



Work Session Agenda
Thursday, July 16, 2026, 9:00 AM
Administration Building, Boardroom (3rd Floor)
300 Henry Ward Way, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES:

Tourism

- Tourism Update for the 2nd Quarter 2026

Robyn Lynch

Community & Economic Development

- **Public Hearing Item: July 21, 2026, Council Meeting**

Abb Hayes

Request from **James Blair** for a special use on a 1.55± acres tract located on the southwest side of Shallowford Road, across from Washington Avenue (a/k/a **224 Shallowford Road**), having a zoning of Office and Institutional (O-I). **Ward Number: Five**. Tax Parcel Number(s): 01-116-005-002. **Request: Boutique-style salon suite facility.**

CITY MANAGER ISSUES:

MAYOR/COUNCIL ISSUES:

- Ex-Officio Report(s)
- Appointment: Tax Allocation District Advisory Committee

Zack Thompson

CITY ATTORNEY ISSUES:

- Resolution: Quit Claim Easement Release to REB Land Development, LLC

Abb Hayes

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Tuesday, July 14, 2026 11:10 AM



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: June 30, 2026
Date Submitted: July 13, 2026
Final Approval Date: July 15, 2026
Presenter: Robyn Lynch, Tourism Director
Item of Business: Tourism Update for the 2nd Quarter 2026
Meeting Date: July 16, 2026

Purpose of Request:

To present the tourism update for the 2nd quarter of 2026.

Facts & Issues / History & Background:

Department Recommendation:

Department Director:

Robyn Lynch

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

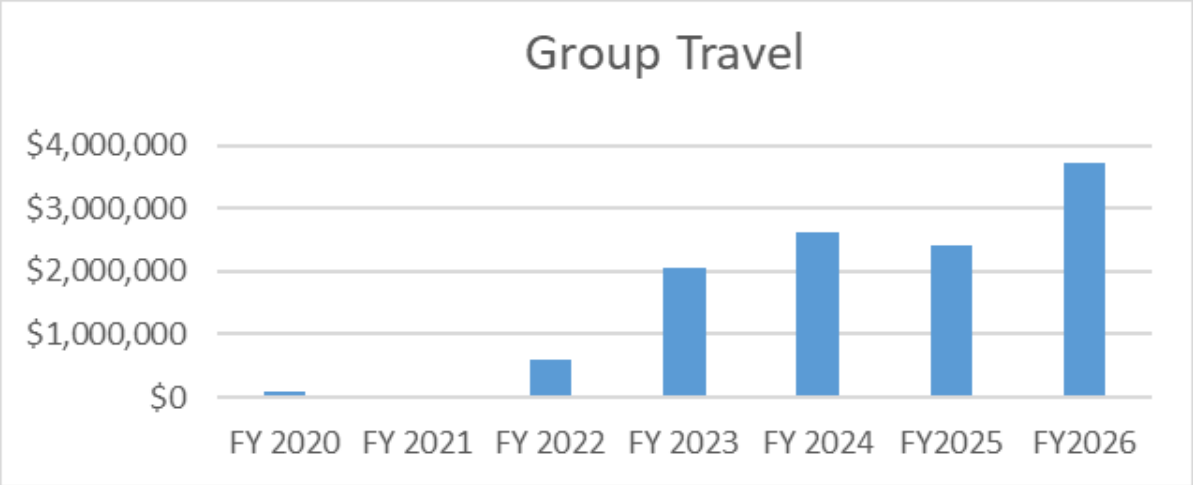
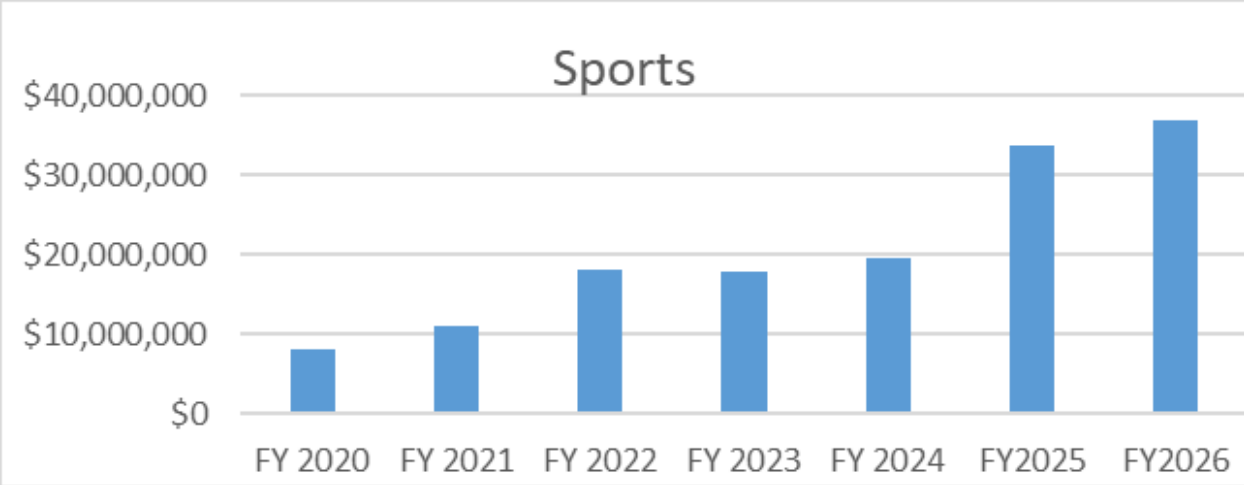
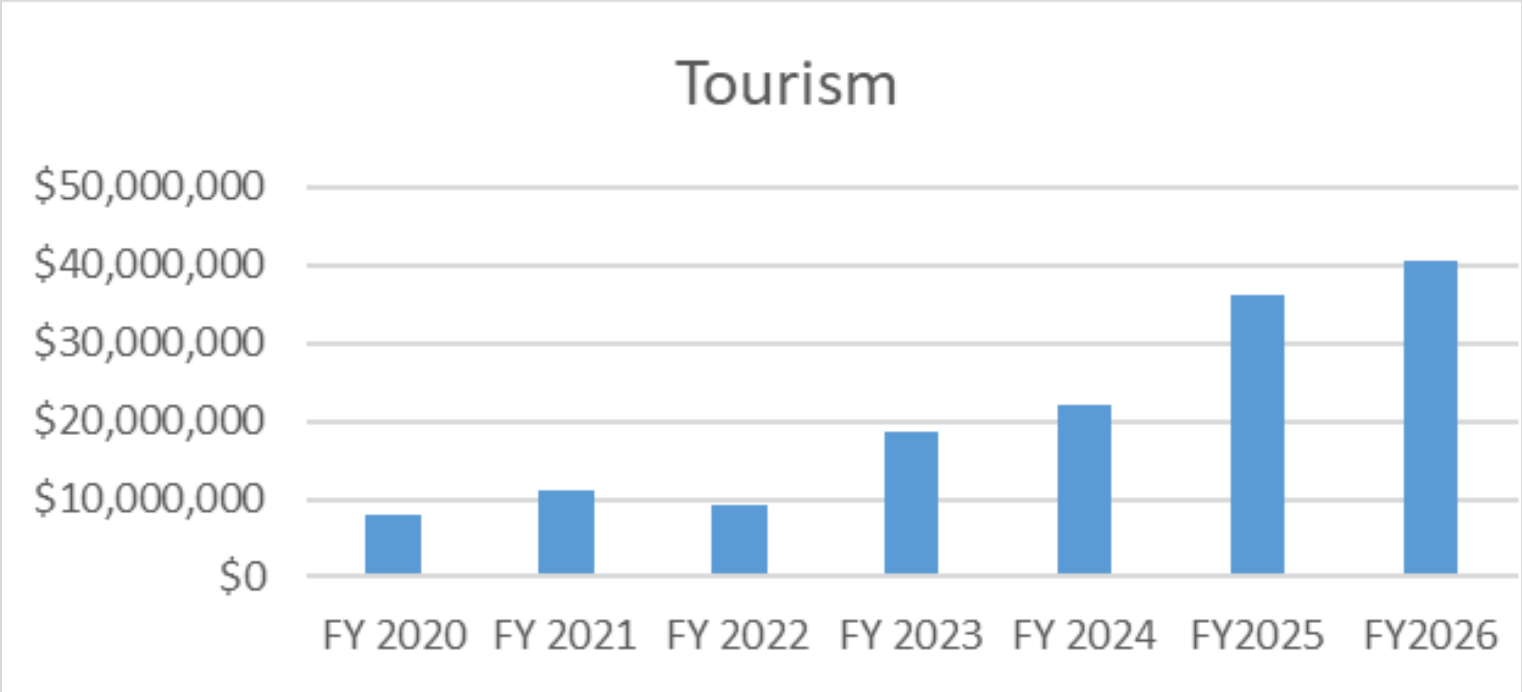
Administrative Comments:

Attachments:

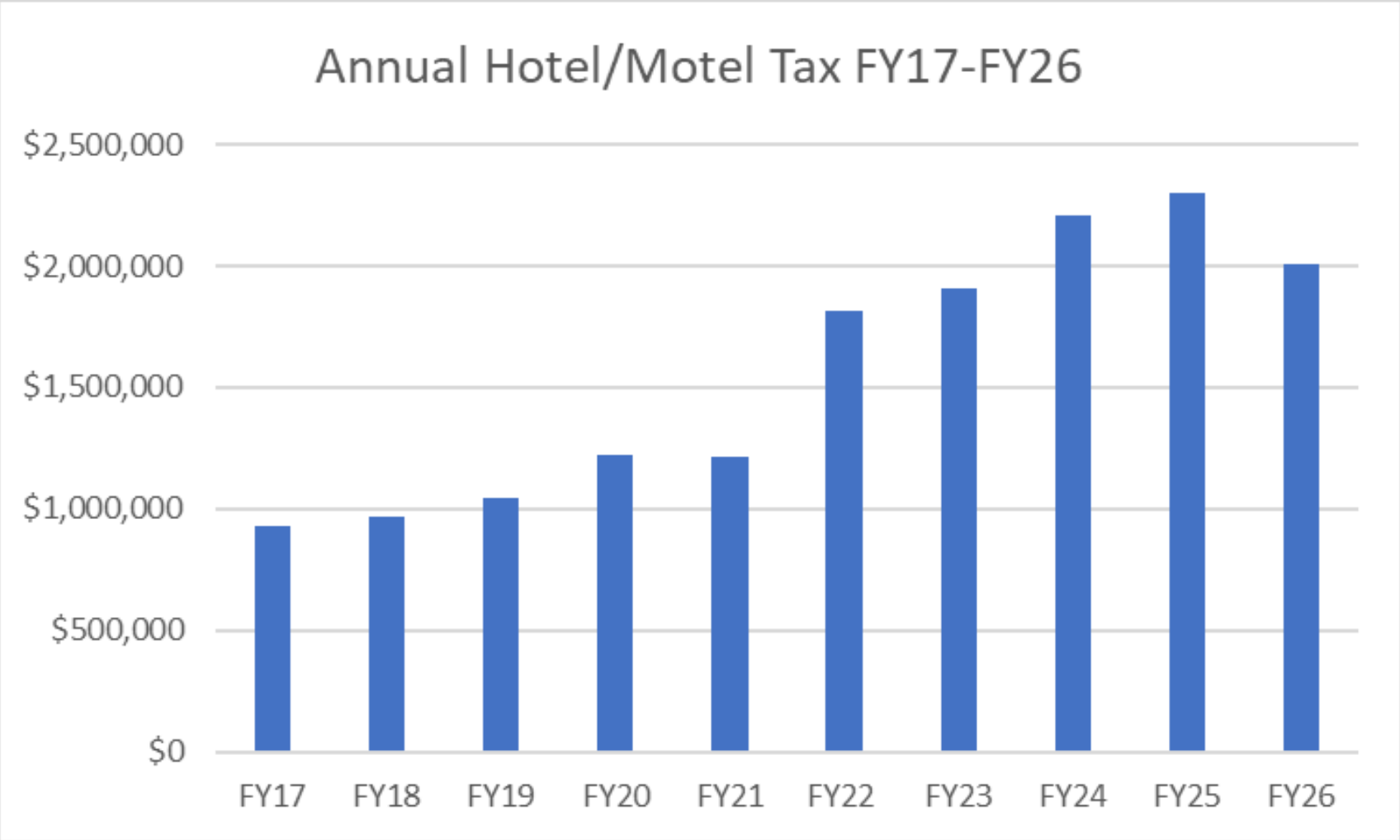
1. Presentation: Tourism Update Q2 2026



Economic Impact



FY17-FY26 Annual Comparison

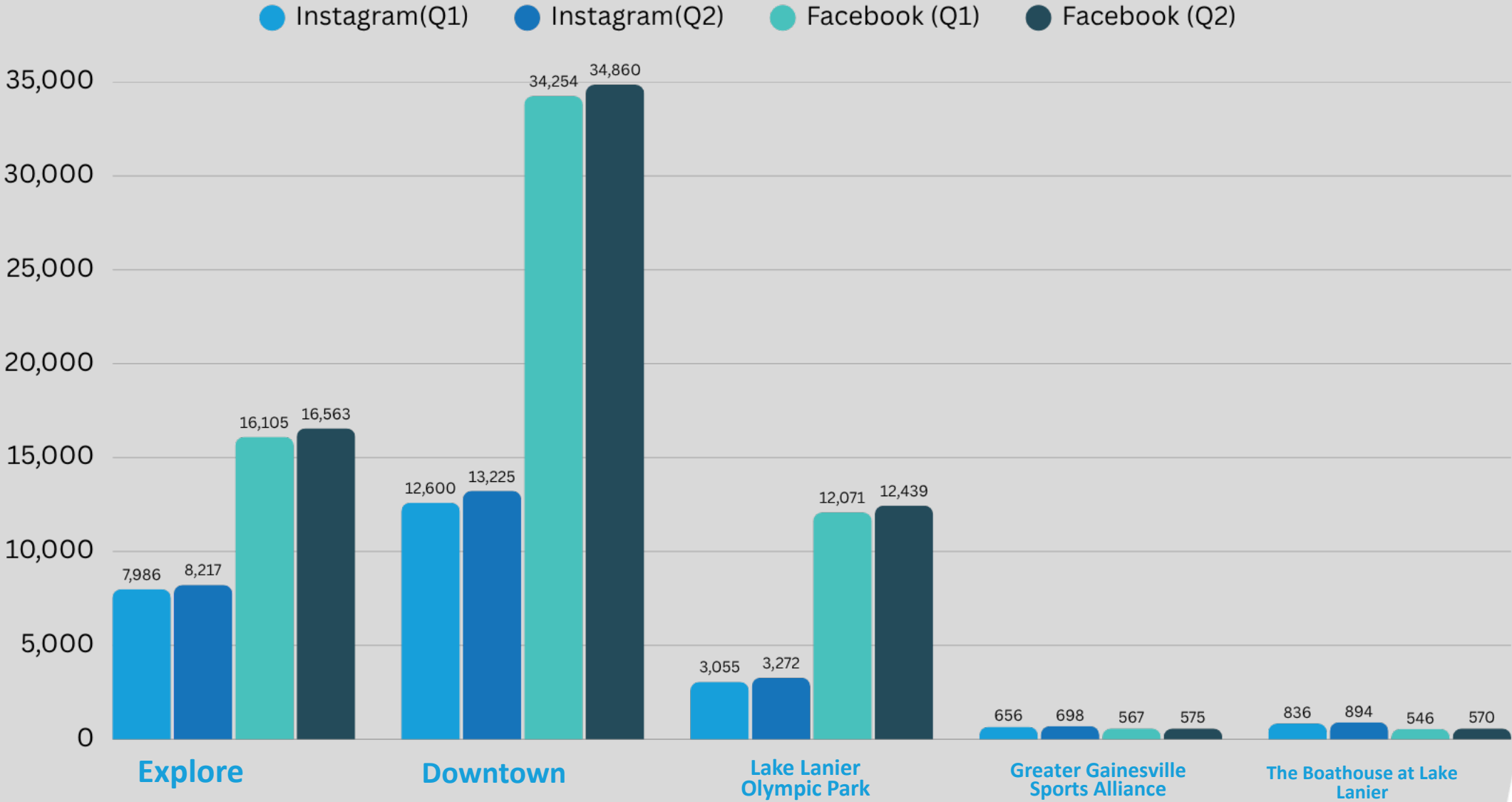


June 2026 Not included



Social Media Growth

From Q1 to Q2



marketing/advertising

- North Georgia Living
- Atlanta Magazine
- Business Link
- North Georgia Outdoors
- Direct Mailer for NCAA
- Explore Georgia highlight
- Gainesville represented at FIFA Activation at the World Congress Center

promotion/speaking engagements

- LCKC and LLRC Town Hall Meeting
- Kiwanis
- Rotary
- Martha Zoller Show
- Mornings on Maine x 5
- Gainesville Leadership Academy
- Downtown Connections x3
- Georgia Small Cities “Engaging with Your Community via Social Media”



welcome center days

- June 12, 2026
- 1-3 pm
- Roosevelt Square and Welcome Center
- FIFA Themed
- Soccer goal in Roosevelt Square
- First 10 to score a goal get a free GVL t-shirt
- Soccer ball themed cookies and swag





First Friday Concerts





Group Travel

- PFG Sales Summit 60 room nights
- AMA Training at City Hall 20 room nights
- KMA Supplier Summit 120 room nights
- GA Small Cities 150 room nights
- First Robotics 100
- GWCA 100 room nights
- NGMC Research Quality Symposium 120 room nights
- Elevate and Align- 60 room nights
- Patel Thakker Wedding 300 room nights





Legacy Pavilion Ribbon Cutting

honoring
Jim Mathis
Steve Gilliam
Mary Hart Wilheit





- Sea Wall Construction
- Completed Picnic area improvements
- Digital sign install
- Started construction on another phase of sidewalk install
- Rebuild gravel road
- Integrated Parkside wifi





