

EL ALAMO PROPERTIES, LLC

**Special Events Venue
3210 Joe Parker Road
Gainesville, GA 30507**



OWNERS:

**Leticia Camacho
Armando Ballesteros
Francisco Ballesteros**

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Statement of Purpose

We wish to construct a Special Events Facility and 2 Outdoor Pavilions on the subject property, which consists of 20 (+/-) total acres. We would like to amend conditions approved on November 13, 2008.

Zoning conditions:

1. The development of the site shall occur as generally depicted and described in the concept landscape plan, architectural exhibits, and project narrative, modified as necessary for compliance with development standards in force at the time of site plan approval.
 - We ask that this condition be amended to a barn type architecture - The building would be 2 feet of brick at the bottom with steel wall and roof sheeting.
5. The property shall comply with all Gateway Corridor Overlay District Requirements with the following exceptions:
 - b. The applicant shall install a 25 ft buffer around the entire perimeter of the property as approved by the planning staff plus a 6-foot high masonry fence shall be installed from the front property line back 600 ft. on both sides of the property to fully screen the development and parking area from the abutting residential uses.
 - We ask that this condition be amended to 25 ft buffer around the entire perimeter of the property with a 4 ft. high split rail fencing with brick columns every 40 feet – with this fencing we hope to use the lumber from the trees that have been cut to clear the land for the building and it would give a more natural look. We ask that this is installed in the front of the property and the left side of the property and line back 300 ft on the left side of the property. On the right side we would ask to place the fence next to the parking on the right and line back 300 ft. , to use as protection since the retention pond will be there on the right.

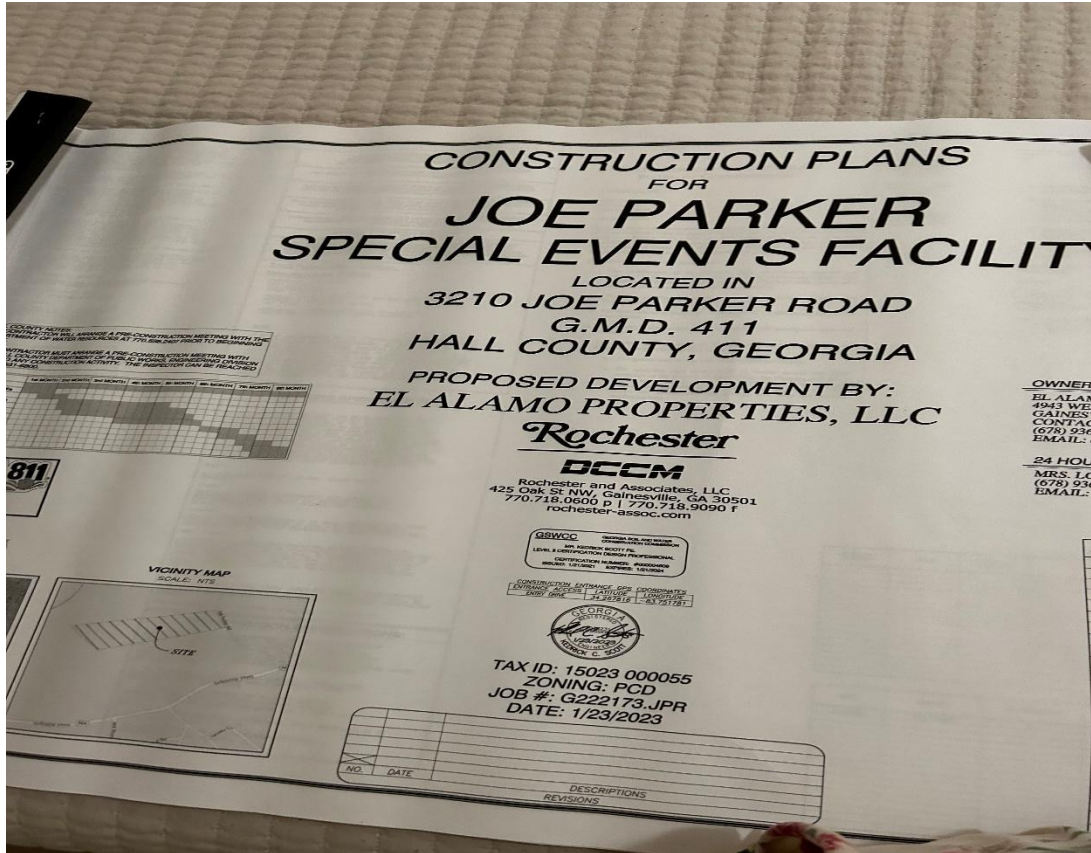


retention pond - split rail fence at the top of the hill with no columns.



