



CITY OF GAINESVILLE  
CITY MANAGER'S OFFICE

Denise Jordan, CMC  
City Clerk

300 Henry Ward Way  
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August 7, 2019

Integrity Development Group, LLC  
3553 Blair Circle  
Brookhaven, Georgia 30319

Dear Applicant:

Please be advised that the governing body for the City of Gainesville has approved your request to annex and zone a 219.65+ acre parcel located at 2242 Gaines Mill Road; 2579 and 2581 Gillsville Highway. Action to approve the Ordinance 2019-20 and Ordinance 2019-21 occurred during the August 6, 2019 Mayor/Council Meeting and will be recorded in the official minutes. Copies of the ordinances are enclosed for your files. **Please note the conditions of zoning as referenced in Ordinance 2019-21.**

The Action Agenda for this meeting is available on the city's website and the minutes will be available in the near future. Please visit <http://www.gainesville.org/council-meeting> at your convenience to view these documents if so desired.

Please feel free to contact the Community & Economic Development Department at 770-531-6570 or the City Clerk's Office at 770-535-6865 if you have questions regarding this matter.

Cordially,

  
Alisa Grayson  
Deputy City Clerk

Enclosures

cc: ✓ GD Jones Investments, LP  
Heather Feldman, GMRC  
Rusty Ligon, Community Development Director  
Chris Rotalsky, Public Works Director  
Linda MacGregor, Department of Water Resources  
Final Action Letter File

**AN ORDINANCE**

No. 2019-20

AN ORDINANCE ANNEXING A 219.65± ACRES TRACT LOCATED NORTHEAST OF THE INTERSECTION OF ATHENS HIGHWAY AND GILLSVILLE HIGHWAY, AND SOUTHEAST OF THE INTERSECTION OF ATHENS HIGHWAY AND GAINES MILL ROAD (A/K/A 2242 GAINES MILL ROAD; 2579 AND 2581 GILLSVILLE HIGHWAY); ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE, GEORGIA; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

**(Amendment to City Limit Boundary)**

**WHEREAS**, a 219.65± acres tract located northeast of the intersection of Athens Highway and Gillsville Highway, and southeast of the intersection of Athens Highway and Gaines Mill Road (a/k/a **2242 Gaines Mill Road; 2579 and 2581 Gillsville Highway**), lies within the unincorporated lands of Hall County and adjoins the existing corporate limits of the City of Gainesville; and

**WHEREAS**, the hereinafter described lands be incorporated and annexed into the City of Gainesville.

**NOW, THEREFORE, BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:**

**SECTION I.**

That from and after the passage of this Ordinance the following described lands are and shall be annexed into the existing corporate limits of the City of Gainesville, Georgia, so that said lands shall constitute a part of the land within the corporate limits of the City of Gainesville, Georgia, as fully and completely as if the limits had been so defined by the General Assembly of Georgia.

**Legal Description****Parcel 15-022C-000-010**

ALL THAT TRACT OF PARCEL OF LAND LAYING AND BEING IN TADMORE DISTRICT, G.M.D. 268 OF HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A P.K. NAIL FOUND AT THE CENTERLINE INTERSECTION OF TIMBER RIDGE CIRCLE WITH THE CENTERLINE OF GAINES MILL ROAD;

THENCE IN AN EASTERLY DIRECTION ALONG SAID CENTERLINE OF GAINES MILL ROAD FOR A TOTAL DISTANCE OF 589.7 FEET TO A POINT; THENCE SOUTH 26 DEGREES 00 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 41.02 FEET TO A



AN ORDINANCE

No. 2019-21

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON A 219.65± ACRES TRACT LOCATED NORTHEAST OF THE INTERSECTION OF ATHENS HIGHWAY AND GILLSVILLE HIGHWAY, AND SOUTHEAST OF THE INTERSECTION OF ATHENS HIGHWAY AND GAINES MILL ROAD (A/K/A 2242 GAINES MILL ROAD; 2579 AND 2581 GILLSVILLE HIGHWAY) AT THE TIME OF ANNEXATION AS PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Amendment to Zoning Map)

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I.

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Planned Unit Development, with conditions (P-U-D-c)**.

Conditions

1. The development standards within the narrative, site plan and architectural renderings submitted with the applicant's annexation application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.
2. The owner/developer shall plant minimum 6-foot high evergreen buffer trees around all detention ponds, mail kiosk, amenity areas and park areas adjacent to the single-family lots. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
3. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.
4. All interior roads shall meet City of Gainesville standards. Sidewalks within the remaining future phases shall be required on both sides of the road and shall be a minimum width of 5-feet.
5. The developer shall reserve property within the proposed subdivision to provide for future access to the adjacent Heritage Pointe subdivision located to the north. The



reserved property shall be a minimum of 55-feet in width extending to the property boundary and shall align with the reserved access lot within the Heritage Pointe subdivision. The property shall be designated as reserved on the final plat.

