

# HULSEY, OLIVER & MAHAR, LLP

EST. 1914

JULIUS M. HULSEY  
R. DAVID SYFAN  
THOMAS L. FITZGERALD  
THOMAS D. CALKINS  
ABBOTT S. HAYES, JR.  
PAUL B. SMART  
JASON A. DEAN  
T. WESLEY ROBINSON  
JASON E. VOYLES  
JESSICA M. LUND  
VANESSA E. SYKES  
MONICA B. HATFIELD

ATTORNEYS AT LAW

E.D. KENYON  
(1890-1981)  
SAMUEL L. OLIVER  
(1942-2011)

OF COUNSEL

JAMES E. MAHAR, JR.  
(Practice Limited to  
Mediation and Arbitration)  
JANE A. RANGE  
CHRISTOPHER J. WALKER, III

August 3, 2022

VIA HAND-DELIVERY AND  
VIA ELECTRONIC DELIVERY  
vstephens@hallcounty.org

Hall County Law Department  
Mr. Van Stephens, County Attorney  
2875 Browns Bridge Road  
Gainesville, GA 30504

**Re: De-Annexation Application (the "Application") of Capstone Acquisitions, LLC (the "Applicant") regarding 58.28 +/- acres located at 2866 Lanier Tech Drive, Gainesville, Georgia (i.e. Tax Parcel # 15021 000085) (the "Property")**


Dear Van:

Please be advised that the City of Gainesville has received the above-reference Application for de-annexation, which Application requires the consent of the County to move forward.

Please contact the Applicant's attorney directly if your office has any questions or comments related to the enclosed this matter, to wit: Ms. Carla J. Walker, Esq. of IHS Law, LLC at 404-210-6271 or [cwalker@ihslawllc.com](mailto:cwalker@ihslawllc.com).

Sincerely,

HULSEY OLIVER & MAHAR, LLP



Abbott S. Hayes, Jr.  
Attorney for the City of Gainesville

Cc: William J. Linkous, III, Deputy County Attorney (via e-mail only: [wlinkous@hallcounty.org](mailto:wlinkous@hallcounty.org))  
Carla J. Walker, Esq., IHS Law, LLC (via e-mail only: [cwalker@ihslawllc.com](mailto:cwalker@ihslawllc.com))  
Rusty Ligon (via e-mail only: [rligon@gainesvillega.gov](mailto:rligon@gainesvillega.gov))  
Matt Tate (via e-mail only: [mtate@gainesvillega.gov](mailto:mtate@gainesvillega.gov))  
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Angela Sheppard (via e-mail only: [asheppard@gainesvillega.gov](mailto:asheppard@gainesvillega.gov))

200 E. E. Butler Parkway | Post Office Box 1457 | Gainesville, Georgia 30503  
Telephone: (770) 532-6312 | Fax: (770) 531-9230 OR (770) 532-6822 | [www.homlaw.com](http://www.homlaw.com)

**IHS LAW, LLC**  
*A Georgia limited liability company*

340 Jesse Jewell Pkwy, Suite 105  
P.O. Box 907146  
Gainesville, GA 30501  
404-210-6271  
cwalker@ihslawllc.com

August 3, 2022

VIA HAND DELIVERY AND  
VIA ELECTRONIC MAIL

ash@homlaw.com  
vstephens@hallcounty.org

Hulsey, Oliver & Mahar, LLP  
Mr. Abbott S. Hayes, Jr., City Attorney  
200 E. E. Butler Parkway  
Gainesville, GA 30501

Hall County Law Department  
Mr. Van Stephens, County Attorney  
2875 Browns Bridge Road  
Gainesville, GA 30504

**Re: De-Annexation Application (the “De-Annexation Application” or the “Application”) of Capstone Acquisitions, LLC (the “Applicant”) regarding 58.28 +/- acres located at 2866 Lanier Tech Drive (i.e. Tax Parcel # 15021 000085) (the “Property”)**

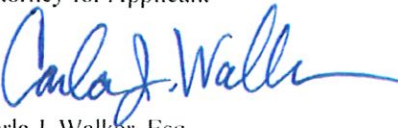
Dear City and County Attorneys:

Please find enclosed herewith a copy of the above-referenced De-Annexation Application that has been submitted to the City of Gainesville’s Community and Economic Development Dept. this morning. In furtherance of this Application, I/we hereby respectfully request the following:

- (1) That the Hall County Board of Commissioners consent to Applicant’s De-Annexation Application and pass a Resolution setting forth said consent; and
- (2) That the City of Gainesville grant Applicant’s request for the de-annexation of the above-described Property and pass a Resolution setting forth said approval; and
- (3) That Applicant’s requests be added to the next Work Session and Voting Meeting agendas for the Hall County Board of Commissioners & the Governing Body of the City of Gainesville; and
- (4) That Applicant be permitted to file its Zoning Application with the Hall County Planning and Development Department by the next deadline of August 15, 2022; and
- (5) That the Property (and the development proposed thereon) retain access to the utility services of the City of Gainesville for water and sewer connectivity, if the Application is approved.

