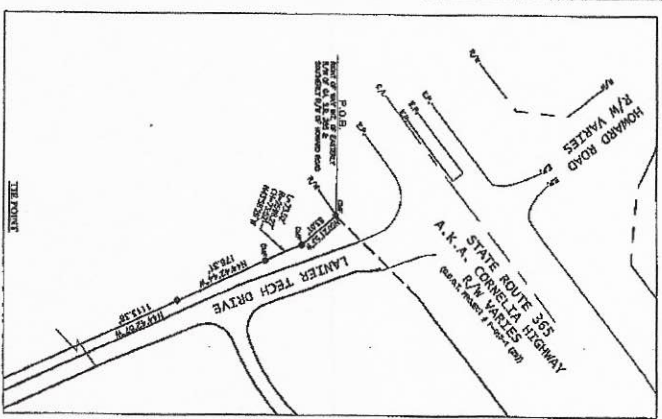
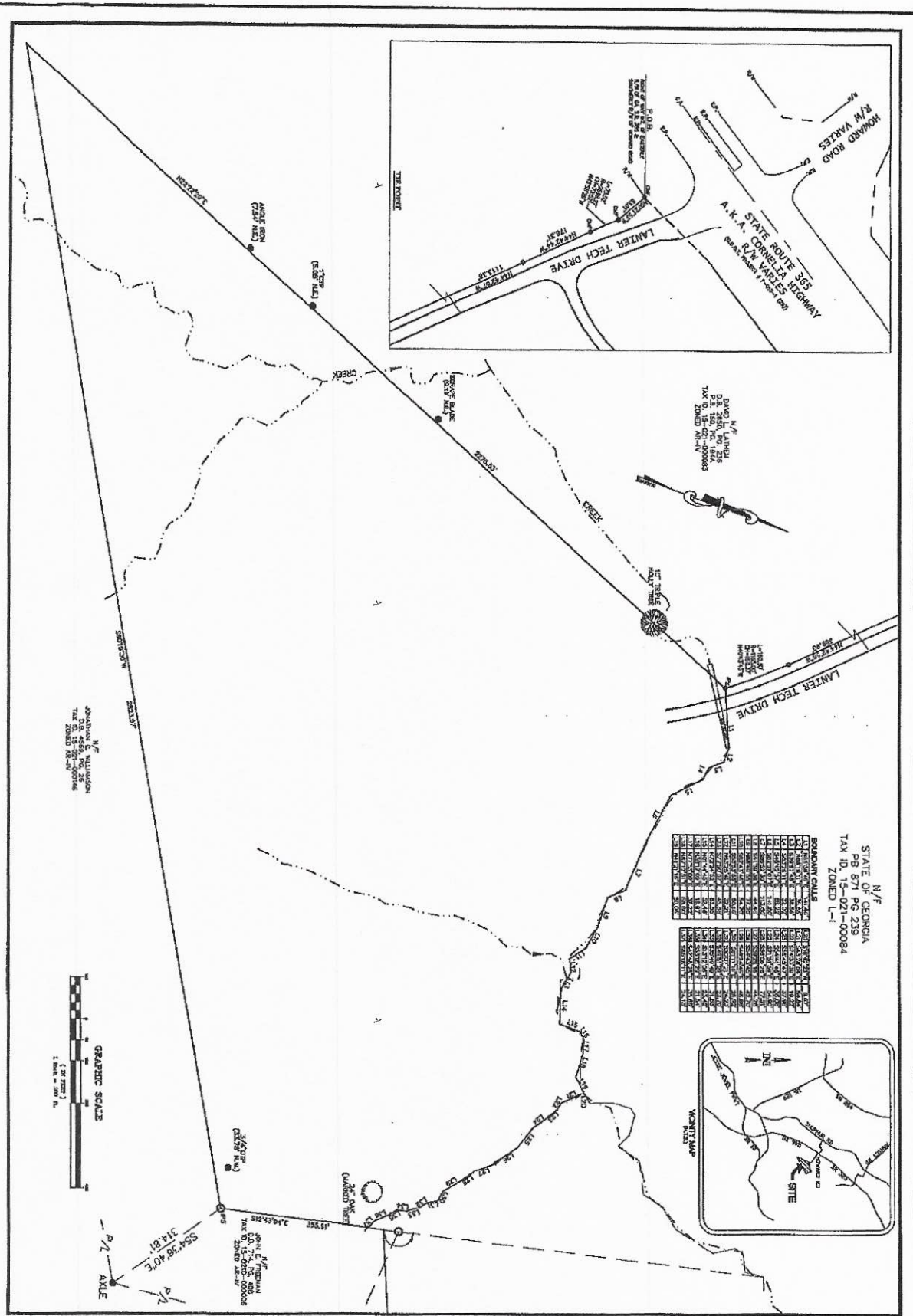
Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford

Nick Swafford
Permitting Services Manager

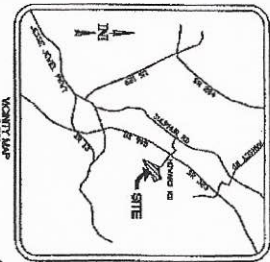
cc: Myron Bennett, P.E., Engineering and Construction Div. Manager



DAVID N.F. JAMES
D.A. 2016, PG. 239
TAX ID. 15-021-00084
ZONED L-1

N/F
STATE OF GEORGIA
PB 871 PG 239
TAX ID. 15-021-00084
ZONED L-1

BORROW CALLS	
NO.	DESCRIPTION
1	1.000000
2	1.000000
3	1.000000
4	1.000000
5	1.000000
6	1.000000
7	1.000000
8	1.000000
9	1.000000
10	1.000000
11	1.000000
12	1.000000
13	1.000000
14	1.000000
15	1.000000
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20	1.000000
21	1.000000
22	1.000000
23	1.000000
24	1.000000
25	1.000000



JOHN W. JAMES
D.A. 2016, PG. 239
TAX ID. 15-021-00084
ZONED L-1



R-1	Revisions

DATE	7-18-16
JOB NO.	18-05
Sheet Title	COMPOSITE PLAT

Project Description
HOWARD ROAD
TO WNEOMES
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

MYERS & CO.
civil engineers
P.O. BOX 631
GAINESVILLE, GA 30602
770-537-9783
606myers@myers-cv.com

Seal

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OVERALL
LEGAL DESCRIPTION

All that tract or parcel of land lying and being in the 411 G.M.D. of Hall County, Georgia, being more particularly described as follows

Beginning at a concrete monument found at the intersection of the easterly right-of-way of Georgia State Route 365 and the existing southerly right-of-way of Howard Road;

THENCE along said existing southerly right-of-way of Howard Road South 60 degrees 21 minutes 53 seconds East for a distance of 83.01 feet to a point;
THENCE continuing along said right-of-way along a curve to the left having a radius of 2598.27 feet, with an arc length of 73.52 feet, being subtended by chord bearing of South 43 degrees 58 minutes 26 seconds East for a chord distance of 73.52 feet to a point;
THENCE continuing along said right-of-way South 44 degrees 42 minutes 44 seconds East for a distance of 178.31 feet to a point at the abandoned southerly right-of-way of Howard Road, said point being the TRUE POINT OF BEGINNING;