6. The developer and current property owner consent to pay \$50,000.00 to be used solely for the purpose of contributing to the cost of a traffic signal at the intersection of Gaines Mill Road and Athens Highway (US 129). All funds shall be deposited no later than one month after the issuance of the initial land disturbance permit for the Planned Unit Development. All such payments will be deposited into an escrow account at a financial institution chosen by the City of Gainesville. The City of Gainesville shall choose an escrow agent, who shall be authorized to disburse the funds to the City of Gainesville as said funds are needed for the traffic signal at the intersection of Gaines Mill Road and Athens Highway (US 129).

**Legal Description**

**Parcel 15-022C-000-010**

ALL THAT TRACT OF PARCEL OF LAND LAYING AND BEING IN TADMORE DISTRICT, G.M.D. 268 OF HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS: TO FIND THE TRUE POINT OF BEGINNING, BEGIN AT A P.K. NAIL FOUND AT THE CENTERLINE INTERSECTION OF TIMBER RIDGE CIRCLE WITH THE CENTERLINE OF GAINES MILL ROAD;

THENCE IN AN EASTERLY DIRECTION ALONG SAID CENTERLINE OF GAINES MILL ROAD FOR A TOTAL DISTANCE OF 589.7 FEET TO A POINT; THENCE SOUTH 26 DEGREES 00 MINUTES 31 SECONDS EAST FOR A DISTANCE OF 41.02 FEET TO A POINT LOCATED ON THE SOUTHERLY RIGHT-OF-WAY OF GAINES MILL ROAD (80' R/W), SAID POINT BEING THE TRUE POINT OF BEGINNING; THENCE ALONG A CURVE TO THE LEFT HAVING A RADIUS OF 475.77 FEET AND AN ARC LENGTH OF 99.14 FEET, BEING SUBTENDED BY A CHORD OF NORTH 74 DEGREE 15 MINUTES 59 SECONDS EAST FOR A DISTANCE OF 98.97 FEET ALONG SAID RIGHT-OF-WAY TO A POINT; THENCE SOUTH 43 DEGREE 54 MINUTES 18 SECONDS EAST FOR A DISTANCE OF 48.88 FEET TO A POINT; THENCE SOUTH 42 DEGREE 58 MINUTES 08 SECONDS EAST FOR A DISTANCE OF 57.52 FEET TO A POINT; THENCE SOUTH 38 DEGREE 05 MINUTES 05 SECONDS EAST FOR A DISTANCE OF 41.26 FEET TO A POINT; THENCE SOUTH 50 DEGREE 09 MINUTES 40 SECONDS EAST FOR A DISTANCE OF 44.04 FEET TO A POINT; THENCE SOUTH 60 DEGREE 58 MINUTES 16 SECONDS EAST FOR A DISTANCE OF 76.39 FEET TO A POINT; THENCE SOUTH 69 DEGREE 58 MINUTES 20 SECONDS EAST FOR A DISTANCE OF 123.18 FEET TO A POINT; THENCE SOUTH 61 DEGREE 22 MINUTES 29 SECONDS EAST FOR A DISTANCE OF 188.04 FEET TO A POINT; THENCE SOUTH 87 DEGREE 34 MINUTES 52 SECONDS EAST FOR A DISTANCE OF 255.84 FEET TO A POINT; THENCE SOUTH 88 DEGREE 37 MINUTES 04 SECONDS EAST FOR A DISTANCE OF 49.11 FEET TO A POINT; THENCE SOUTH 86 DEGREE 08 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 131.24 FEET TO A POINT; THENCE SOUTH 73 DEGREE 09 MINUTES 24 SECONDS EAST FOR A DISTANCE OF 177.52 FEET TO A POINT; THENCE SOUTH 17 DEGREE 17 MINUTES 12 SECONDS EAST FOR A DISTANCE OF 1653.82 FEET TO A POINT; THENCE SOUTH 75 DEGREE 09 MINUTES 13 SECONDS EAST FOR A DISTANCE OF 1485.74 FEET TO A POINT; THENCE SOUTH 76 DEGREE 27 MINUTES 39 SECONDS EAST FOR A DISTANCE OF 358.02 FEET TO A ½" RE-BAR FOUND; THENCE SOUTH 74 DEGREE 54 MINUTES 43 SECONDS EAST FOR A DISTANCE OF 2831.37 FEET TO A ½" CRIMP TOP PIPE FOUND; THENCE SOUTH 74 DEGREE 38 MINUTES 47