Thank you in advance for your consideration of this matter. Please do not hesitate to contact me directly if any additional information is needed to evaluate and approve these requests.

Sincerely,  
IHS LAW, LLC,  
Attorney for Applicant

  
Carla J. Walker, Esq.

*Enclosure: Copy of De-annexation Application*

Cc: William J. Linkous, III, Deputy County Attorney (via e-mail only: wlinkous@hallcounty.org)  
Jonathan Collins, Capstone Acquisitions, LLC (via e-mail only: jonathan@cpglc.net)

**Nº 87300**

CITY OF GAINESVILLE,  
GEORGIA

8/3 20 22  
Received of:  
JHS Law  
Tax# 15021-000085  
Amount: \$ 500.00  
Received by: [Signature]  
(Dept.)

Description	Account #	Amount
		\$
De-Anney		
2866 Lanier Technol.		
CE#1054		
TOTAL		\$ 500.00



GAINESVILLE

APPLICATION FOR ZONING ACTIONS

PAB Meeting Date: \_\_\_\_\_

Council Meeting Date: \_\_\_\_\_

Applicant Information

Table with 2 columns: Field (Name, Address, City/State/Zip, Phone/Cell, Email) and Value (Capstone Acquisitions, LLC, P.O. Box 723, Gainesville, GA 30503, 770-519-5598, jonathan@cpqllc.net)

Property Owner Information

Table with 2 columns: Field (Name, Address, City/State/Zip, Phone/Cell, Email) and Value (Howard LT Holdings 1, LLC; Howard LT Holdings 2, L, c/o IHS Law, LLC - 340 Jesse Jewell Pkwy, Suite 105, Gainesville, GA 30501, 404-210-6271, cwalker@ihslawllc.com)

Applicant Status

Table with 2 columns: Status (Current Property Owner, Option to Purchase, Area Resident, Representative, Government) and Selection (checkboxes)

Zoning Request

Table with 2 columns: Zoning Request (Existing Zoning, Rezone To / Establish As, Annexation, Rezoning, Special Use Permit, De-annexation, Zoning Amendment, Road Action Request) and Selection (checkboxes)

Parcel Information

Table with 4 columns: Field (Tax Parcel Number(s), Location (Address), Existing Structure(s), Description of Proposed Use) and Value (15021 000085, 2866 NE Lanier Tech Drive, N/A - vacant, multi-family development) and other fields (Ward No., Acres)

Connect to City Sewer (For Annexations Only)

Table with 4 columns: Question (Does the applicant wish to connect to city sewer?, Does the applicant plan to request the city to share in the cost of the sewer line extension as a condition of annexation?) and Selection (checkboxes for Yes/No)

Fee Information

Table with 2 columns: Fee Type (Annexation or De-annexation, Rezoning, or Zoning Amendment, Special Use Permit, Road Action Request, Amount Due) and Amount (\$500.00, \$400.00, \$250.00, \$)

Method of Payment

Table with 4 columns: Method (Paid by Check, Paid Cash) and Fields (Check No., Receipt No.)

Supporting Documents Required in PDF Format

Table with 2 columns: Document Type (Concept Plan, Plat, Legal Description of Property, Narrative Report, Architectural Rendering, Traffic Impact Study, DRI Review, Other - Explain) and Selection (checkboxes)

Applicant's Certification: I hereby certify the above information, and all attached information, is true and correct; and that I have read, understand, and have received a copy of the Public Notice Requirements.

Signature of Applicant: Capstone Acquisitions, LLC, Jonathan Collins, Manager, Date: 8-3-2022

Application Taken By: \_\_\_\_\_ Date: \_\_\_\_\_

Application WITHDRAWAL Notification: I hereby withdraw the above application.

Signature of Applicant: \_\_\_\_\_ Date: \_\_\_\_\_

# Zoning Action Request

## PROPERTY OWNER AUTHORIZATION

As the owner of the subject property, I hereby authorize the person named below to act on my behalf as Applicant in the pursuit of zoning action for this property.

Applicant's Name, if not Owner	Capstone Acquisitions, LLC
--------------------------------	----------------------------

## OWNER INFORMATION CERTIFICATION


I swear that I am the owner of the property which is the subject matter of this application, as shown in the records of Hall County, Georgia:

Name of Owner	Howard LT Holdings 1, LLC
Owner's Address	P.O. Box 724
City / State / Zip Code	Gainesville, GA 30503
Owner's Phone Number	770-530-9850
Owner's Cell Phone Number	Same

## NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following:

Howard LT Holdings 1, LLC

By:   
L. Jeffrey Payne, Signature of Property Owner  
Manager

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

  
Notary Public  
Date 8/3/2022



In the event there is more than one property owner, a separate Property Owner Authorization page must be completed by each property owner.