Plaza Events – 11

- Several city spring events
- Hospital Event
- Annual Boys and Girls Club Rubber Duck Derby
- Food Truck Friday (April, May and June)

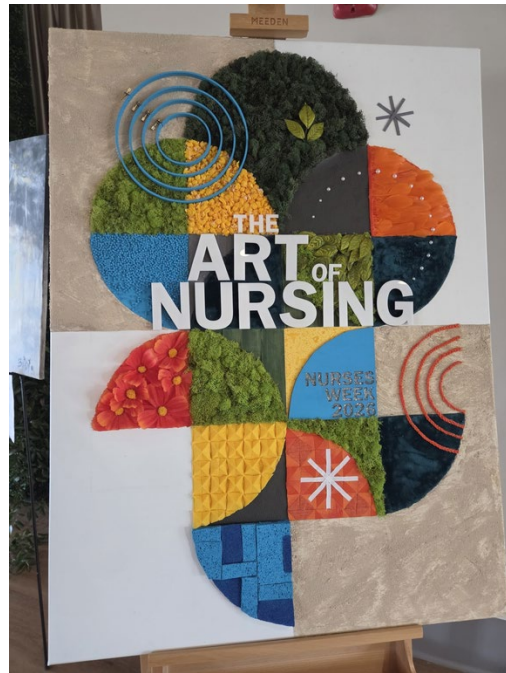


The BOAT HOUSE

LAKE LANIER OLYMPIC PARK

April-June- 37 events

- Largest event was Peach State Bank Annual Low country boil
- Hosted 6 Galas
- Hosted 3 Day Georgia Workers Comp Conference
- Hall County Schools hosted their annual Principals retreat
- Hosted Several weddings
- NGHS continues to be one of our largest users of the boathouse including 3 Residency Graduations
 - White County
 - Gainesville High
 - Lumpkin County
 - North Hall



Economic Impact \$17,230,978

Q2 Highlights

Total Sporting Events: 57

Monthly Events Breakdown

April 2026: 18 events

May 2026: 19 events

June 2026: 20 events

Women Small Boat Initiative Championship (Rowing):

- Xavier University of Louisiana (1st HBCU to establish both a men's and women's varsity rowing program competed at LLOP)
- 31 entries with nine colleges
- Marked an important and historic moment within the rowing community

Tri the Park (Triathlon)

- 450 participants
- Completely sold-out event



Atlanta Foil Fest (E-foil)

- Smaller event - about 50-75 international athletes
- 3-day event

Battle Athletic Academy Queens of the South Classic (Girls Flag Football)

- Approximately 100 teams



2026 NCAA Women's Rowing Championship (Rowing):

- 36 teams - 880 athletes - Division I, II & III
- Notable Teams - Texas, Stanford, Virginia, Tennessee, Yale, Michigan, Miami







THE NEW ERA OF SPEED

ALL SIX OF THE WOMEN'S EIGHTS IN THE NCAA DIVISION I CHAMPIONSHIP FINAL WENT SIX MINUTES OR FASTER - AND FOUR OF THEM SET THE WORLD'S FASTEST TIME. WELCOME TO THE NEW REALITY OF WOMEN'S COLLEGIATE ROWING: IT'S THE FAST IN THE WORLD.

BY CHOP DANCE
PHOTO BY JESSIE LANE

In the NCAA Division I final, the women's eight rowing team from the University of Texas set a new world record for the fastest time in the sport, clocking in at 5:47.706. This is the first time a women's eight has set a world record in the sport.

The Texas team's victory was a testament to their hard work and dedication. They had been training for months, and this was the culmination of their efforts. The team's coach, [Name], said that his team was "proud of their achievement and the hard work they put in."

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2026 NCAA DI Women's Rowing Championships
Texas, Women's Varsity Eight // U8.21

- ▲ 2nd Stanford, 5:50.160 // U8.21
- ▲ 3rd Tennessee, 5:51.450 // U8.21
- ▲ 4th Virginia, 5:52.398 // U8.21

notable upcoming events

- **First Friday (July, August and September)**
- **Food Truck Friday (July and August)**
- WakeSurf/Watersports Central (July 11)
- Georgia Peach Triathlon (July 19)
- **30th Anniversary of '96 Olympics Celebration (July 25)**
- Swim Across America (September 19)
- US Powerlifting State Championship (September 19)
- Tri The Parks (August 22)
- Dragon Boat Festival (September 13)
- Petit Le Mans (September 30-October 3)



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: June 24, 2026

Date Submitted: June 24, 2026

Final Approval Date: July 15, 2026

Presenter: Abb Hayes, City Attorney

Item of Business: **Public Hearing Item: July 21, 2026, Council Meeting**
Request from **James Blair** for a special use on a 1.55± acres tract located on the southwest side of Shallowford Road, across from Washington Avenue (a/k/a **224 Shallowford Road**), having a zoning of Office and Institutional (O-I). **Ward Number: Five**. Tax Parcel Number(s): 01-116-005-002.
Request: Boutique-style salon suite facility.

Meeting Date: July 16, 2026

Purpose of Request:

To provide an overview of the following zoning request as presented at the June 9, 2026, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

The applicant is proposing a special use within Office and Institutional (O-I) zoning for a boutique salon suite facility. The property contains a 2,231 square-foot building. The applicant would like to convert a former dental office into 13 private, fully equipped suites for independent beauty and wellness professionals. Access is on Shallowford Road. The adjacent properties include a single-family home, Walmart, Dairy Queen and a retail center that includes the Orient Express restaurant, a hair salon and various retail uses.

Department Recommendation:

Staff and PAB recommended approval. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Resolution ZR-2026- :

I move to approve the resolution to allow a boutique-style suite facility within Office and Institutional (O-I) zoning district as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Legal Ad
2. PAB Recommendation Report
3. Proposed Zoning Resolution
4. Location maps
5. Narrative
6. Letter of Intent
7. Plat
8. Floor plan
9. Current photos

Right-of-Way of Bogan Road (apparent 80' Right-of-Way), South 44 degrees 50 minutes 47 seconds West for a distance of 27.15 feet to a 1/2" Rebar Found; THENCE leaving said Right-of-Way, North 28 degrees 22 minutes 02 seconds West for a distance of 162.69 feet to a Point; THENCE North 55 degrees 45 minutes 21 seconds West for a distance of 1 08.52 feet to a Point; THENCE North 54 degrees 39 minutes 56 seconds East for a distance of 133.36 feet to a Point along the Easterly Right-of-Way of Jones Drive (apparent Right-of-Way varies); THENCE following along the Easterly Right-of-Way of Jones Drive (apparent Right-of-Way varies), South 16 degrees 26 minutes 37 seconds East for a distance of 273.27 to a Point formed by the Right-of-Way intersection of the Easterly Right-of-Way of Jones Drive (apparent Right-of-Way varies) and the Northerly Right-of-Way of Bogan Road (apparent 80' Right-of-Way), said Point is the True Point of Beginning. Said property contains 16,742 sq ft/0.384 acres, including all easements **within.**

159648 5/20, 27, 6/3, 10, 17, 24

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP

Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, July 21, 2026 at 5:30 p.m.** in the **Municipal Courtroom** of the Roy Franklin Hooper, Jr. Public Safety Building, 701 Queen City Parkway in Gainesville on the following requests:

1) Request from **James Blair** for a special use on a 1.55± acres tract located on the southwest side of Shallowford Road, across from 2244 Washington Avenue (a/k/a **W24 Shallowford Road**), having a zoning of Office and Institutional (O-I). Ward Number: Five
Tax Parcel Number(s): 01-116-005-002
Request: Boutique-style salon suite facility
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.

NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and hasmade, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with thePlanning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA §36-67A-3 3 {c})
160909 6/24

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING

Notice is hereby given that the **Gainesville Planning and Appeals Board** will conduct a public hearing on **Tuesday, July 14, 2026, at 5:30 p.m.** in the **Municipal Courtroom** of the Roy Franklin Hooper, Jr. Public Safety Building, located at 701 Queen City Parkway in Gainesville on the following request:

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

2) Request from **Heather Khang** to vary the sign illumination requirement and sign size requirement on a 6.96± acres tract located near the west side of the intersection of South Enota Drive and Pearce Circle, having road frontage on the south side of Springdale Road (a/k/a **1440 Pearce Circle, NE**), having a zoning of Residential-I (R-I). Ward Number: Two
Tax Parcel Number(s): 01-081-002-018
Request: Electronic changeable copy sign

3) Request from **Jeff Parker**

to vary the sign illumination requirement on an 18.45± acres tract located on the east side of South Enota Drive, across from Springdale Road and Pearce Circle (a/k/a **800 South Enota Drive**), having a zoning of Residential-I (R-I). Ward Number: Two
Tax Parcel Number(s): 01-081-003-002A
Request: Electronic changeable copy sign

4) Request from **Majors Management LLC** to annex a 2.19± acres tract located on the northwest side of the intersection of Athens Highway and Monroe Drive (a/k/a **0 and 1590 Monroe Drive**) and to establish a zoning of General Business (G-B). Ward Number: Three
Tax Parcel Number(s): 00-140-000-001C and 001D
Request: Convenience store with gas sales

5) Request from **Moez Hasni** to annex a 0.98± acre tract located on the northwest side of the intersection of Jesse Jewell Parkway and Crescent Drive (a/k/a **375 Crescent Drive**) and to establish a zoning of General Business (G-B). Ward Number: Two
Tax Parcel Number(s): 15-033C-000-078
Request: Retail strip center

Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and hasmade, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with thePlanning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA §36-67A-3 3 {c})
160910 6/24

Public Sales/Auctions

Notice of Self Storage Sale
Please take notice StoreEase - Gainesville Hilton Collektion located at 2445 Hilton Dr Gainesville GA 30501 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur as an online auction via www.storageetreasures.com on 7/13/26 at 11:00 AM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Emily Linz unit #225; John Turk unit #245; Felipe Rios unit #404. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details.
160829 6/24

SHM AQUALAND, LLC NOTICE OF PUBLIC AUCTION

SHM Aqualand Marina, LLC will sell at public auction, the below described property on Monday, July 13, 2026, at 10:00AM EST at SHM Aqualand Marina, LLC, 6800 Lights Ferry Road, Flowery Branch, GA 30542.

