

**GAINESVILLE PLANNING AND APPEALS BOARD  
MINUTES OF MEETING  
MARCH 10, 2026**

**CALL TO ORDER** Chairman Doug Carter at 5:30 p.m.

**Members Present:** Chairman Doug Carter, Vice Chair Ryan Thompson and Board Members Jane Fleming, Kelvin Simmons, Rick Young and Ellen DeFoor

**Members Absent:** Board Member Eddie Martin

**Staff Present:** Community & Economic Deputy Director Matt Tate, Community & Economic Planning Manager Heather Deweese and Recording Secretary Gwen Fleming

**Others Present:** Council Member Jon Elliott

**MINUTES OF FEBRUARY 10, 2026**

There was a motion to approve the minutes as presented.

Motion made by Vice Chair Thompson  
Motion seconded by Board Member Young  
**Vote – 6 favor, 1 absent (Martin)**

**OLD BUSINESS**

Chairman Carter advised the agenda would begin in reverse order for the rezoning requests.

**NEW BUSINESS**

**A. Rezoning Requests**

- 1) Request from **Candler Development Services** to rezone a 0.62± acre tract located on the north side of Park Street between Park Street Place and Saint Charles Place (a/k/a **1141 Park Street, NE**) from Residential-I (R-I) to Residential-II (R-II).

Ward Number: Two

Tax Parcel Number(s): 01-037-001-022

Request: Three duplex homes and one single-family home

**Staff Presentation:** Chair Doug Carter advised Deputy Director Tate received notification from the applicant requesting the item be tabled to the May 12, 2026, Planning and Appeals Board meeting.

There was a motion to table the zoning amendment request to the May 12, 2026, Planning and Appeals Board meeting.

Motion made by Board Member Simmons  
Motion seconded by Vice Chair Thompson  
**Vote – 6 favor, 1 absent (Martin)**

- 2) Request from **G2 Industrial Partners, LLC** to rezone a 1.1± acres tract located on the northeast corner of the intersection of Athens Street and Purina Drive (a/k/a **920 Purina**

**Drive, SE; 937, 943 and 949 Athens Street, SE** from General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I) to Light Industrial (L-I).

Ward Number: Three

Tax Parcel Number(s): 00-058-002-005 and 006; 01-058-002-005A

Request: Existing light industrial uses

**Staff Presentation:** Planning Manager Heather Deweese gave the following staff presentation:

The applicant is proposing to rezone the subject 1.1 acres property with a zoning of L-I for Existing light industrial uses. The property is currently zoned G-B, L-I, and H-I within the city of Gainesville. The property consists of a 2,500 sf. block building occupied by Southern Wood Craftsmen, Inc., that specializes in woodworking such as cabinets, doors and other home appliances. The adjacent uses include a church, Amer Rugs, Purdy Flooring & Design, Fx Logistics, Carroll Daniel Construction.

The proposal is to consolidate all three parcels under the same zoning district of Light Industrial (L-I). The properties were recently acquired by the applicant and have been cleaned up and improved with new gravel, fencing and the removal of debris and overgrown vegetation. Access currently exists along Athens Street and Purina Drive.

The Gainesville Comprehensive Plan places the subject property within Industrial land use category which supports a mixture of office, business, light industrial, manufacturing, research and development uses; and commercial uses.

The Planning Division staff is recommending **conditional approval** of this rezoning request with **Light Industrial (L-I)** zoning, based on the Comprehensive Land Use Plan and the adjacent residential land uses.

**Applicant Presentation:** **Garrison Price**, 4819 Propes Drive, Oakwood, advised he agreed with the staff recommendations and would answer any questions.

**FAVOR:** None

**OPPOSE:** None

**There was a motion to recommend conditional approval to rezone the subject property for existing light industrial uses from General Business (G-B), Light Industrial (L-I) and Heavy Industrial (H-I) to Light Industrial (L-I) with the following conditions:**

**Conditions**

1. **Prohibited uses for the subject property shall include group homes, crisis centers, adult novelty stores, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, tire stores, auto parts stores, gas station/convenience store, auto body shops, vehicle sales, vehicle service, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
2. **All outdoor storage shall be screened by an opaque fence or wall at least 8 feet in height or a staggered row of buffer trees consisting of a mixture of Cryptomeria, Arborvitae and Eastern Red Cedar trees or other approved trees at a minimum**

installation height of 8 feet. The location, number, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.


Motion made by Vice Chair Thompson  
Motion seconded by Board Member Young  
**Vote – 6 favor, 1 dissent (Martin)**

#### ADJOURNMENT

There was a motion to adjourn the meeting at 5:37 p.m.

Motion made by Board Member Fleming  
Motion seconded by Board Member Simmons  
**Vote – 6 favor, 1 dissent (Martin)**

Respectfully submitted,

  
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Doug Carter, Chairman

  
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Gwen Fleming, Recording Secretary