# Zoning Action Request

## PROPERTY OWNER AUTHORIZATION

As the owner of the subject property, I hereby authorize the person named below to act on my behalf as Applicant in the pursuit of zoning action for this property.

Applicant's Name, if not Owner	Capstone Acquisitions, LLC
--------------------------------	----------------------------

## OWNER INFORMATION CERTIFICATION


I swear that I am the owner of the property which is the subject matter of this application, as shown in the records of Hall County, Georgia:

Name of Owner	Howard LT Holdings 2, LLC
Owner's Address	P.O. Box 723
City / State / Zip Code	Gainesville, GA 30503
Owner's Phone Number	770-530-9850
Owner's Cell Phone Number	Same

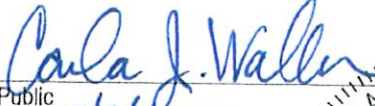
## NOTARY PUBLIC CERTIFICATION

Personally appeared before me the following:

Howard LT Holdings 2, LLC

By:  \_\_\_\_\_  
Jonathan Collins, Signature of Property Owner  
Manager

who swears that the information contained in this authorization is true and correct to the best of his or her knowledge and belief.

  
Notary Public  
Date 8/3/2022



In the event there is more than one property owner, a separate Property Owner Authorization page must be completed by each property owner.

**Zoning Action Request**

**CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM**

NOTE: This form is required for all annexation and/or zoning actions

- (a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning action, campaign contributions aggregating \$250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:
  - (1) The name and official position of the local government official to whom the campaign contribution was made; and
  - (2) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the rezoning action is first filed.
- (c) When any opponent of a rezoning action has made, within two years immediately preceding the filing of the rezoning action being opposed, campaign contributions aggregating \$250.00 or more to a local government official of the local government which will consider the application, it shall be the duty of the opponent to file a disclosure with the governing authority of the respective local government showing:
  - (1) The name and official position of the local government official to whom the campaign contribution was made; and
  - (2) The dollar amount and description of each campaign contribution made by the opponent to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.
- (d) The disclosure required by subsection (c) of this Code section shall be filed at least five calendar days prior to the first hearing by the local government or any of its agencies on the rezoning application.

**APPLICANT'S CERTIFICATION**

I hereby certify that I have read the above campaign disclosure information and declare that (select have or have not)

I have within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

I have not within the two years immediately preceding this date made any campaign contribution(s) aggregating \$250.00 or more to any local government official involved in the review or consideration of this application.

\*NOTE: If you are an applicant and you have made any such contribution(s), you must provide the information required in subsection (a) above within ten (10) days after the rezoning action is first filed. If you are an opponent and you have made a contribution, you must provide the information required in subsection (c) above at least five (5) calendar days prior to the public hearing by the City Council or any of its agencies on the rezoning application.

(1)

\_\_\_\_\_  
(Name and official position of the City Council Member of the City of Gainesville, Georgia to whom campaign contribution was made)

(2)

Amount: \$ \_\_\_\_\_

Date of Contribution: \_\_\_\_\_

Signature of Applicant: By \_\_\_\_\_

Capstone Acquisitions, LLC

Jonathan Collins, Manager

Date: 8-3-2022

City of Gainesville, Georgia  
De-annexation Application of  
Capstone Acquisitions, LLC  
August 3, 2022