Notice is hereby given for the sale of 1972 Stardust Houseboat, Registration Number GA0333YY, owned by Leisa Richards, on whose account the vessel is being held by SHM Aqualand Marina, LLC.
SHM Aqualand Marina, LLC, 6800 Lights Ferry Road, Flowery Branch, GA 30542. All costs imposed on said vessel(s) herein shall be disposed of by public sale as outlined in O.C.G.A. 11-7-210. Payment must be made at time of purchase by either cash or cashier's check. For further information, please contact the office by calling (770) 967-6811.
160927 6/24, 7/1

Probate Notices

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF ALAN JOSEPH GRINDLE, DECEASED
ESTATE NO. E-26-211
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: WHOM IT MAY CONCERN,

Judy Grindle has petitioned for Letters of Administration to be appointed administrator of the estate of Alan Joseph Grindle deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before July 6, 2026 by 10:00A.M.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark D. Loggins
Judge of the Probate Court
By: Cohrren Williams
Clerk of the Probate Court
116 Spring Street SE, First Floor
Gainesville, GA 30501
Address
770-535-9710 Ext 7011
Telephone Number
159999 6/3, 10, 17, 24

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF Regina Mincey Avila, DECEASED
ESTATE NO. E-26-210
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: whom it may concern:
Edwin D. Avila has petitioned for (Letters of Administration) to be appointed administrator of the estate of Regina Mincey Avila deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. July 6th, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Patty Walters Laine
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street First Floor
Gainesville, Georgia 30501
Address
770-531-6923
Telephone Number
160359 6/3, 10, 17, 24

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF JOSEPH LEE FORTENBERRY, DECEASED
ESTATE NO. E-26-184
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: WHOM IT MAY CONCERN,
Rachel Goforth Pace has petitioned for Letters of Administration to be appointed administrator of the estate of Joseph Lee Fotenberry deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be

granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before July 6, 2026 by 10:00 A.M.
BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Patty Walters Laine
Judge of the Probate Court
By: Cohrren Williams
Clerk of the Probate Court
116 Spring Street SE, First Floor
Gainesville, GA 30501
Address
770-535-9710 Ext 7011
Telephone Number
160001 6/3, 10, 17, 24

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF DENNIS MICHAEL HADDOCK, DECEASED
ESTATE NO. E-26-237
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: WHOM IT MAY CONERN,
Steven Lawrence Haddock has petitioned for Letters of Administration to be appointed administrator of the estate of Dennis Michael Haddock deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before July 6, 2026 by 10:00 A.M.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark D. Loggins
Judge of the Probate Court
By: Cohrren Williams
Clerk of the Probate Court
116 Spring Street SE, First Floor
Gainesville. GA 30501
Address
770-535-9710 Ext 7011
Telephone Number
160002 6/3, 10, 17, 24

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF WAYNE GERALD THORSON, DECEASED
ESTATE NO. E-25-512
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: WHOM IT MAY CONCERN
Sandra Thorson has petitioned to be appointed administrator of the estate of Wayne Gerald Thorson deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 am July 6, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you

qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.
Patty Walters Laine
Judge of the Probate Court
By: Riley Norris
Clerk of the Probate Court
116 Spring Street, SE
Gainesville, GA 30501
Address
770-531-6921
Telephone Number
160006 6/3, 10, 17, 24

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF John Richard McKenzie, DECEASED
ESTATE NO. E-26-058
NOTICE

The petition of Rhonda Sharon Brumbalow, for an order declaring no administration is necessary in the above-referenced estate having been duly filed,
This is to notify you to file objection, if there is any, to the petition, in this Court on or before 10:00 a.m. July 6th, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Patty Walters Laine
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street First Floor
Gainesville, Georgia 30501
Address
770-53-6923
Telephone Number
160949 6/24

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF SALLIE JANE PICKERILL, DECEASED
ESTATE NO. E-26-145
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
[Strike the sentence in parenthesis below if not applicable.]
TO: WHOM IT MAY CONCERN
Ashley Byram has petitioned to be appointed administrator of the estate of Sallie Jane Pickerill deceased of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 am July 6, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.
Mark D. Loggins
Judge of the Probate Court
By: Samantha Matthews
Clerk of the Probate Court
116 Spring Street, SE
Gainesville, GA 30501
Address
770-531-6921
Telephone Number
160003 6/3, 10, 17, 24

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF COLLEEN B. HUDSON, DECEASED
ESTATE NO. E-26-018
NOTICE

IN RE: The Petition to Probate Will in Solemn Form in the above-referenced estate having been duly filed.

TO: Stephanie Carter
This is to notify you to file objection, if there is any, to the petition to probate will in solemn form, in this Court on or before July 6, 2026 by 10:00 a.m.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Patty Walters Laine
Judge of the Probate Court
By: Cohrren Williams
Clerk of the Probate Court
116 Spring Street SE, First Floor
Gainesville. GA 30501
Address
770-535-9710 Ext 7011
Telephone Number
159998 6/3, 10, 17, 24

IN THE PROBATE COUR T OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF MARY ANNE MILNE DECEASED
ESTATE NO. E-25-693
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
[Strike the sentence in parenthesis below if not applicable.]
TO: Mary Veronica Schimmer
[List here all heirs who have not acknowledged service] and to whom it may concern:
Thomas James Milne has petitioned to be appointed administrator(s) of the estate of Mary Anne Milne deceased, of said county. All interested people are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before July 6, 2026.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (held on 20)(scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.
By: Samantha Matthews
Clerk of the Probate Court
116 Spring Street, First Floor
Gainesville. GA 30501
Address
770-531-6924
Telephone Number
159797 6/3, 10, 17, 24

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF J A C Q U E L I N E HUTCHINSON, DECEASED
ESTATE NO. E-26-233
PETITION FOR LETTERS OF ADMINISTRATION NOTICE TO: WHOM IT MAY CONCERN,
Julianne Nancy Hutchinson has petitioned for Letters of Administration to be appointed administrator of the estate of Jacqueline Hutchinson deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before July 6, 2026 by 10:00 A.M.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk,

GAINESVILLE PLANNING and APPEALS BOARD RECOMMENDATION

Applicant James Blair
Property Owner Money Management Consultants, LLC
Location 224 Shallowford Road, NW
Request Special Use within O-I zoning
Total Acres 1.55± acres
Ward Five
Proposed Use Boutique-style salon suite facility
Planning Division Staff Recommendation **Approval**
Planning & Appeals Board Recommendation **Approval**
Date June 9, 2026

▪ **Applicant's Proposal and Background Information**

The request is for a special use within Office and Institutional (O-I) zoning for a boutique salon suite facility. The property contains a 2,231 square-foot building that was previously a dental office. The applicant would like to convert a former dental office into 13 private, fully equipped suites for independent beauty and wellness professionals, including hairstylists, estheticians, and massage therapists. Unlike traditional salons with high employee counts and walk-in traffic, each tenant will operate by appointment only, ensuring a controlled and profession environment. The facility will be owner-managed providing 24/7 keyless entry and a video intercom system for client screening. Access is on Shallowford Road, and a total of 21 parking spaces are provided.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Dairy Queen	General Business (G-B)-Gainesville
South	Walmart	Regional Business (R-B)-Gainesville
East	Shallowford Heights retail center (Orient Express restaurant, Lakeshore Nutrition, Lupita's Hair Salon)	General Business (G-B) -Gainesville
West	Residential Homes	Residential-1 (R-1) -Hall County

Zoning History

The following zoning actions have taken place in the immediate area during the last ten years:

2025 - A request by Jesus Carillo to annex a 0.42± acre tract with a zoning of Residential-II (R-II) located at 1450 Dorothy Drive was approved with conditions for a duplex apartment.

2025 - A request by Branch Lakeshore Associates, LP to rezone a 48.86+ acres tract located at 150 Pearl Nix Parkway from Regional Business (R-B) to Planned Unit Development (P-U-D) was approved with conditions for a mixed-use development.