Chain link shade screen fence currently placed in front of the property. To be moved once construction is complete.



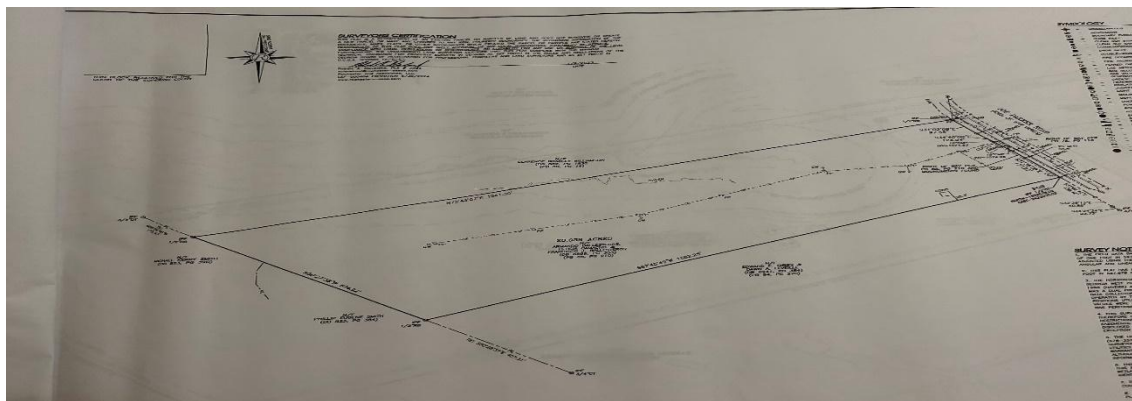


Identification of Property

The map below identifies the parcel involved in this request to amend zoning conditions.

Parcel (1) 3210 Joe Parker Road 15023 000055

Parcel (1) is owned by: Leticia Camacho, Armando Ballesteros and Francisco Ballesteros



Current Use:

The original rezoning request approved November 13, 2008 is for a Special Events Facility with Outdoor Recreation Area.

El Alamo Properties LLC, purchased this property in 2020.

The property currently has an approved Land Disturbance Permit that was approved on April 13, 2023 Job #: G22173.JPR.

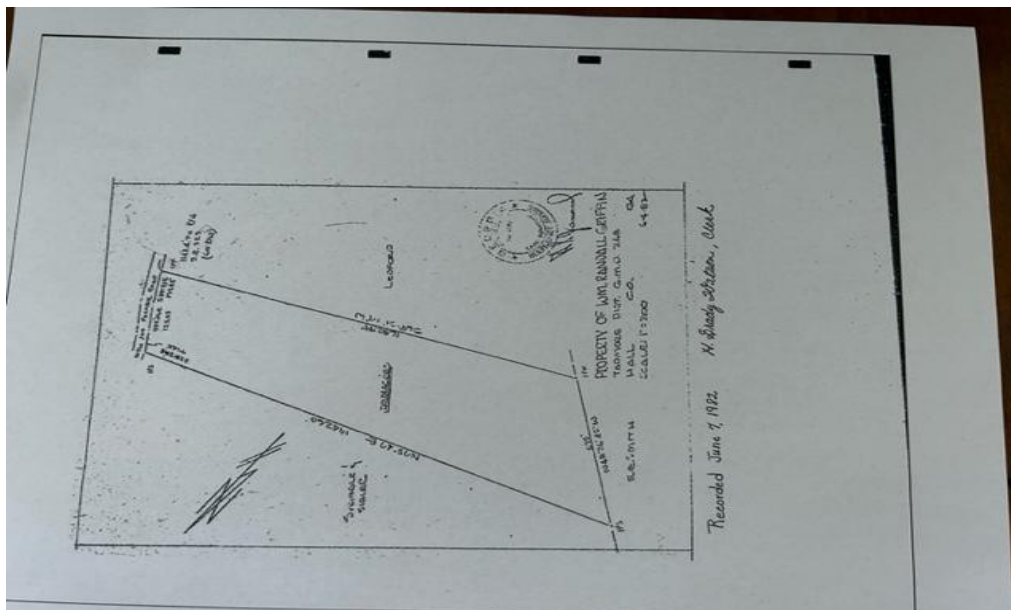
The boundary survey, topographical survey, level three soils analysis are completed.

