

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
JUNE 9, 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 Reming, Eddie Martin, Kelvin Simmons and Rick Young

Members Absent: Board Member Ellen DeFoor

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 MAY 12, 2026

There was a motion to approve the minutes as presented.

Motion made by Vice Chair Thompson
Motion seconded by Board Member Young
6 favor, 1 absent (DeFoor)

OLD BUSINESS

A. Special Use Request

- 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 Washington Avenue (a/k/a **224 Shallowford Road**), having a zoning of Office and Institutional (O-I).

Ward Number: Five

Tax Parcel Number(s): 01-118-005-002

Request: Boutique-style salon suite facility

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

The applicant is proposing a special use at the subject 1.55± acres property within Office and Institutional (O-I) zoning for a boutique salon suite facility.

The property consists of a 2,231 sf. brick building. The applicant would like to convert a former dental office into 13 private, fully equipped suites for independent beauty and wellness professionals. There are 21 parking spaces currently on site. All work will occur inside the building.

The adjacent uses include Walmart, Lake Shore Nutrition, Dairy Queen, and residential homes. Access currently exists on Shallowford Road.

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

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

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).

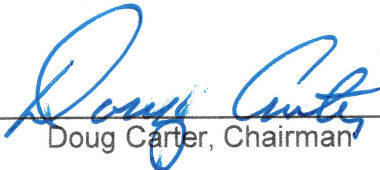
Motion made by Vice Chair Thompson
Motion seconded by Board Member Simmons
Vote – 6 favor, 1 absent (DeFoor)

ADJOURNMENT

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

Motion made by Board Member Martin
Motion seconded by Board Member Young
Vote – 6 favor, 1 absent (DeFoor)

Respectfully submitted,



Doug Carter, Chairman



Gwen Fleming, Recording Secretary