2021 - A request by Two Capital Partners to rezone a 24.857± acres tract from Neighborhood Business (N-B) and General Business (G-B) to Planned Unit Development (PUD) located 600, 610 and 622 Shallowford Road, SW; 1515 Skelton Road, SW; 1448 and 1450 Hudgins Street, SW was approved for Water Resources water/sewer services.

2019 - A request by the Gainesville Housing Authority to rezone a 6.822± acres tract located at 320 Tower Heights Road from Residential-II (R-II) to Planned Unit Development (P-U-D) was approved with conditions for multi-family apartments.

2019 - A request by Russell Fuller to annex a 0.34± acre tract with a zoning of General Business (G-B) located at 457 Dawsonville Highway was approved with conditions for existing commercial retail.

2017 - A request by Gainesville Market, LLC for a special use within General Business (G-B) zoning on a 5.0± acres located at 600 Shallowford Road was approved with conditions for a commercial outdoor recreational facility.

2017 - A request by Masy Seng to annex a 0.19± acre tract with a zoning of General Business (G-B) located at 593 and 597 Shallowford Road was approved with conditions for a donut shop.

▪ **Staff Analysis**

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The property contains a 2,231-square-foot, brick office building. Adjacent uses include Dairy Queen, Walmart, small retail center and a single-family home within unincorporated Hall County. The surrounding properties are zoned General Business (G-B), Regional Business (R-B), and Residential-1 (R-1). No changes are proposed to the outside of the building. The business would use the existing driveway which has access on Shallowford Road.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The subject property is in a commercial area. The existing building does not require any exterior work, and all renovations will be on the inside of the building. The proposed change in use would not appear to negatively affect the nearby uses.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The Future Development Map for the City of Gainesville places the property within the *Commercial* land use category which includes retail, office, or other commercial service activities such as grocery stores, banks, restaurants, theaters, hotels, and automotive-related businesses. Commercial uses may be located as a single use in one building or grouped together in a shopping center.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Westside* Character Area. Overall, the character area is mostly built out, but there are areas that are not being used at their greatest or highest use, making redevelopment desirable. The overall vision for the area is to leverage the existing cultural resources that serve as assets

for the area, such as Alta Vista Cemetery, while making targeted improvements to areas that need it, such as the areas on Browns Bridge Road, Lakeshore Mall, and the Atlanta Highway corridor.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

According to the Gainesville Unified Land Development Code, the Office and Institutional (O-I) zoning district is intended for a variety of office and public and institutional uses, while also allowing residential uses on a limited basis. The district is primarily intended to be located along arterial streets but may also be in areas dominated by institutions that involve a range of uses, such as a college or university. All personal service uses within O-I require an approved special use which appears to be suitable given the adjacent and nearby mixture of uses.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

Existing infrastructure such as water, sewer and access are in place to serve the proposed use and have sufficient capacity to serve the development. Gainesville Fire Station #1 off Queen City Parkway is located approximately 1.95± miles away. The applicant does not anticipate there will be traffic impacts given that the use does not require full time staff to operate and tenants will operate by appointment only. The proposed use is nonresidential and will have no impact on the school system.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

As previously stated, the surrounding area is primarily commercial. Future commercial uses and redevelopment were both anticipated by the Comprehensive Plan. This proposal appears to be supported by the goals of the City of Gainesville's Comprehensive Plan.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

The proposed use is comparable to the surrounding businesses and would appear not to produce any negative impacts to the surrounding area.

▪ **Staff Recommendation**

The Planning Division staff is recommending **approval** of the proposed special use request within **Office and Institutional (O-I) zoning**, based on the Comprehensive Plan and the adjacent mixture of uses.

Excerpts from the June 9, 2026 PAB Meeting Minutes

Applicant Presentation: James Blair, 5614 Flat Creek Road, advised the objectives and goals of the request were explained and happy to answer any questions.

FAVOR: None

OPPOSE: None

Board Comments: Questions asked: Board Member Young asked the hours of operations; Vice Chair Thompson asked if the space would be for lease; Chair Carter asked the type of salon such as hair and nails; Board Member Simmons asked the size of each of the 13 suites.

Mr. Blair advised the hours of operation would be 24/7; spaces leased individually at 6 to 12 months; 80 percent would be hair stylists including make-up. The facility would need to include a sink, washbowls, water access, turn-key salon suite space with each requiring Georgia license to lease a space and going before the Cosmetology Board for each suite, and each suite averages between 100 and 120 square feet.

There was a motion to recommend approval of the special use request for a boutique-style salon suite facility having a zoning of Office and Institutional (O-I).

Motion made by Vice Chair Thompson

Motion seconded by Board Member Simmons

Vote – 6 favor, 1 absent (DeFoor)

RESOLUTION ZR-2026 - ____

**APPROVAL OF A REQUEST FOR A SPECIAL USE
SUBJECT TO APPROVAL BY THE CITY COUNCIL**

WHEREAS, under **Chapter 9-7-9 Office and Institutional (O-I)** zoning district of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-7-9 Permitted and Special Uses** allows for a *personal service facility* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **James Blair** to allow a *Boutique-style salon suite facility* within an Office and Institutional (O-I) zoning district identified as follows:

**01-116-005-002
224 Shallowford Road
Ward Five**

WHEREAS, the application has been evaluated under any criteria specified in the aforesaid section; and

WHEREAS, the **Gainesville Planning and Appeals Board**, held a public hearing regarding this matter on **June 9, 2026**.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code.

Adopted this ____ day of _____, 2026.

Zack Thompson, Mayor

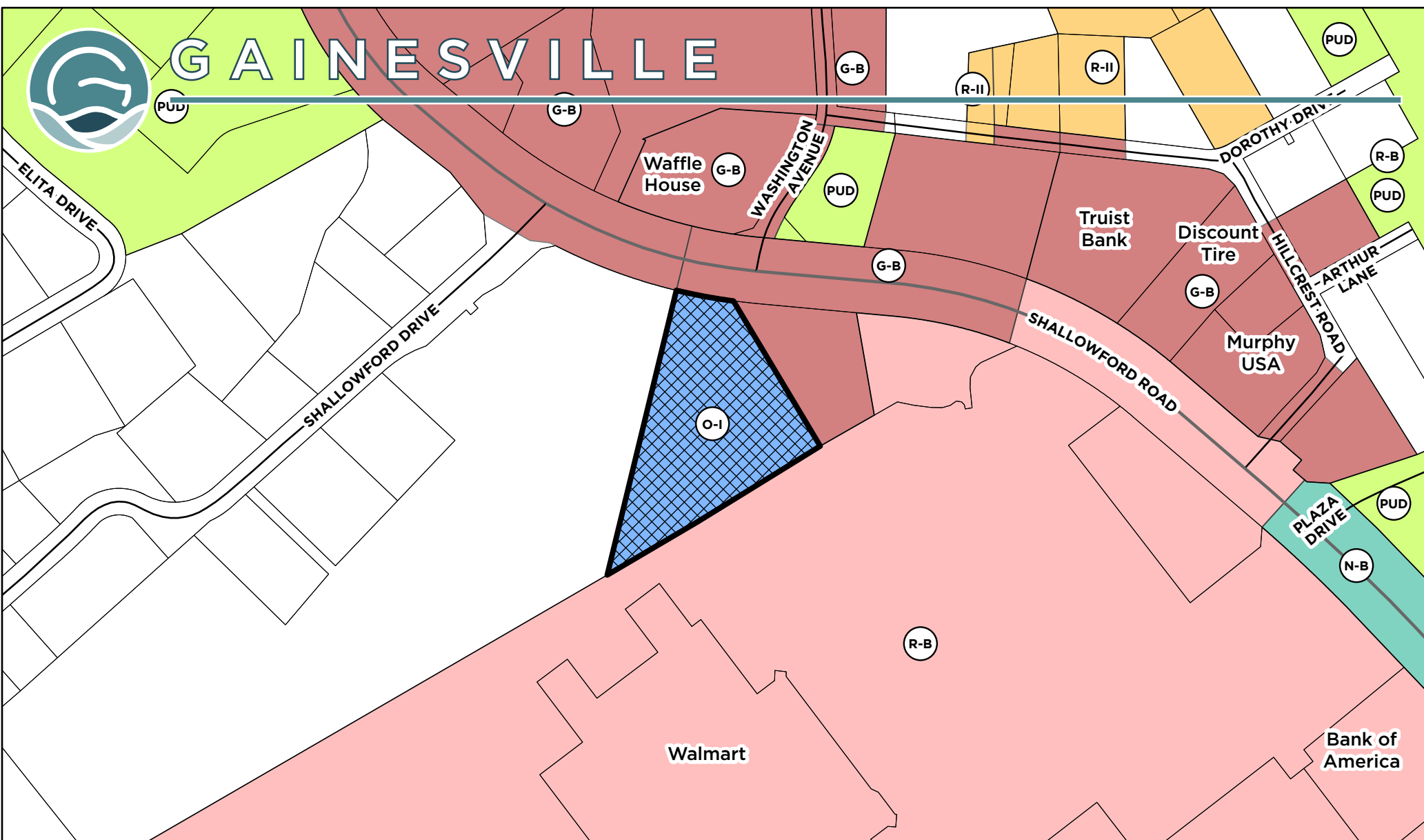
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