A traffic Impact Study is completed.

Noteworthy Modifications to previous Submittal:

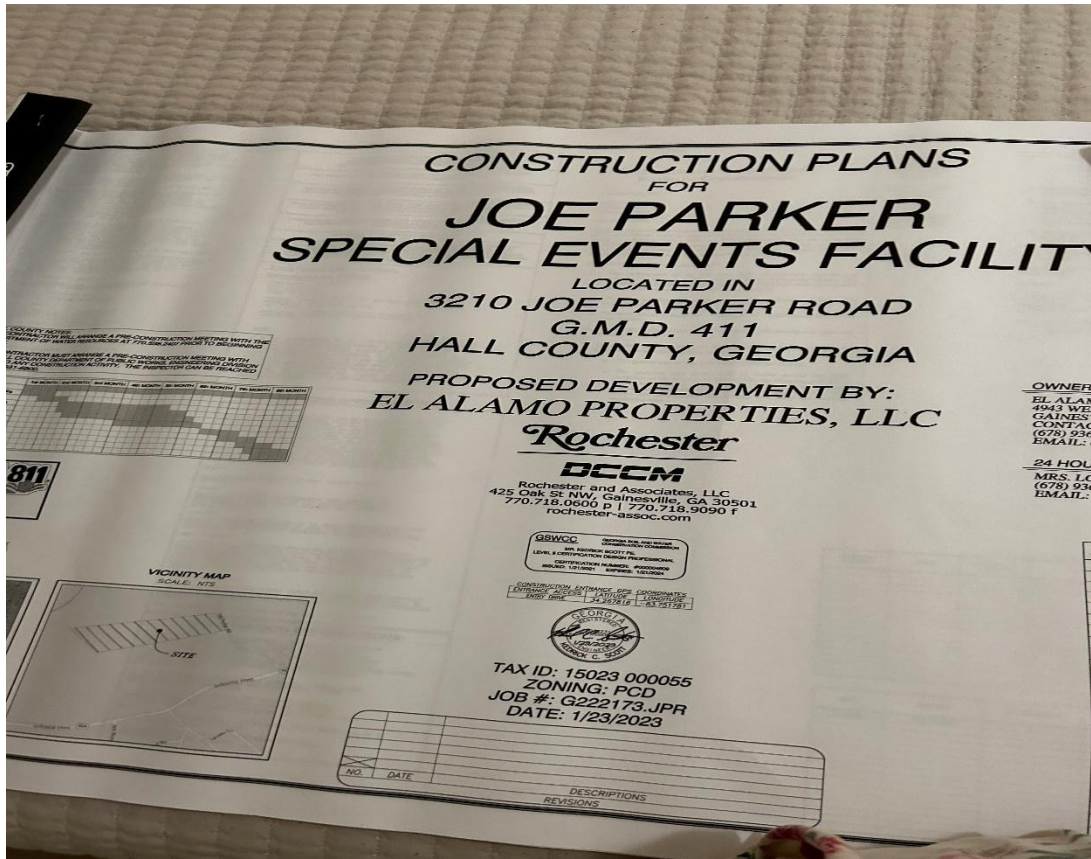
- Main building will be 60' X 120'
- Building capacity will be 375
- Parking spaces will be located in front of the main building
- 2 24x38 outdoor pavilions with bathrooms and 35 parking spaces – capacity of 100 people
- No soccer fields

Original Plat:



Provisions for Water and Sewer

Please see construction site plans.



Proposed Access to the Property:

Access to the property would be accomplished by a commercial driveway from Joe Parker Road. Traffic Impact Study has been completed.

Proposed Use:

The development is planned in two phases. Phase one would be the Special Events Facility. Phase two would be the 2 pavilions.

Special Event Venue :

Phase One would involve The Special Event Facility would involve the front (+/-) 4 acres of the property and consist of The Special Event Facility building, outdoor courtyard, parking area and detention pond.

