

APPLICATION NARRATIVE REZONING AMENDMENT: TO PLANNED INDUSTRIAL DEVELOPMENT

ADDRESS: 3401 Athens Hwy; Gainesville, GA 30507

TAX PARCEL: 15014 000034

ACREAGE: 28.696

APPLICANT: Ramar Land Corporation

PROPERTY OWNER: Ashavad Partners L.P.

COMMISSION DISTRICT: 3

CURRENT ZONING: AR-IV

PROPOSED ZONING: PID

Project's Description

This rezoning application requests to change the current zoning of the above referenced 28.696 Acres (the "Property") from AR-IV (Agricultural-Residential-IV District) to PID (Planned Industrial Development). The property is located on Athens Highway (State Route 11, U.S. 129) near the Hall County/Jackson County line. This highway is a connection corridor between I-985 and I-85. This rezoning and development in accordance with use standards for the PID contained herein, meets the highest and best use for the Property and is suited for a truck terminal as permitted in the underlying industrial zoning requested for the Property. R+L Carriers is the specific user designated for the site and is currently in a due diligence period under the sales contract.

Property Description

The Property is partially developed and has 958.75 linear feet of frontage along U.S. 129. The Property is located approximately 5.10 miles from Exit 22 at I-985 and approximately 7.8 miles from the Pendergrass Exit at I-85. The property is bounded by AR-IV zoned properties on the north and east sides. The property west of the site is zoned PID-C and is also under contract for purchase by Ramar Land Corporation. The Property will be incorporated into the development to the west. Though the Property is currently adjacent to AR-IV properties there are numerous industrial and commercial zoned sites within the immediate vicinity. The Property has domestic water served by the Gainesville Water Resources. Until such time that municipal sewer service is available, the development will be served by individual on-site sewer. Georgia Department of Transportation has reviewed the concept plan and in principle has agreed to approve one driveway to serve the site off U.S. 129.

Comprehensive Plan

The Property is located within the "Mixed-Use Corridor" designation

Project's PID Permitted Uses

The proposed uses of the rezoning are based upon the Permitted Uses of the Light-Industrial zoning classification. In addition, specifically included are:

- a. Truck Terminal
- b. "Flex-Space" multi-tenant uses (Businesses requiring a varied SF mix of Office and Warehouse space)
- c. The Conditional Use of additional parking on other than principal lot

Project's PID Specific Use Exclusions

Project's PID Building and Site Development Standards

- a. Bus Stations
- b. Drive-in Theaters
- c. Junk yards
- d. Service Stations
- e. Group Day Care Home
- f. Adult Establishments
- g. Astrologers
- h. Clairvoyants
- i. Fortune Tellers
- j. Palmists
- k. Phrenologists
- l. Other similar or related occupations licensed by the Board of Commissioners

Project's PID Building and Site Development Standards

- a. Minimum Lot Area: 15,000 (If subdivided)
- b. Maximum Impervious Area: 80%
- c. Maximum Building 400,000 SF
- d. Maximum Building Height: 50'-0
- e. Minimum Lot Frontage: 100'-0 (If subdivided)
- f. Front Building Setback (Interior Street): 30'-0
- g. Front Building Setback (U.S 129): 75'-0 from centerline or 50'-0 from the property line, whichever is greater
- h. Building & Buffer Setbacks for Side & Rear of outside boundaries: 25'-0
- i. Parking Ratio: Based upon user design needs but not to exceed Max Impervious Area, noted above.

Project's PID Conceptual Site Plan

The attached site plan is a conceptual design, i.e., the number of buildings, building dimensions, building & street layout. This Application requests the flexibility to adjust these as needed to meet specific user requirements. However, the Permitted Uses, Use Exclusions and Development Standards are not to be exceeded.

Gateway Corridors Overlay District

The Property is located within the Gateway Corridors Overlay District of U.S. 129. This Application request that the following variances be granted:

- a. Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. Front and 50 feet along both sides of office shall be EIFS or stucco. Maintenance shop front shall be EIFS or stucco. See Title 17, Ch. 17.420.050 H
- b. Allow standing seam or architectural metal roof panels on all building structures except for gas canopy, with colors approved by the Planning Director. See Title 17, Ch. 17.420.050 H
- c. Roof-top HVAC units shall be installed with screening along front of building. See Title 17, Ch. 17.420.050 D
- d. Allow a primary pylon sign, at main entrance into the Property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum build-out of 230,000 square feet. See Title 17, Ch. 17.420.060
- e. Allow the pylon sign to use of the "Halo" or back-lit type. See Title 17, Ch. 17.420.050 F
- f. Allow the use of LED exterior lighting, whether pole mounted or attached the building or structures. See Title 17, Ch. 17.420.050 F
- g. Allow 30' front building setback from property line. See Title 17, Ch. 17.240.010
- h. Employee parking areas will meet Gateway Corridor Overlay landscape requirements.
- i. Allow more than 125 percent of the minimum allowable parking spaces. See Title 17, Ch. 17.240.010
- j. A 50' buffer shall be placed along the exterior boundaries abutting residential zoned properties.

Exhibit A
Location Map



Exhibit B
Commission District 3

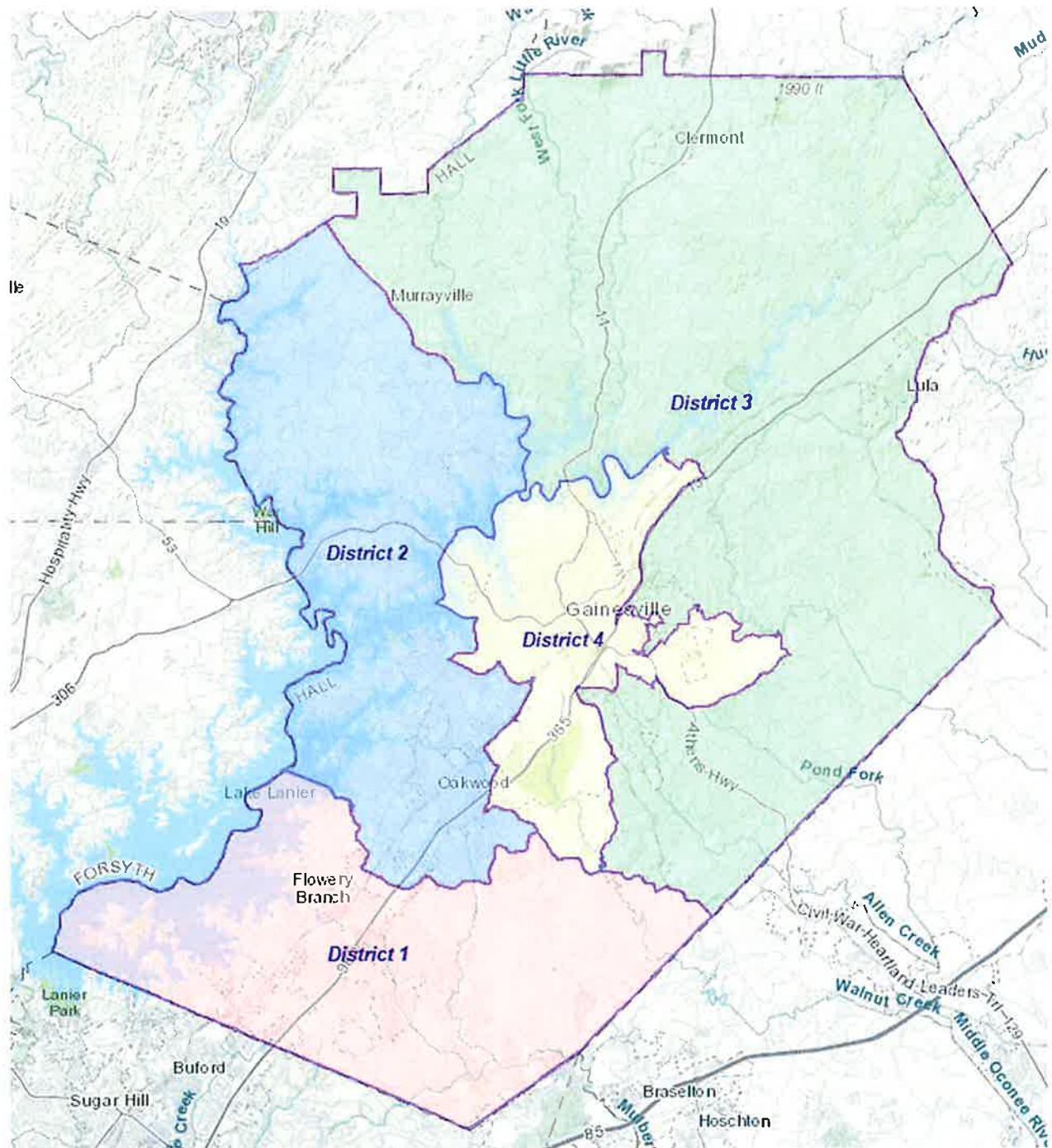


Exhibit C
Comprehensive Plan Map

Gainesville/Hall County

Comprehensive Plan Update 2004

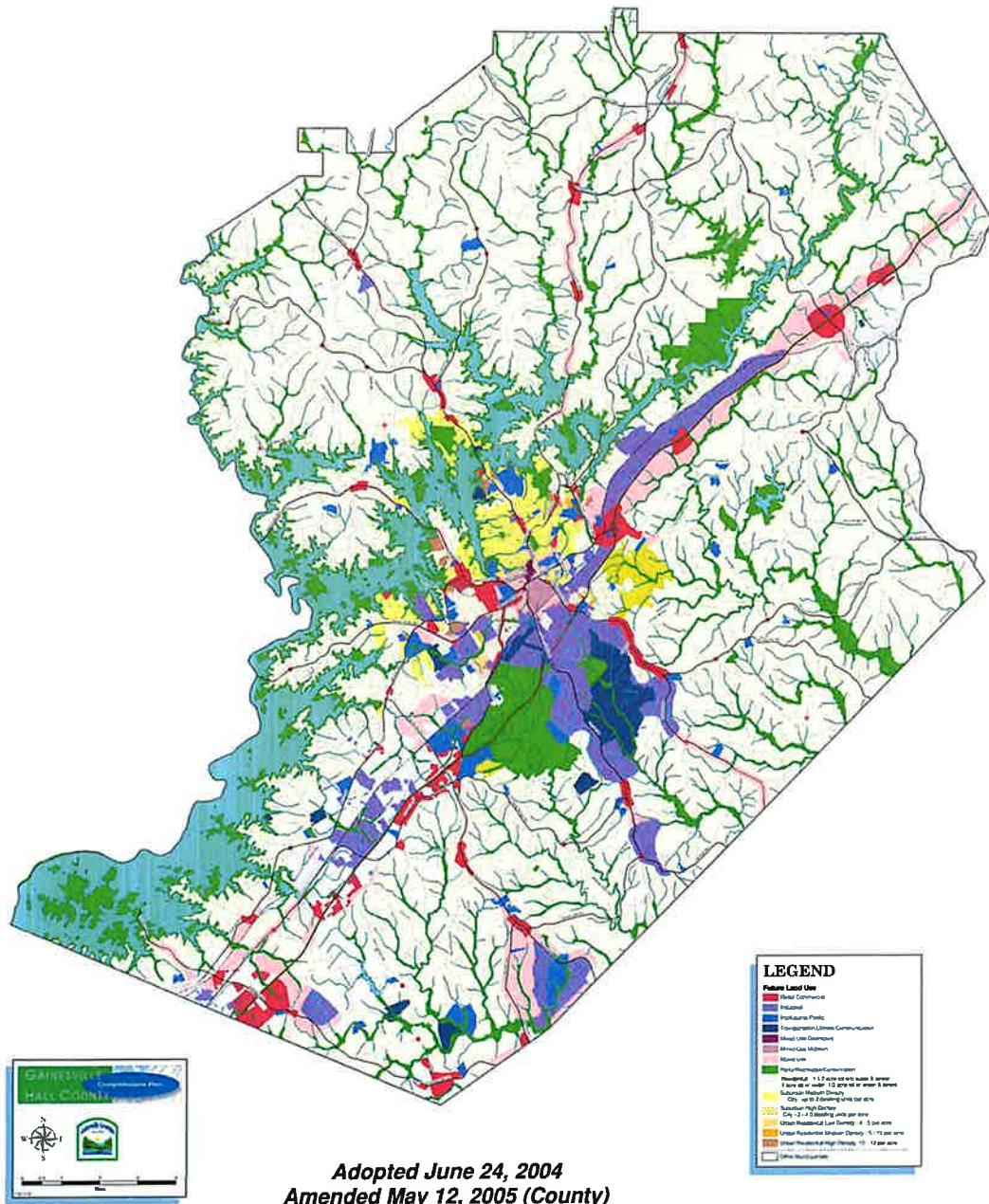


Exhibit C
Vicinity Zoning



3401 Athens Highway Parcel 15014 00034

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