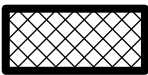
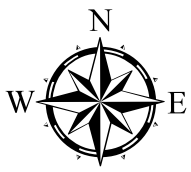
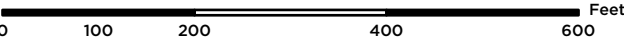
ATTEST:

Alisa Grayson, City Clerk



GAINESVILLE

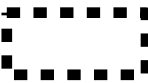


Applicant: JAMES BLAIR		Request: Special use request on +/- 1.55 AC within Office-Institutional (O-I) zoning to allow a boutique-style salon suite facility.	
SPECIAL USE REQUEST			
Subject Property Address: 224 Shallowford Road	Tax Parcel: 01-116-005-002	 Subject Property	 Page 31 of 50
Meeting Date: 06/09/2026 Map Prepared: 05/07/2026		 Scale: 1" = 200'	



GAINESVILLE



Applicant: JAMES BLAIR		Request: Special use request on +/- 1.55 AC within Office-Institutional (O-I) zoning to allow a boutique-style salon suite facility.	
SPECIAL USE REQUEST			
Subject Property Address: 224 Shallowford Road	Tax Parcel: 01-116-005-002	 Subject Property	 Aerial from 2025 Scale: 1" = 100'
Meeting Date: 06/09/2026 Map Prepared: 05/07/2026			

Narrative Report for Special Use Permit

Project Name: PALETTE Salon Suites Flagship

Applicant: James Blair, PALETTE Salon Suites Franchising LLC

Subject Property: 224 Shallowford Rd, Gainesville, GA 30504 (Tax Parcel ID: 01116 005002)

Current Zoning: Commercial (Former Medical/Dental Office)

Proposed Use: Special Use for Professional Personal Services (Salon Suites)

1. Project Overview and Intent

The applicant, PALETTE Salon Suites, requests a Special Use Permit to operate a boutique salon suite facility within the existing 2,231-square-foot building at 224 Shallowford Road. The project involves converting a former dental office into 13 private, fully equipped suites for independent beauty and wellness professionals (hairstylists, estheticians, and massage therapists).

2. Appropriateness of the Location

The subject property is ideally suited for this use due to its history as a medical/dental facility:

- **Adaptive Reuse:** The existing pre-divided layout significantly reduces the need for major structural changes, preserving the exterior character of the building.
- **Infrastructure:** Existing plumbing and electrical systems previously used for dental chairs will be repurposed for salon sinks and equipment, minimizing utility stress.
- **Low Impact:** The "salon suite" model is a low-intensity business. Unlike traditional salons with high employee counts and walk-in traffic, PALETTE tenants operate by appointment only, ensuring a controlled and professional environment.

3. Impact on Traffic and Parking

- **Parking Sufficiency:** The property features **25 dedicated parking spaces**. Per the proposed 13-suite layout, this provides nearly **2 spots per suite**, well above the standard requirement for professional services.
- **Traffic Flow:** Because services are appointment-based, client arrivals are staggered throughout the day. This prevents traffic congestion on Shallowford Road and maintains a "low-impact" footprint compared to more intensive retail or medical uses.

4. Safety, Security, and Quality Control

PALETTE positions itself as a "Security First" facility. The proposed operation includes:

- **Smart Access Control:** 24/7 keyless entry for tenants and a video intercom system for client screening.
- **Compliance:** All tenants must maintain active Georgia State Board licenses and individual professional liability insurance.
- **Professional Management:** The facility will be owner-managed with regular maintenance and janitorial schedules (2–3 times per week) to ensure a premium experience for both tenants and the public.

5. Consistency with the Comprehensive Plan

This request aligns with Gainesville's goals of fostering small business growth and encouraging the adaptive reuse of existing commercial stock. By providing a "turnkey" workspace for 13 independent entrepreneurs, PALETTE supports local economic development while maintaining the aesthetic and operational harmony of the Shallowford Road corridor.

LETTER OF INTENT

Date: April 22, 2026

To: City of Gainesville Planning Division

Re: Special Use Permit Application for 224 Shallowford Rd

Applicant: James Blair, PALETTE Salon Suites Franchising LLC

To the Planning Division and City Council Members,

This letter and the accompanying application are submitted to request a **Special Use Permit** for the property located at **224 Shallowford Rd (Tax Parcel ID: 01116 005002)**.

PALETTE Salon Suites intends to perform an **adaptive reuse** of the existing 2,231-square-foot commercial building—formerly a dental practice—to establish a boutique salon suite facility. Our model provides 13 private, secure workspaces for independent beauty and wellness professionals, including hairstylists, estheticians, and massage therapists.

Key highlights of this proposal include:

- **Low Community Impact:** All professional services are performed by appointment only, ensuring a quiet, professional atmosphere and preventing high-volume traffic surges.
- **Optimal Infrastructure Use:** The project utilizes the building's existing plumbing and electrical systems and offers 25 dedicated parking spaces (nearly 2 per suite), ensuring zero impact on public street parking.
- **Security & Excellence:** Our "Security First" model features 24/7 smart keyless entry and video intercom systems, providing a safe environment for tenants and their clients.
- **Economic Support:** This facility will empower up to 13 local entrepreneurs to grow their independent businesses within the City of Gainesville.

We believe this proposal represents a responsible and beneficial use of the property that aligns with the City's vision for professional development and revitalizing existing commercial structures.

Included in this submission are:

1. Completed Zoning Action Application
2. Legal Description (Word DOC format)

3. Detailed Narrative Report
4. Proposed Floor Plan (13-suite layout)
5. Recorded Survey Plat (dated 05/23/1990)

We look forward to working with the Planning Division throughout this process. Please contact me directly at **678-725-9724** should you require additional information.

Respectfully,

James Blair

Owner & Managing Member, PALETTE Salon Suites Franchising LLC

I HAVE CONSULTED THE FIRM
FLOOD INSURANCE RATE MAP
COMMUNITY-PANEL NO. 130466
0070 B DATED NOVEMBER 2,
1983 AND IN MY OPINION THIS
PROPERTY DOES NOT LIE IN A
SPECIAL FLOOD HAZARD AREA.

W. J. GLO

A 576°39'50"E 90.84'

ARC: 90.89'
RAD: 808.94'

FIELD SURVEY ERROR OF CLOSURE:
1.52 FT
ANGULAR ERROR PER ANGLE POINT:
ADJUSTED BY: COMPASS RULE
PLAT ERROR OF CLOSURE:
1.00 FT
INSTRUMENT USED: TACHIMETER

TIE:
N 65°21'33"W, 231.70' TO THE INTERSECTION
OF RIGHT-OF-WAYS, 45' FROM E SHALLOWFORD
ROAD AND 18.5' FROM E OF SHALLOWFORD DRIVE

P. CASTLEBERRY
N/E

N

1/2" IRON PIPE
F.D.

APPROXIMATE LONG OF CLOSURE

LAKE SHORE PLAZA
ENTERPRISES, INC.
N/E

NOTES:

1. REFERENCE INFORMATION:
A. D.O.T. RIGHT-OF-WAY MAP, PROJ. NO. 1000-1150, HALL CO., DATED NOV. 17, 1986, ON SHEET 2 OF 6.
B. LAKE SHORE PLAZA ENTERPRISES, INC., 3537 AC DATED 6-28-69, REVISED 7-16-79, PLATTED BY FARLEY-COLLINS ASSOC. & C.S.
C. WARRANTY DEED FROM MISS HATTIE JONES AND MISS JULIA JONES TO SARA C. REEVE AND CLARABEL JONES, DATED OCT. 21st 1978.