The seating Capacity of the Special Event Facility would be 375. The estimated capacity of the 2 outdoor pavilions would be 100 people per pavilion. This would equate to a total capacity for the development 575. 92 parking spaces would be located near the main building facility. The other 2 pavilions will have 35 parking spaces near each pavilion one female and one male bathroom. This will be completed in Phase two within 2 years of the opening of the special event facility.

This would satisfy the requirements for “places of public assembly” which are defined as 1 parking space per each 3 seats of maximum seating capacity.

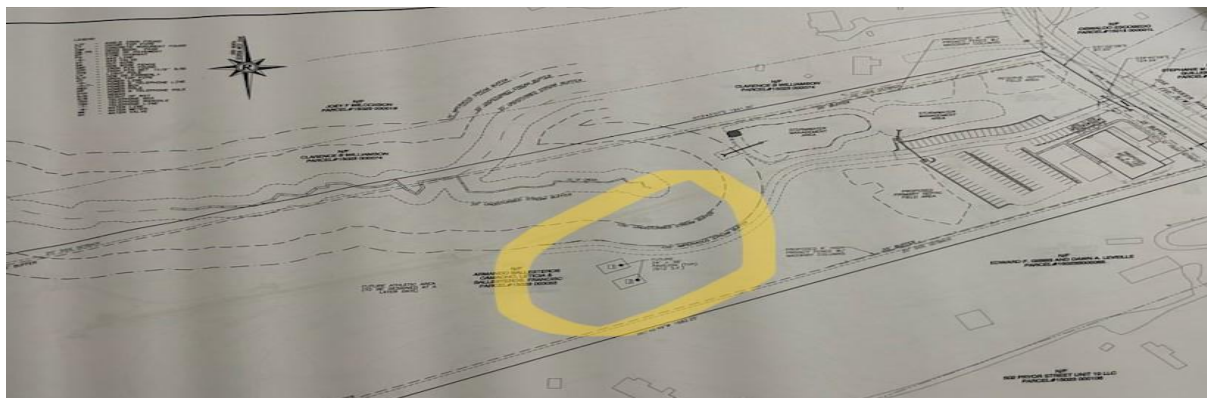
The rear and sides of the property would remain undisturbed and heavily wooded.

A 25 ft buffer around the entire perimeter of the property with a 4 ft. high split rail fencing with brick columns every 40 feet – with this fencing we hope to use the lumber from the trees that have been cut to clear the land for the building and it would give a more natural look. We ask that this is installed in the front of the property and the left side of the property and line back 300 ft on the left side of the property. On the right side we would ask to place the fence next to the parking on the right and line back 300 ft. , to use as protection since the retention pond will be there on the right.

In accordance with (GCOD) , Section 17.420.050.F.1, there would be a single street lamp on the street. Additional illumination will be used in the parking area. Pack lights would be mounted on the buildings themselves. This would provide adequate lighting and would have minimal impact on surrounding properties.

Based on the guidelines contained in (GCOD), section 17.420.060, there would be a single, ground mounted monument sign situated at the street, a single marquee sign mounted at the main entrance of the Special Events Facility.

Pavilions: Please see approved constructions plans



Special Events Facility Description:

We hope to incorporate a barn type architectural style. The design would be elegant while maintaining a residential character. We hope to amend the following conditions: previously the owners were going to incorporate a Spanish Colonial Revival architectural style. We are asking for this provision to be amended were we can have a barn type architectural style. The building would be 2 feet of brick at the bottom with metal siding and metal roof. All metal siding, roof, insulation has been bought. We made this purchased not knowing there was a provision of the Spanish colonial architectural for this property. This is why would we would like to amend. We think the barn type style is more adequate for the look of Joe Parker Road. Most of the homes in this road are mobile homes with vynil siding. This type of style will mix better and it would give it a more residential look and atmosphere.

For the Special Events Facility building, we propose the construction of a rectangular shaped building with a covered walkway. The proposed structure would house, the event venue, catering kitchen, small office and handicapped accessible restroom facility with sinks and commodes.