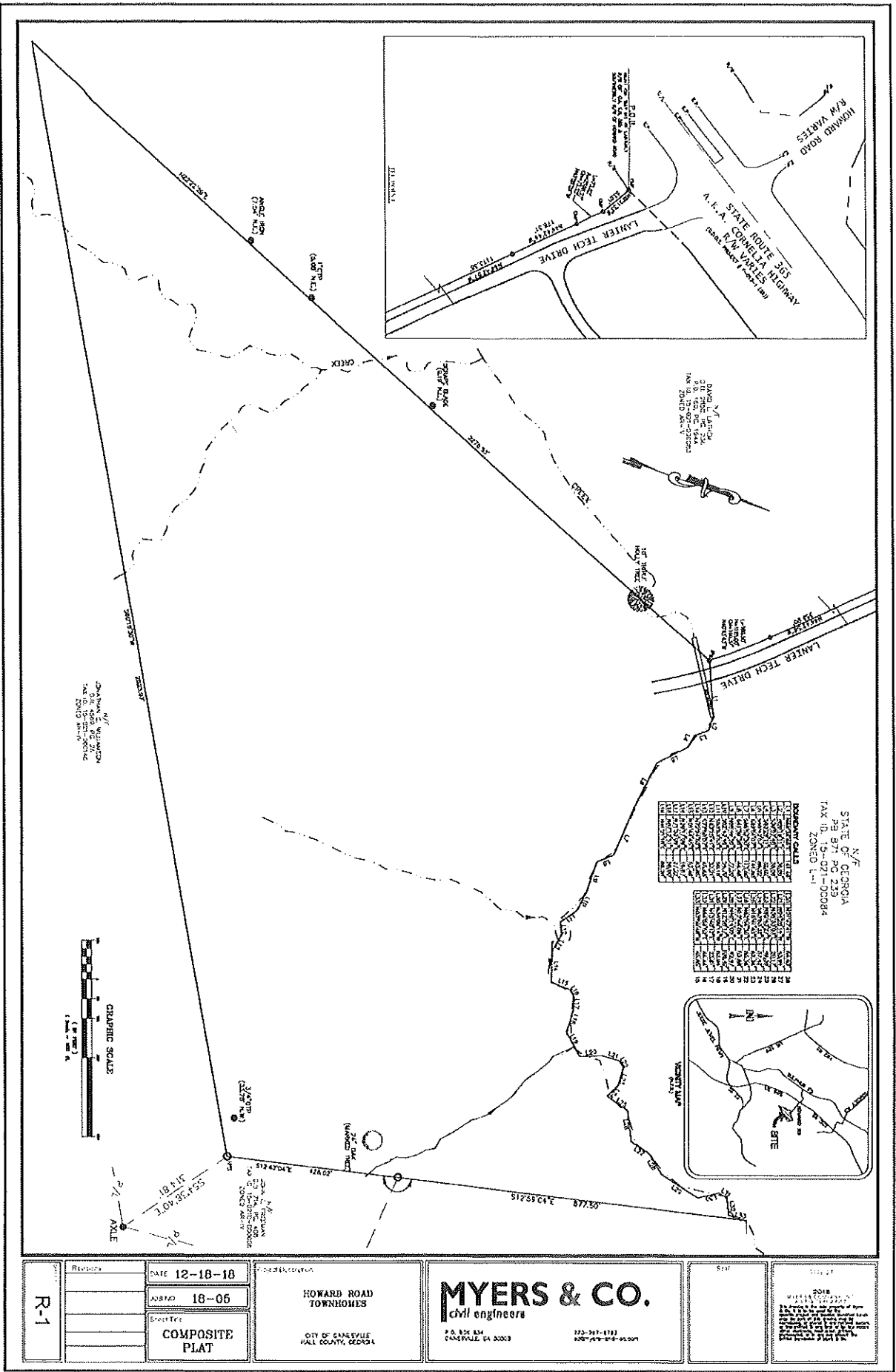
Legal Description  
For  
Tax Parcel 15021 000085

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

Beginning at a concrete monument at the right of way intersection of the easterly right of way and Howard Road and the southerly right of way of Georgia State Route No. 365, a.k.a. Cornelia Highway, said point being the POINT OF BEGINNING; THENCE along the southerly right of way of Howard Road heading N60°21'53"W for a distance of 83.01' to a point; THENCE along a curve to the right with an arc length of 73.52', having a radius of 2598.27', with a chord bearing of N43°58'26"W, with a chord length of 73.52' to a point; THENCE N44°42'44"W for a distance of 178.31'; THENCE N44°42'57"W for a distance of 1113.38' to a point; THENCE N44°42'56"W for a distance of 359.90' to a point; THENCE along a curve to the right with an arc length of 160.50', having a radius of 1165.00', with a chord bearing of N40°43'43"W, with a chord length of 160.37', said point being the TRUE POINT OF BEGINNING; THENCE N66°36'46"E for a distance of 141.46' to a point; THENCE N86°19'11"E for a distance of 36.86' to a point; THENCE S39°57'45"E for a distance of 38.56' to a point; THENCE S83°26'11"E for a distance of 32.02' to a point; THENCE S46°42'57"E for a distance of 86.22' to a point; THENCE S82°51'07"E for a distance of 141.80' to a point; THENCE S86°52'30"E for a distance of 113.60' to a point; THENCE S41°39'36"E for a distance of 44.46' to a point; THENCE N88°49'55"E for a distance of 77.20' to a point; THENCE S82°43'46"E for a distance of 54.70' to a point; THENCE S53°53'53"E for a distance of 50.16' to a point; THENCE N63°25'41"E for a distance of 32.21' to a point; THENCE S77°50'07"E for a distance of 45.68' to a point; THENCE N72°24'52"E for a distance of 83.85' to a point; THENCE N01°44'45"E for a distance of 52.46' to a point; THENCE N39°17'09"E for a distance of 16.67' to a point; THENCE N71°53'09"E for a distance of 37.22' to a point; THENCE N87°12'51"E for a distance of 58.80' to a point; THENCE N41°21'16"E for a distance of 69.26' to a point; THENCE N21°47'41"W for a distance of 54.92' to a point; THENCE N04°28'14"W for a distance of 43.94' to a point; THENCE N38°33'03"E for a distance of 20.17' to a point; THENCE N85°43'27"E for a distance of 49.38' to a point; THENCE S63°53'32"E for a distance of 37.42' to a point; THENCE N15°41'43"E for a distance of 62.26' to a point; THENCE N62°54'30"E for a distance of 80.36' to a point; THENCE N12°44'09"E for a distance of 52.88' to a point; THENCE N40°14'05"E for a distance of 62.97' to a point; THENCE N12°58'17"E for a distance of 106.42' to a point; THENCE N34°09'14"W for a distance of 52.94' to a point; THENCE N13°40'12"E for a distance of 23.61' to a point; THENCE N64°04'52"E for a distance of 44.44' to a point; THENCE N03°59'48"W for a distance of 45.85' to a point; THENCE S12°59'04"E for a distance of 877.50' to a point; THENCE S12°43'04"E for a distance of 428.02' to an iron pin set; THENCE S60°19'30"W for a distance of 2823.97' to a point; THENCE N22°22'29"E for a distance of 2276.53' to a point, said point being the TRUE POINT OF BEGINNING.