RECORDING PERMIT

By Dora Case 5/22/90
HALL COUNTY PLANNING COMMISSION

1.558 ACRES



W. J. GLO

JOB NO. 3539

- AK = ALSO KNOWN AS
C = CENTERLINE
CM = CONCRETE MONUMENT
CT = CHISEL TOP IRON PIPE
DE = FENCE LINE EASEMENT
F = FENCE
F.P. = IRON PIN FOUND
F.P.S. = IRON PIN SET
LL = LAND LOT LINE
N.P. = NAIL OR PINNED
P = PROPERTY LINE
R/W = RIGHT-OF-WAY
S = SANITARY SEWER
S.L. = SETBACK LINE
X = FENCE
- = GAS
+ = POWER
- = TELEPHONE
- = WATER

FARLEY-COLLINS ASSOCIATES
P.O. BOX 231 332-1001
1201 THOMPSON BRIDGE ROAD
GAINESVILLE, GA 30603

SCALE

1" = 50'

DATE:

3-19-1990

PROPERTY OF:

WILLIE C. JONES

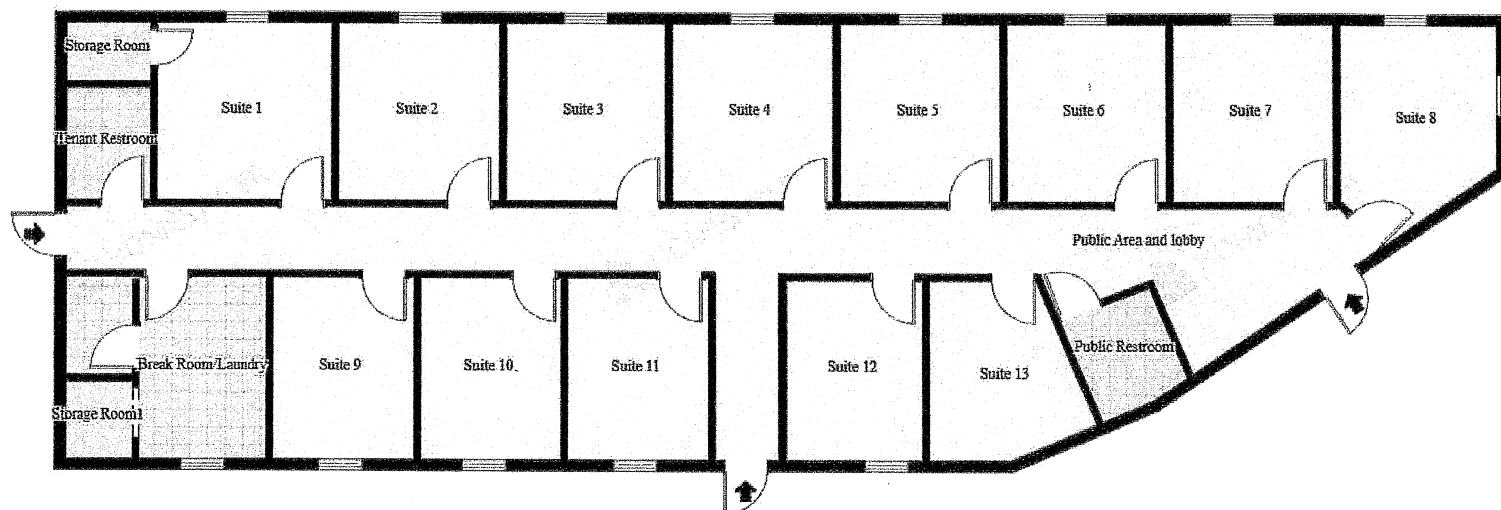
GAINESVILLE (G.M.A.) DISTRICT
HALL COUNTY, GA.

Recorded May 23, 1990

Dwight S. Wood, Clerk

STATE OF GEORGIA, COUNTY OF HALL
I, Mark Pettit, Clerk of Superior Court in
and for said County do hereby certify that the
within is a true and correct copy of the original
as it appears on file in this office.
Witness my official seal and signature of
Superior Court
this 17 day of April, 2026

Mark Pettit, Deputy Clerk Superior Court of Hall County









CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: July 14, 2026
Date Submitted: July 14, 2026
Final Approval Date: July 15, 2026
Presenter: Zack Thompson
Item of Business: Appointment: Tax Allocation District (TAD) Advisory Committee
Meeting Date: July 16, 2026

Purpose of Request:

The purpose of this request is to address the position previously held by Rob Fowler.

Facts & Issues / History & Background:

TAD Advisory Committee members serve indefinite terms. The Committee follows guidelines set forth in the City Charter, the Code Book, Business Resolution 2014-43 and an Intergovernmental Agreement with the Gainesville City School District. James "Jay" Kilroy's name was submitted for recommendation. The verification of outstanding debt was completed and all appear to be in order.

Department Recommendation:

To consider the nomination as submitted by the Mayor.

Department Director:

Zack Thompson

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. TADAC Members Local Appointments List_05262026104618

Tax Allocation District (TAD) Advisory Committee

This committee was initially established via Business Resolution 2009-08 based upon an Intergovernmental Agreement with Hall County and the Gainesville City School District. Reviews projects/requests from private developers to determine feasibility and consistency with the objectives of the Midtown Gainesville Redevelopment Plan. Endorses proposed TAD projects by majority vote before it can be considered by the City Council for funding approval. Business Resolution 2014-43 amended and reestablished TAD Policies and Procedures. It includes representatives/designees from the City of Gainesville, Hall County Government, Gainesville Board of Education, the Chamber of Commerce or Main Street Board, the real estate or development industry and the banking/finance industry. The primary contact is the Community & Economic Development Director.

Term of Office: Indefinite

	Name:	Date Appointed:	Current Term Expiration Date:	
Hall County Commission Chairman or Designee	Billy Powell	01/11/2024	12/31/2050	FILLED
Hall County Administrator or Designee	Jeff Stowe	01/11/2024	12/31/2050	FILLED
Gainesville City Manager or designee	Bryan Lackey	01/01/2000	12/31/2050	FILLED
Gainesville City School Superintendent or designee	Jeremy Williams	01/01/2000	12/31/2050	FILLED
Gainesville City School BOE Chairman or designee	Andrew Stewart	01/01/2000	12/31/2050	FILLED
Gainesville City School Representative	Kathy Pethel	01/01/2000	12/31/2050	FILLED
Gainesville Mayor or designee	Zack Thompson	01/06/2026	12/31/2050	FILLED
GHCC or Main Street Representative	Tim Evans	08/18/2009	12/31/2050	FILLED
Real Est. or Dev. Industry Representative	Rob Fowler	12/19/2017	12/31/2050	FILLED

Created: 5/26/26 ds



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: July 13, 2026
Date Submitted: July 13, 2026
Final Approval Date: July 15, 2026
Presenter: Abb Hayes, City Attorney
Item of Business: Resolution: Quit Claim Easement Release to REB Land Development, LLC
Meeting Date: July 16, 2026

Purpose of Request:

The purpose of this request is to authorize a Quit-Claim Deed for the release of an easement to REB Land Development, LLC.

Facts & Issues / History & Background:

Department Recommendation:

Adopt the resolution.

Department Director:

Bryan Lackey

If funding is involved, are funds approved within the current budget? No

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Resolution: Quit Claim Easement Release to REB Land Development, LLC.
2. Attachment: Quit-Claim Deed REB Development Easement Release
3. Attachment: Perpetual Easement

RESOLUTION BR-2026 - ____

QUIT CLAIM EASEMENT RELEASE TO REB LAND DEVELOPMENT, LLC

WHEREAS, a property owner and the City identified a perpetual easement across property, in favor of the City of Gainesville, which easement was granted in 2018; and

WHEREAS, the City no longer utilizes the easement; and

WHEREAS, the property owner has consented to the City's release of the easement.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the attached Quit-Claim Deed and hereby authorizes the Mayor, City Manager, and City Attorney to sign the attached Quit-Claim Deed and such documents as necessary to effectuate the provisions set forth in the attached Quit-Claim Deed and in this Resolution.

Adopted this ____ day of _____, 2026.

Zack Thompson, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

After recording, return to:
Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
PO Box 1457
Gainesville, GA 30503

RE: Deed Book 8078, Page 747-749
Hall County, Georgia Deed Records

QUIT-CLAIM DEED

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made the _____ day of _____ in the year Two Thousand and Twenty-Six, between the **CITY OF GAINESVILLE, a municipal corporation of the State of Georgia**, as party of the first part, hereinafter called Grantor, and **REB Land Development, LLC**, as party of the second part, hereinafter called Grantee (the words “Grantor” and “Grantee” to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH: That Grantor for and in consideration of the sum of ONE AND NO/100 DOLLAR (\$1.00), cash in hand paid, the receipt of which is hereby acknowledged, has bargained, sold, and does by these presents bargain, sell, remise, release and forever quit-claim to Grantee all the right, title, interest, claim or demand which the Grantor has or may have had in and to the following described real property, to wit:

All that tract or parcel of land lying and being in Land Lot 123, 9th Land District, City of Gainesville, Hall County, Georgia and lying over, under and across a portion of Tract 3 as shown on the final subdivision plat of Milliken Enterprises as recorded in Plat Book 866, Page 156, Hall County, Georgia plat records and being more particularly described as follows:

Beginning at the Southwestern mitered right-of-way corner at the Northwesterly corner of the intersection of Jesse Jewell Parkway (varying width r/w) and White Sulphur Road (varying width r/w), located at Georgia State Plane Coordinate Northing 1569778.87, Easting 2408912.55, Georgia West Zone, North American Datum of 1983/2007 adjustment;

Thence following the Northwesterly right-of-way line of said Jesse Jewell Parkway the following course:

Thence along a curve to the left having a radius of 1506.09 feet and an arc length of 168.17 feet, being subtended by a chord of South 53 degrees 25 minutes 45 seconds West for a distance of 168.08 feet to a point;

Thence leaving said Jesse Jewell Parkway the following courses:

Thence North 16 degrees 52 minutes 00 seconds West for a distance of 37.21 feet to a point;

Thence North 54 degrees 59 minutes 19 seconds East for a distance of 149.65 feet to a point;

Thence North 17 degrees 44 minutes 12 seconds East for a distance of 115.32 feet to a point;

Thence North 60 degrees 37 minutes 44 seconds East for a distance of 16.53 feet to a point on the Westerly right-of-way line of said White Sulphur Road;

Thence following said White Sulphur Road the following course:

Thence along a curve to the left having a radius of 791.21 feet and an arc length of 22.67 feet, being subtended by a chord of South 21 degrees 19 minutes 35 seconds East for a distance of 22.67 feet to the Northerly mitered right-of-way corner at the Northwestern corner of the intersection of said Jesse Jewell Parkway and White Sulphur Road;

Thence following the mitered right-of-way line the following course:

Thence South 16 degrees 18 minutes 14 seconds West for a distance of 123.10 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 8,381.40 square feet or 0.192 acres more or less.