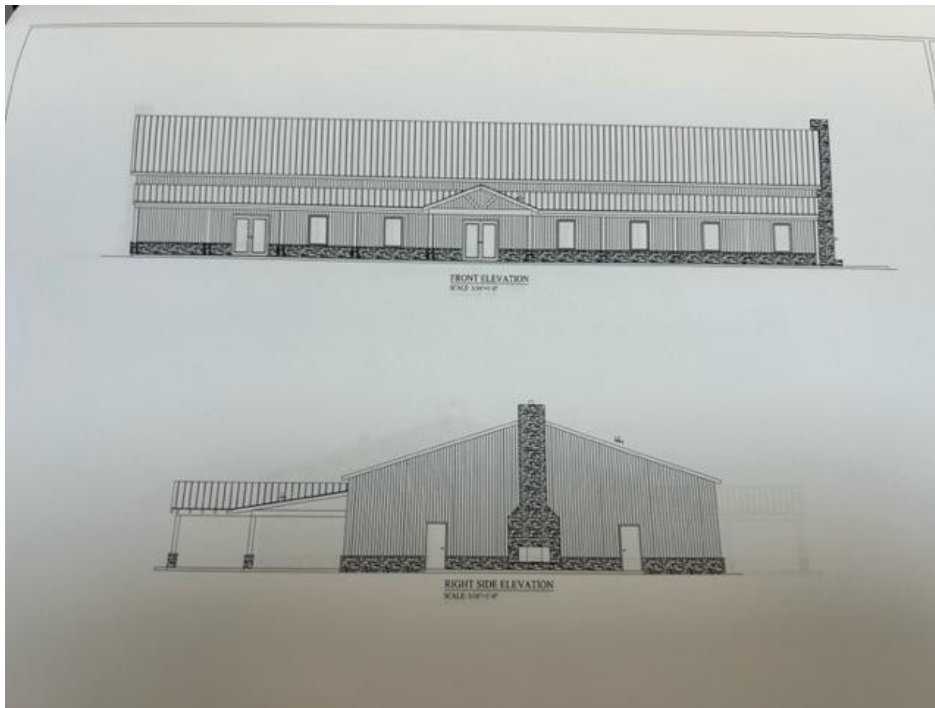
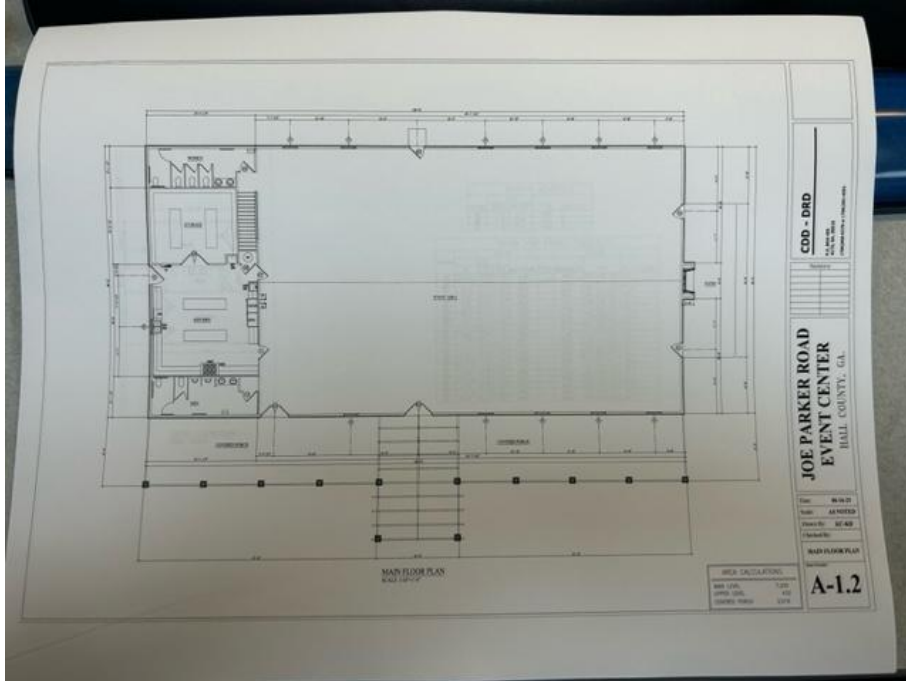
The maximum building facility would be 375 people.

The Special Events Facility building would have a total footprint of approximately 60 X 120 (7200 square feet). The main entrance would face the street.



We ask that the venue sign to be like the image above. It would be located where the driveway to the venue is. 15 ft from property line, 8ft tall and 24 square ft (4X6) with letter on both sides.

Proposed Building Layout:



Architectural Example:

Special Event Facility



Pavilions



Proposed Operation and Policies:

El Alamo Properties LLC, will own and operate entire complex. The catering kitchen would be available for event use by the approved caterers and would not be used as a restaurant or be open to the general public.