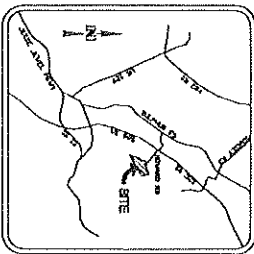
Together with and subject to covenants, easements and restrictions of record. Said property contains 58.28 acres as shown on a Composite Plat for Howard Road Townhomes, prepared by Myers & Co, Inc., dated 12/18/18.





N/F  
 STATE OF GEORGIA  
 PG. 071 PG. 239  
 TAX ID. 19-071-00084  
 ZONED L-1

LOT NO.	AREA (SQ. FT.)	AREA (SQ. YD.)
1	10,000	727.38
2	10,000	727.38
3	10,000	727.38
4	10,000	727.38
5	10,000	727.38
6	10,000	727.38
7	10,000	727.38
8	10,000	727.38
9	10,000	727.38
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94	10,000	727.38
95	10,000	727.38
96	10,000	727.38
97	10,000	727.38
98	10,000	727.38
99	10,000	727.38
100	10,000	727.38



R-1	DATE	12-18-18
	ASHPD	18-06
	ENGINEER	
	<b>COMPOSITE PLAT</b>	

HOWARD ROAD TOWNHOMES  
 CITY OF CANEVILLE  
 HALL COUNTY, GEORGIA

**MYERS & CO.**  
 civil engineers

P.O. BOX 834  
 CANEVILLE, GA 30009

770-937-8181  
 1007-937-8181

REVISIONS	DATE	BY	DESCRIPTION

# IHS LAW, LLC

*A Georgia limited liability company*

340 Jesse Jewell Pkwy, Suite 105  
P.O. Box 907146  
Gainesville, GA 30501  
404-210-6271  
cwalker@ihslawllc.com

August 3, 2022

**VIA HAND DELIVERY AND**  
**VIA ELECTRONIC MAIL**  
rligon@gainesvillega.gov

City of Gainesville  
Mr. Rusty Ligon, Director  
Community and Economic Development  
300 Henry Ward Way, Suite 303  
Gainesville, GA 30501

**Re: Request for WAIVER of annexation requirement for water and sanitary sewer services and Request for ACCESS to said services to Capstone at Inland Crossing, being 58.28 +/- acres located at 2866 Lanier Tech Drive, Gainesville, Georgia (i.e. Tax Parcel # 15021 000085) (the "Property")**

Dear Rusty:

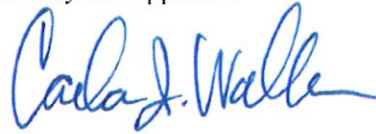
The purpose of this letter is: (i) to request a waiver of the annexation requirement for the provision of water and sanitary sewer services from the City of Gainesville (the "City") to the above-reference Property, and (ii) to request access to the City's water and sanitary sewer services for a proposed development off of Lanier Tech Drive a/k/a Howard Road in Hall County *after* said Property is de-annexed from the City, if approved. The proposed project is 342-unit multi-family development (the "Project"). Please see the attached site plan.