The purpose of this deed is to release any and all interest Grantor has as set forth in that Perpetual Easement/Facilities Dedication Sanitary Sewer from Pacolet Milliken Enterprises, Inc. to Grantor dated April 3, 2018, recorded in Deed Book 8078, Pages 747-749, Hall County, Georgia Deed Records.

TO HAVE AND TO HOLD the said described premises unto the Grantee, so that neither the said Grantor, nor any other person or persons claiming under Grantor shall at any time claim or demand any right, title or interest to the aforesaid described premises or its appurtenances.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed the day and year above written.

Signed, sealed and delivered
in presence of:

**CITY OF GAINESVILLE, a municipal
corporation of the State of Georgia**

Unofficial Witness

By: _____ (SEAL)
Zack Thompson, Mayor

Notary Public
My Commission Expires:
(Affix Notary Seal)

Attest: _____ (SEAL)
Alisa Grayson, City Clerk

(CITY SEAL)

APPROVED AS TO FORM:

By: _____
Abbott S. Hayes, Jr.
Hulsey, Oliver & Mahar, LLP
City Attorney

CONSENTED TO BY:

Signed, sealed and delivered
in presence of:

REB LAND DEVELOPMENT, LLC

Unofficial Witness

By: _____ (SEAL)
Rock Edwin Baker, Member/Manager

Notary Public
My Commission Expires:
(Affix Notary Seal)

4930-1438-9434



CITY OF GAINESVILLE
DEPARTMENT OF WATER
RESOURCES
757 Queen City Parkway, SW
Gainesville, Georgia 30501
Telephone: 770.538.2466
Fax: 770.535.5634
Web Site: www.gainesville.org

File
→ James M. Walters
RECORDED
DATE: 5/1/2018
TIME: 9:10am (rb)
DEED BOOK: 8078
PAGE: 747-749
FILING FEES: 14.00
Charles Baker, C.S.
Hall County, GA

Mail original to: Gainesville Public Utilities
Attn: Kay Howard
757 Queen City Pkwy.
Gainesville, GA 30501

Private Development
New Holland Crossing - Offsite SS
Parcel # 09123 000017

PERPETUAL EASEMENT/FACILITIES DEDICATION
SANITARY SEWER

GEORGIA, HALL COUNTY

This conveyance executed this 3rd day of April, 2018, that for and in consideration of Ten Dollars (\$10.00) in hand paid, receipt of which is acknowledged, the undersigned (hereinafter "Grantor") does hereby grant, sell and convey unto The City of Gainesville, Georgia, its successors and assigns (hereinafter "Grantee"), forever all sanitary sewers, perpetual easements for same, and other necessary appurtenances (hereinafter "Facilities") shown across, through and adjacent to the undersigned's real property located in Hall County, Georgia, indicated on the plan attached hereto as Exhibit "A" and by reference made a part hereof. Said land is indicated on Tax Map 123 Block 000 Lot 017 of 9th Land District, said tax map located in Hall County Tax Office in Gainesville, Georgia. Said right-of-way being on the lands of grantor and extending a distance of fifteen (15) feet on either and both sides of centerline of sanitary sewer main or as otherwise shown on Exhibit A.

The Grantee shall have the right of ingress and egress on said property for the purpose of constructing, laying, operating, maintaining, improving, renewing and overlaying continuously said City of Gainesville Facilities upon and under said property; together with the right at all times to enter upon said lands for the purpose of inspecting said Facilities and making repairs, alterations and extensions thereon, there under, thereto and there from; together with the right to cut away and keep clear of said Facilities all trees and other obstructions that may now or hereafter in any way interfere or be likely to interfere with the proper operation of said Facilities; also the right of ingress and egress over lands of the Grantor to and from said Facilities; and shall exercise reasonable diligence in doing necessary work in connection therewith so as to avoid damaging Grantor's property.

The undersigned does not convey any property, but merely grants the rights, privileges and easements hereinbefore set out, however, undersigned warrants that he or she has title to said lands and is authorized to convey the within easement.

The easement granted shall inure to the benefit of and be binding on the Grantee and Grantor and their respective heirs, legal representatives; successors and assigns.

Grantor has the right to use said lands for purposes not inconsistent with the rights hereby granted, provided such use shall not injure or interfere with the proper operation, maintenance, repair, or extensions or additions to the Facilities, and provided further that no buildings or structures shall be erected on said easement and the Grantor shall not obstruct or otherwise interfere with any of the rights granted to the Grantees herein.

The Grantee shall not be liable for, or bound by any statement, agreement or understanding not herein expressed.

IN WITNESS WHEREOF, the undersigned _____, on behalf of PACOLET MILLIKEN ENTERPRISES, INC. hereto set his/her hand and seal the day and year above written.

Signed, Sealed and Delivered In the Presence of:

Linda K. Smoke
Notary Public

PACOLET MILLIKEN ENTERPRISES,
INC.

June 30, 2025
Commission Expires

BY: [Signature] (seal)
Printed Name: HEATHER JUNE
Title: VP

[Signature]
Witness

Attest: _____
Printed Name: _____
Title: _____

(CORPORATE SEAL AFFIXED)



EXHIBIT A**Legal Description: Proposed Sanitary Sewer Basement**

All that tract or parcel of land lying and being in Land Lot 123, 9th Land District, City of Gainesville, Hall County, Georgia and lying over, under and across a portion of Tract 3 as shown on the final subdivision plat of Milliken Enterprises as recorded in Plat Book 866, Page 156, Hall County, Georgia plat records and being more particularly described as follows:

Beginning at the Southwestern mitered right-of-way corner at the Northwestern corner of the intersection of Jesse Jewell Parkway (varying width r/w) and White Sulphur Road (varying width r/w), located at Georgia State Plane Coordinate Northing 1569778.67, Easting 2408912.55, Georgia West Zone, North American Datum of 1983/2007 adjustment;

Thence following the Northwestern right-of-way line of said Jesse Jewell Parkway the following course:

Thence along a curve to the left having a radius of 1506.09 feet and an arc length of 168.17 feet, being subtended by a chord of South 53 degrees 25 minutes 45 seconds West for a distance of 168.08 feet to a point;

Thence leaving said Jesse Jewell Parkway the following courses:

Thence North 16 degrees 52 minutes 00 seconds West for a distance of 37.21 feet to a point;
Thence North 54 degrees 59 minutes 19 seconds East for a distance of 149.65 feet to a point;
Thence North 17 degrees 44 minutes 12 seconds East for a distance of 115.32 feet to a point;
Thence North 60 degrees 37 minutes 44 seconds East for a distance of 16.53 feet to a point on the Western right-of-way line of said White Sulphur Road;

Thence following said White Sulphur Road the following course:

Thence along a curve to the left having a radius of 791.21 feet and an arc length of 22.67 feet, being subtended by a chord of South 21 degrees 19 minutes 35 seconds East for a distance of 22.67 feet to the Northern mitered right-of-way corner at the Northwestern corner of the intersection of said Jesse Jewell Parkway and White Sulphur Road;

Thence following the mitered right-of-way line the following course:

Thence South 16 degrees 18 minutes 14 seconds West for a distance of 123.10 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 8,381.40 square feet or 0.192 acres more or less.

LEGEND:

- C.P. - CALCULATED POINT
- ⊕ J.B. - JUNCTION BOX
- Ⓣ T.M.H. - TELEPHONE MANHOLE
- Ⓜ P.B. - POWER TRANSFORMER BOX
- Ⓜ B.S. - ELECTRIC SERVICE
- Ⓜ T.S.P. - TRAFFIC SIGNAL POLE
- Ⓜ T.S.B. - TRAFFIC SIGNAL BOX
- Ⓜ S.N.L. - TRAFFIC SIGN
- Ⓜ U.M. - UNKNOWN TYPE MANHOLE
- N - NORTHING COORDINATE
- E - EASTING COORDINATE
- E.P. - EDGE OF PAVEMENT
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY

SHEET 1 OF 2



PATTON
LAND SURVEYING, LLC
REGISTERED PROFESSIONAL
LAND SURVEYORS

P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com

LEGAL DESCRIPTION & SKETCH FOR:
JHME PROPERTIES, LLC
(SEWER BASEMENT)
- LOCATED IN -
LAND LOT 123
9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

SCALE:
N/A

DATE:
2/20/2018

17-200-Sewer-csm1.dwg
JN. 17-200

