

Zoning Narrative (revised)

Applicant seeks to rezone a 14.1-acre tract of land from a combination of Planned Industrial Development (PID) and Agricultural Residential (AR-1) to Light Industrial.

History of Use. All of the property is currently utilized as a single-family residence. There is a single home built in approximately in 1957 located on the property. There are several other accessory structures located on the property.

A 3.5-acre portion of the property was rezoned in 2008 to PID for potential use as a 13,200 square foot manufacturing repair building and 6,900 square foot retail office building. That development never occurred as proposed.

The property was purchased by the existing owner as two (2) tracts, but has been combined into a single tract for tax purposes.

Current Zoning. Current Zoning is a mixture of AR-1 and PID.

Proposed Use. As shown on the attached site plan, the applicant intends to construct four industrial buildings of various sizes. Each would be constructed so that the building could be subdivided into multiple units.

One building would be approximately 7,500 square feet, with the ability to subdivide into two (2) units.

The second building, as depicted on the site plan, would be approximately 25,000 square feet. The applicant proposes that the other two (2) buildings would be approximately 20,000 square feet.

All parking would be separated from Highway 129 by the buildings themselves.

Each building would have the ability to be further subdivided to provide for combination of office and warehouse space for various small businesses. The applicant believes there is a high demand for this type of development in the area. Inspiration photograph showing the intended look of the buildings have been included.

As shown on the revised site plan, the buildings 1, 2 & 3 will be accessed via a front facing 12x12 (approx.) roll up door and a driveway from the door to the drive aisle on front of the building. This will allow occupant to store and load vehicles inside the buildings. Building 4 will have rear loading docks as shown.

Property will be subject to the Gateway Corridor Overlay. Applicant will propose to comply with all aspects of the Gateway Corridor Overlay and is requesting no variances or other deviations from applicable zoning.

Development Schedule. Property will be developed as soon as practical following rezoning. Applicant will build one building at a time.

Surrounding Uses. Property directly across the street is currently zoned PID and a large-scale warehouse is under construction. Other properties along Athens Highway are a mixture of Highway business and Agricultural zoning.

Utilities. The property will be served by City of Gainesville water. A water availability letter is included with the application. There is no current sewer availability in the area.

Sugar Hill Baptist Church Cemetery. A screen of evergreen trees will be planted along the northwestern boundary line of the property so as to screen the view from the adjoining Sugar Hill Baptist Church cemetery.

Private Cemetery. There is an unnamed private cemetery located on the southeastern boundary of the property. The cemetery will not be disturbed. A fence, with a gate, will be installed to separate and protect this cemetery. An easement for access by any family members to the private cemetery, allowing access at any time will be provided. The cemetery will be preserved and protected in accordance with all State law requirements.