The requests above (the "Requests") are being made on behalf of Capstone Acquisitions, LLC (the "Applicant") as agent for the two owners of the Property and are being made contemporaneously with an application for de-annexation that is being submitted to the City of even date herewith. In support of the Requests, please find enclosed a letter from the City's Permitting Services Manager confirming the availability of water and sanitary sewer services to/for the Project.

Thank you in advance for your consideration of these Requests. Please do not hesitate to contact me directly if any additional information is needed to evaluate and approve the same.

Sincerely,

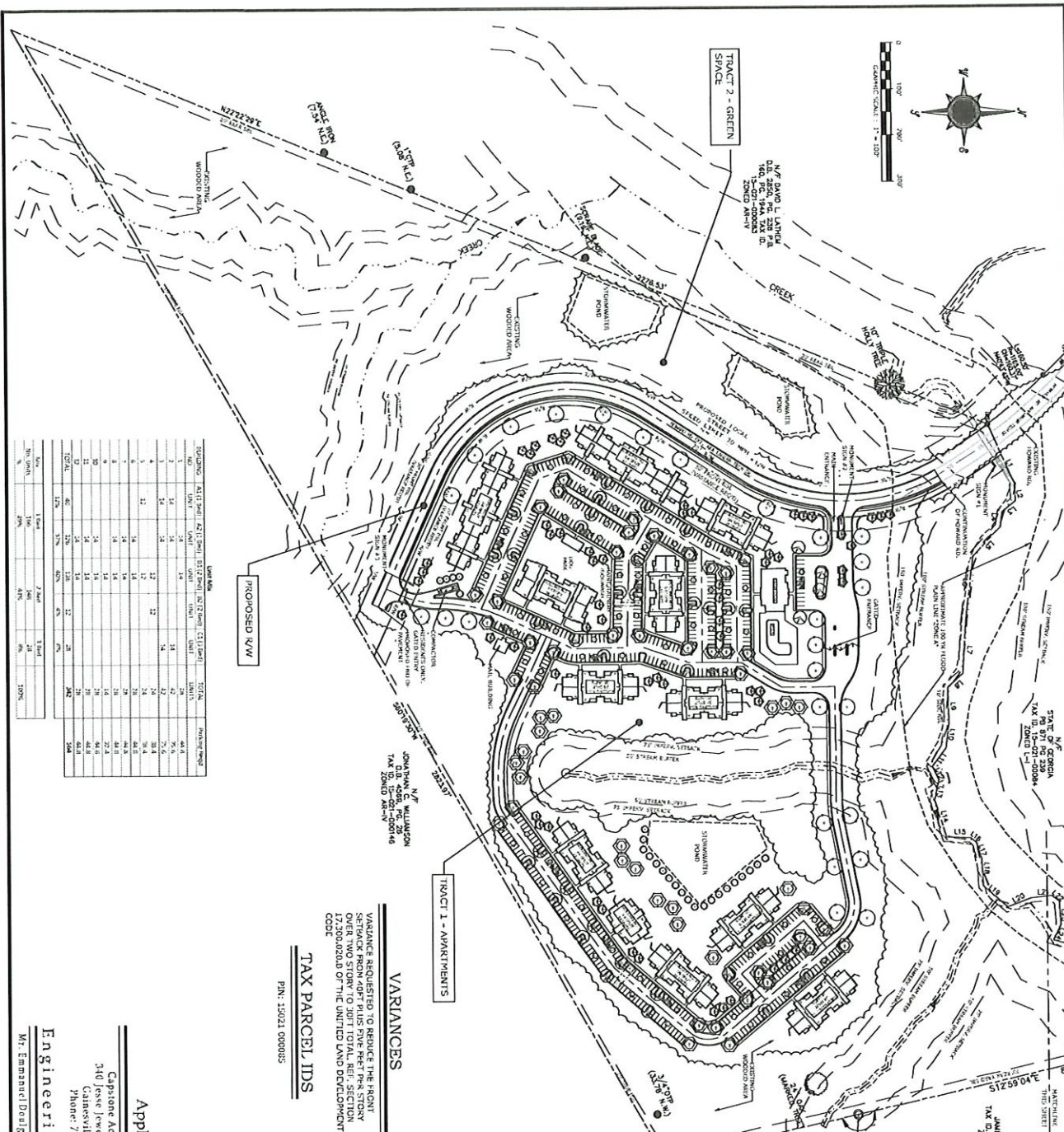
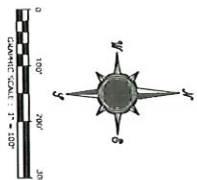
IHS LAW, LLC,  
Attorney for Applicant



Carla J. Walker, Esq.