We plan to adopt the same rules and regulations are in place at the Gainesville Civic Center. Our Goal is to be an overflow outlet and complement the above mention facility.

The main building and pavilions may be leased for events. The event licensee must enter into a license agreement, provide proof of insurance covering the event and may choose from vendors appearing on an approved catering list.

Event security will be contracted with the Hall County Sheriff’s Department and will be mandatory for all events in the Special Event Facility, which is the main building.

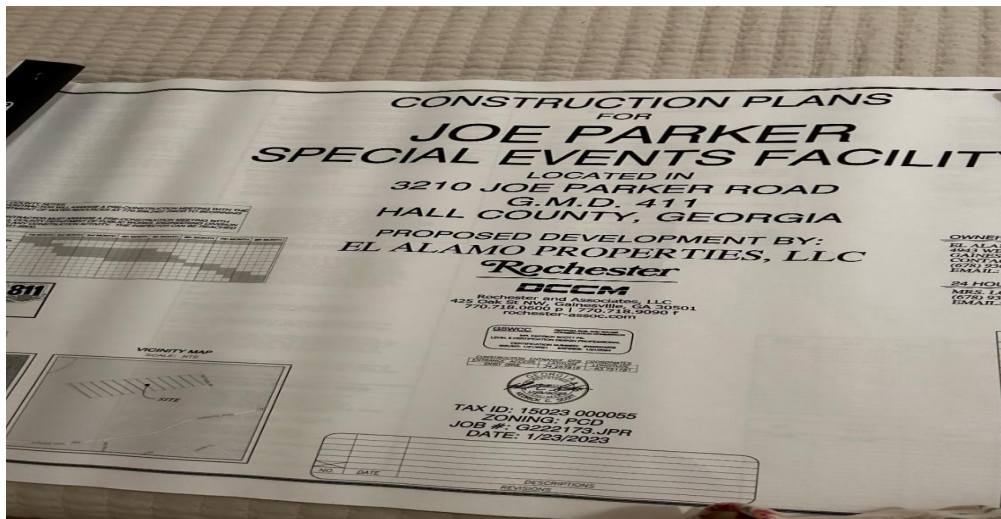
Hours of operation and fees charged will be similar to those of the Gainesville Civic Center.

One event day shall not exceed a maximum of 12 hours, including move in and move out. Time used after contracted limits shall be billed at an hourly rate, plus applicable personnel fees.

Alcohol consumption will be permitted in accordance with all applicable laws, at this time; even licensees would be allowed to bring their own alcoholic beverages on the premises. However, there will be a specific time to start serving and stop serving the alcohol.

Wet Detention Pond:

Please see approved construction plans.



Proposal Summary:

Dear Commissioners:

El Alamo Properties LLC, is run by a local Hispanic family. Originally, from Mexico the Ballesteros/Camacho family have lived in Hall County for 21 years. Their boys graduated from Johnson High School and both currently attend UNG in Oakwood. They attend St. John Paul II Catholic Mission in Gainesville.

An enormous need exists for large event venues within Hall County. El Alamo properties have purchased 20 acres in Hall County. The owners Leticia and Armando bring their 25 year experience of owning and directing a successful business. In the last 15 years they have ran a successful concrete business in various states in the southeast of the country currently growing further up north. The company's clients include O'reilly's, Dollar General and various other car washes and companies.

This proposed facility is designed to be a perfect location for large family gatherings, holiday parties, anniversaries, weddings and receptions. We have observed repeatedly how community centers, special events facilities and parks in Hall County have been beautifully integrated into residential and other zoned areas. It is clear and evident that there is no better place to this facility than in close proximity to where people live. I hope this proposed development will be no exception.

We hope to offer a relaxed, secure atmosphere in which people can enjoy each other's company and celebrate life's special events.

El Alamo Properties, LLC would own and operate the development.

El Alamo Properties, LLC will be the developer and General Contractor.

El Alamo Properties, LLC will maintain the facility after construction is complete and into the future.

We respectfully request that a staff recommendation for approval is made.

Thank you for your review and consideration.

Sincerely,

Leticia Camacho

Leticia Camacho, Owner
El Alamo Properties, LLC
3210 Joe Parker Road
Gainesville, GA 30507