THENCE continuing along said right-of-way along a curve to the left having a radius of 247.69 feet, with an arc length of 190.76 feet, being subtended by chord bearing of South 66 degrees 48 minutes 35 seconds East for a chord distance of 186.08 feet to a point on the proposed easterly right-of-way of Howard Road;
THENCE along said right-of-way North 44 degrees 42 minutes 44 seconds West for a distance of 136.36 feet to a point on the existing easterly right-of-way of Howard Road;
THENCE along said right-of-way the following six (6) courses: North 44 degrees 42 minutes 44 seconds West for a distance of 61.29 feet to a point;
THENCE North 47 degrees 27 minutes 13 seconds West for a distance of 15.72 feet to a point;
THENCE North 44 degrees 21 minutes 01 seconds West for a distance of 78.88 feet to a point;
THENCE North 44 degrees 33 minutes 58 seconds West for a distance of 99.33 feet to a point;
THENCE North 35 degrees 51 minutes 44 seconds West for a distance of 96.30 feet to a point;
THENCE North 00 degrees 01 minutes 56 seconds West for a distance of 47.98 feet to a point on the proposed northerly right-of-way of Howard Road;
THENCE along said right-of-way South 23 degrees 31 minutes 54 seconds East for a distance of 33.03 feet to a point;
THENCE continuing along said right-of-way South 40 degrees 18 minutes 54 seconds East for a distance of 179.47 feet to a point on the proposed northerly right-of-way of Howard Way;
THENCE along said right-of-way the following four (4) courses: South 72 degrees 27 minutes 13 seconds East for a distance of 31.01 feet to a point;
THENCE along a curve to the left having a radius of 315.19 feet, with an arc length of 198.54 feet, being subtended by chord bearing of North 37 degrees 23 minutes 49 seconds East for a chord distance of 195.27 feet to a point;
THENCE North 18 degrees 46 minutes 14 seconds East for a distance of 19.30 feet to a point;
THENCE North 16 degrees 26 minutes 01 seconds East for a distance of 133.62 feet to a point;
THENCE leaving said right-of-way North 57 degrees 07 minutes 58 seconds West for a distance of 244.22 feet to a point on the southerly right-of-way of Georgia State Route 365;

THENCE along said right-of-way the following eight (8) courses: North 32 degrees 51 minutes 15 seconds East for a distance of 84.70 feet to a point;
THENCE along a curve to the right having a radius of 2622.04 feet, with an arc length of 249.65 feet, being subtended by chord bearing of North 33 degrees 12 minutes 08 seconds East for a chord distance of 249.56 feet to a point;
THENCE along a curve to the right having a radius of 2622.04 feet, with an arc length of 34.03 feet, being subtended by chord bearing of North 36 degrees 18 minutes 06 seconds East for a chord distance of 34.03 feet to a point;
THENCE North 48 degrees 37 minutes 40 seconds East for a distance of 39.77 feet to a point;
THENCE along a curve to the right having a radius of 160.02 feet, with an arc length of 166.99 feet, being subtended by chord bearing of North 24 degrees 42 minutes 45 seconds East for a chord distance of 159.51 feet to a point;
THENCE along a curve to the right having a radius of 30.00 feet, with an arc length of 47.54 feet, being subtended by chord bearing of South 80 degrees 12 minutes 13 seconds East for a chord distance of 42.72 feet to a point;
THENCE along a curve to the left having a radius of 60.00 feet, with an arc length of 238.77 feet, being subtended by chord bearing of North 25 degrees 09 minutes 42 seconds East for a chord distance of 109.62 feet to a point;
THENCE North 36 degrees 08 minutes 56 seconds East for a distance of 147.19 feet to a $\frac{1}{2}$ inch rebar found;
THENCE leaving said right-of-way South 35 degrees 39 minutes 13 seconds East for a distance of 877.25 feet to a $\frac{1}{2}$ inch open top pipe found;
THENCE North 80 degrees 35 minutes 37 seconds East for a distance of 1197.53 feet to a $\frac{3}{4}$ inch open top pipe found;
THENCE South 12 degrees 59 minutes 04 seconds East for a distance of 2278.00 feet to a 1 inch iron bar found at a marked oak tree;
THENCE South 12 degrees 43 minutes 04 seconds East for a distance of 428.02 feet to an iron pin set;
THENCE South 60 degrees 19 minutes 30 seconds West for a distance of 2823.97 feet to an iron pin set;
THENCE North 22 degrees 22 minutes 29 seconds East for a distance of 2276.52 feet to an iron pin set on the proposed westerly right-of-way of Howard Road;
THENCE along said right-of-way along a curve to the left having a radius of 1165.00 feet, with an arc length of 160.50 feet, being subtended by chord bearing of North 40 degrees 43 minutes 43 seconds West for a chord distance of 160.37 feet to a point;
THENCE continuing along said right-of-way North 44 degrees 42 minutes 57 seconds West for a distance of 1473.29 feet the TRUE POINT OF BEGINNING.

Said property contains 145.633 acres.