*Enclosures: Preliminary Site Plan and Letter of Availability*

Cc: Mr. Abbott S. Hayes, Jr., Attorney for the City of Gainesville (via e-mail only)  
Mr. Jonathan Collins, Capstone Acquisitions, LLC (via e-mail only)



NO.	AREA	AREA				TOTAL	PERCENTAGE
		AREA	AREA	AREA	AREA		
1	1	1.00	1.00	1.00	1.00	1.00	
2	2	1.00	1.00	1.00	1.00	1.00	
3	3	1.00	1.00	1.00	1.00	1.00	
4	4	1.00	1.00	1.00	1.00	1.00	
5	5	1.00	1.00	1.00	1.00	1.00	
6	6	1.00	1.00	1.00	1.00	1.00	
7	7	1.00	1.00	1.00	1.00	1.00	
8	8	1.00	1.00	1.00	1.00	1.00	
9	9	1.00	1.00	1.00	1.00	1.00	
10	10	1.00	1.00	1.00	1.00	1.00	
11	11	1.00	1.00	1.00	1.00	1.00	
12	12	1.00	1.00	1.00	1.00	1.00	
13	13	1.00	1.00	1.00	1.00	1.00	
14	14	1.00	1.00	1.00	1.00	1.00	
15	15	1.00	1.00	1.00	1.00	1.00	
16	16	1.00	1.00	1.00	1.00	1.00	
17	17	1.00	1.00	1.00	1.00	1.00	
18	18	1.00	1.00	1.00	1.00	1.00	
19	19	1.00	1.00	1.00	1.00	1.00	
20	20	1.00	1.00	1.00	1.00	1.00	
21	21	1.00	1.00	1.00	1.00	1.00	
22	22	1.00	1.00	1.00	1.00	1.00	
23	23	1.00	1.00	1.00	1.00	1.00	
24	24	1.00	1.00	1.00	1.00	1.00	
25	25	1.00	1.00	1.00	1.00	1.00	
26	26	1.00	1.00	1.00	1.00	1.00	
27	27	1.00	1.00	1.00	1.00	1.00	
28	28	1.00	1.00	1.00	1.00	1.00	
29	29	1.00	1.00	1.00	1.00	1.00	
30	30	1.00	1.00	1.00	1.00	1.00	
31	31	1.00	1.00	1.00	1.00	1.00	
32	32	1.00	1.00	1.00	1.00	1.00	
33	33	1.00	1.00	1.00	1.00	1.00	
34	34	1.00	1.00	1.00	1.00	1.00	
35	35	1.00	1.00	1.00	1.00	1.00	
36	36	1.00	1.00	1.00	1.00	1.00	
37	37	1.00	1.00	1.00	1.00	1.00	
38	38	1.00	1.00	1.00	1.00	1.00	
39	39	1.00	1.00	1.00	1.00	1.00	
40	40	1.00	1.00	1.00	1.00	1.00	
41	41	1.00	1.00	1.00	1.00	1.00	
42	42	1.00	1.00	1.00	1.00	1.00	
43	43	1.00	1.00	1.00	1.00	1.00	
44	44	1.00	1.00	1.00	1.00	1.00	
45	45	1.00	1.00	1.00	1.00	1.00	
46	46	1.00	1.00	1.00	1.00	1.00	
47	47	1.00	1.00	1.00	1.00	1.00	
48	48	1.00	1.00	1.00	1.00	1.00	
49	49	1.00	1.00	1.00	1.00	1.00	
50	50	1.00	1.00	1.00	1.00	1.00	
51	51	1.00	1.00	1.00	1.00	1.00	
52	52	1.00	1.00	1.00	1.00	1.00	
53	53	1.00	1.00	1.00	1.00	1.00	
54	54	1.00	1.00	1.00	1.00	1.00	
55	55	1.00	1.00	1.00	1.00	1.00	
56	56	1.00	1.00	1.00	1.00	1.00	
57	57	1.00	1.00	1.00	1.00	1.00	
58	58	1.00	1.00	1.00	1.00	1.00	
59	59	1.00	1.00	1.00	1.00	1.00	
60	60	1.00	1.00	1.00	1.00	1.00	
61	61	1.00	1.00	1.00	1.00	1.00	
62	62	1.00	1.00	1.00	1.00	1.00	
63	63	1.00	1.00	1.00	1.00	1.00	
64	64	1.00	1.00	1.00	1.00	1.00	
65	65	1.00	1.00	1.00	1.00	1.00	
66	66	1.00	1.00	1.00	1.00	1.00	
67	67	1.00	1.00	1.00	1.00	1.00	
68	68	1.00	1.00	1.00	1.00	1.00	
69	69	1.00	1.00	1.00	1.00	1.00	
70	70	1.00	1.00	1.00	1.00	1.00	
71	71	1.00	1.00	1.00	1.00	1.00	
72	72	1.00	1.00	1.00	1.00	1.00	
73	73	1.00	1.00	1.00	1.00	1.00	
74	74	1.00	1.00	1.00	1.00	1.00	
75	75	1.00	1.00	1.00	1.00	1.00	
76	76	1.00	1.00	1.00	1.00	1.00	
77	77	1.00	1.00	1.00	1.00	1.00	
78	78	1.00	1.00	1.00	1.00	1.00	
79	79	1.00	1.00	1.00	1.00	1.00	
80	80	1.00	1.00	1.00	1.00	1.00	
81	81	1.00	1.00	1.00	1.00	1.00	
82	82	1.00	1.00	1.00	1.00	1.00	
83	83	1.00	1.00	1.00	1.00	1.00	
84	84	1.00	1.00	1.00	1.00	1.00	
85	85	1.00	1.00	1.00	1.00	1.00	
86	86	1.00	1.00	1.00	1.00	1.00	
87	87	1.00	1.00	1.00	1.00	1.00	
88	88	1.00	1.00	1.00	1.00	1.00	
89	89	1.00	1.00	1.00	1.00	1.00	
90	90	1.00	1.00	1.00	1.00	1.00	
91	91	1.00	1.00	1.00	1.00	1.00	
92	92	1.00	1.00	1.00	1.00	1.00	
93	93	1.00	1.00	1.00	1.00	1.00	
94	94	1.00	1.00	1.00	1.00	1.00	
95	95	1.00	1.00	1.00	1.00	1.00	
96	96	1.00	1.00	1.00	1.00	1.00	
97	97	1.00	1.00	1.00	1.00	1.00	
98	98	1.00	1.00	1.00	1.00	1.00	
99	99	1.00	1.00	1.00	1.00	1.00	
100	100	1.00	1.00	1.00	1.00	1.00	

