

Zoning Narrative

2500 & 2508 Athens Highway

Hall County GA.

300 Unit Multi Family Development

Revised 12-4-2021



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1.0 INTRODUCTION

The owner of the property is the CAB Family, LLC. With the owner's written authorization, the applicant, Michael Twiner, is proposing to purchase and develop 22.03 acres of land located at the intersection of Athens Highway and Gillsville Highway. Twiner's partner is Madison Capital, an established and well capitalized multifamily owner and operator.

Michael Twiner, the applicant, has been the owner and developer of multifamily facilities and other commercial real estate over the past 30 years.

Madison Capital has been in the multifamily business since 2009 and operates in seven states. Madison Capital is based in Charlotte NC and will provide project funding, construction, and professional management. Madison Capital owns and manages properties in seven states.

The proposed project site is composed of two contiguous recorded land parcels. Parcel # 1502300009 is located at 2508 Athens Highway. Parcel # 1502300010 is located at 2500 Athens Highway.

Out of respect for the history of the area, the development will be named Mossy Creek, which is the hometown of one of the earliest Gillsville settlers and the region's best-known potters of his time, Clemmonds Chandler.

Mossy Creek is a development that includes 300 units of multifamily homes, a leasing office, a community pool and fitness center, several pocket parks linear parks, enclosed secured garages, and other improvements.

This development will create a space for people to live and have access to higher paying jobs with both the small and large business in the area.

Mossy Creek will be a positive improvement to the existing corridor. The development will support many of the goals of the County government, including protecting green space and natural resources in the area.

2.0 EXISTING CONDITIONS

Currently the property is undeveloped. A Georgia DOT project is under construction on improvements to Athens Highway. The State's project includes the signalization of the intersection of Gillsville Highway and Athens highway along with the construction of turning lanes into the project. The signalization and the improvement in front of the subject site are close to completion.

3.0 EXISTING ZONING AND FUTURE LAND USE

The two existing tracts were last rezoned in 2005 with a zoning designation of SS(C). The property is in a revitalization corridor and the Gateway Corridor Overlay district. The Hall County Future land use map identifies property as residential.

We are proposing a rezoning of the property to a designation of Planned Residential Development (PRD), which is consistent with the intent of the revitalization corridor goals, the requirements of the Gateway Corridor Overlay District, and the Future land use map.

4.0 WATER AND SEWER

The City of Gainesville is currently designing a sewer extension from the existing sewer system to the intersection of Athens Highway and Gillsville Highway. This sewer extension will serve our site with public sewer. The sewer extension should be complete by the fourth quarter of 2022. Currently an application has been made by the City of Gainesville for an LDP to construct the line and the easement acquisition is underway to secure all of the required easements.

The City of Gainesville has an existing 20-inch water line on the far side of the highway and an existing 8-inch water line on the near side of the highway with enough capacity to serve the development. The City of Gainesville is aware of our project and the applicant and the City have been supplying design information back and forth as needed to coordinate both projects.

5.0 UNIT MIX

One Bedroom

132 units

44%

Average rent: \$1,550 per month

Average unit size: 900 Square Feet*

Two Bedroom

144 units

48%

Average rent: \$1,900 per month

Average unit size: 1,150 Square Feet*

Three Bedroom

24 units

8%

Average rent: \$2,400 per month

Average unit size: 1,500 Square Feet*

*Including Balcony

6.0 DOT ROAD IMPROVMENTS

Athens Highway is classified by the State DOT as a principal arterial road and Gillsville Highway is a major collector. The improvements to Athens Highway are being done under the DOT project # PI 122150. The project will have two points of access onto Athens Highway. Driveway # 1 will be a full movement driveway located at the median break and driveway # 2 will be a signalized full movement driveway located at the intersection of Gillsville Highway and Athens Highway.

A copy of the site plan has been submitted to the State DOT and their comments have been received. The applicant understands and accepts the DOT comments and has or will incorporate all comments in future plans.

6.0 PROPOSED STANDARDS FOR DEVELOPMENT

1. Comply with State DOT comments.
2. The project will provide 475 onsite parking spaces. Of the onsite spaces, 20 of the spaces will be enclosed and secured garages. The parking ratio is 1.58 spaces per unit.
3. 8.47 acres or 38.4% of the site will be open space.
4. The buildings will be a mix of three stories building with an additional terrace level. The units will range in size from 650-1200 square feet. The units will consist of one, two and three bedrooms. The facility will contain a club house, pool, fitness center, and mail center. Each unit will have a full-sized kitchen.
5. The pool shall be enclosed by a fence not less than four feet high.
6. There will be no phasing of the property and it should take 18 months for completion.
7. The buildings shall collectively and individually adhere to the setback requirements of the district in which they are located.
8. External walk areas shall be lighted with a fixture that is "no spill".
9. No building shall be closer than 20 feet from any other building.
10. No building will be constructed at a distance of less than 40 feet from adjoining property lines.
11. All areas not utilized for building, off-street parking or off-street loading facilities shall be landscaped and maintained in a suitable manner.
12. All plant material used will be appropriate for this location and climate.
13. All creek buffers and streams buffers will be protected.