**VARIANCES**

VARIANCE REQUESTED TO REDUCE THE FRONT SETBACK FROM 40FT PLUS FIVE FEET PER STORY OVER TWO STORY TO 30FT TOTAL RE: SECTION 17200.020AD OF THE UNITED LAND DEVELOPMENT CODE

**TAX PARCEL IDS**

PH: 10021 000003

**NOTES:**

1. PROPOSED USE OF THE PROPERTY IS MULTI-FAMILY APARTMENTS.
2. DRAINAGE INFORMATION PROVIDED BY OTHERS AND IS BASED ON THE AVAILABLE INFORMATION AS THAT COUNTY HAS.
3. WATER SERVICE AND SANITARY SEWER SERVICE TO BE PROVIDED BY THE CONNECTABLE PUBLIC UTILITIES DEPARTMENT.

**SITE DATA**

PROPOSED ZONING: R-100 (RESIDENTIAL SINGLE-FAMILY)

PROPOSED DISTRICT: N. COMMERCIAL ZONE

FRONT YARD: 10' (SEE VARIANCE)

REAR YARD: 10' + 5' PER STORY ABOVE 2

SIDE YARD: 5' PER STORY ABOVE 2

MAX BUILDING COVERAGE: 20%

MAX INTERIORS: 10%

MAX UNIMPAVED OPEN SPACE: 10%

PROPOSED RESIDENTIAL DENSITY: 7 UNITS / AC

PROPOSED STORM WATER SITE AREA (WATER W/V): 5,545 AC

TRACT 1 - APARTMENTS: 37,118 AC

# OF UNITS: 5,000

PROPOSED WALKING STANDARDS: 547 SINGLES, 28 SINGLES

TRACT 2 - GREEN SPACE: 18,341 AC

BIGGEST CO. WALK TRAIL: 2,827 AC

**Applicant**

Capstone Acquisitions, LLC  
 340 Jesse Jewell Parkway, Ste 400  
 Gainesville, GA 30601  
 Phone: 770-519-5598

**Engineering Contact**

M. Emmanuel Doulerakis, 770-757-9860



<p><b>Capstone at Inland Crossing</b>          LOCATED IN 411 G.M.D., GAINESVILLE, HALL COUNTY, GEORGIA          OWNER AND/OR DEVELOPER:  <b>Capstone Acquisitions, LLC.</b>          340 JESSE JEWELL PARKWAY, STE 400, GAINESVILLE, GEORGIA 30601, PHONE: 770-519-5598</p>		<p><b>Concept Site Plan</b></p> <p><b>DOULGERAKIS CONSULTING ENGINEERS, INC.</b>          planning • civil engineering • sanitary engineering          100 Abbey Court, Alpharetta, Georgia 30004, phone: 770-757-9860</p>	
<p>DATE: 7-19-22</p> <p>PROJECT NO.: 1904</p> <p>SHEET: 1</p>	<p>SCALE: 1" = 100'</p>	<p>NOT FOR CONSTRUCTION</p>	<p>REVISION</p>

CITY OF  
**GAINESVILLE**

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**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