



Work Session Agenda
Thursday, August 13, 2026, 9:00 AM
Administration Building, Boardroom (3rd Floor)
300 Henry Ward Way, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES:

Financial Services

- Resolution: Third Quarter Budget Adjustment for Fiscal Year 2026 Kevin Hutcheson

Community & Economic Development

- **Public Hearing Item: August 18, 2026, Council Meeting** Abb Hayes
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.**
- **Public Hearing Item: August 18, 2026, Council Meeting** Abb Hayes
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-000-076. **Request: Retail strip center.**

CITY MANAGER ISSUES:

- Ordinance: Fiscal Year 2027 General Government Ad Valorem Tax Rate Jeremy Perry
- Ordinance: Fiscal Year 2027 Fire Services Ad Valorem Tax Rate Jeremy Perry
- Ordinance: Fiscal Year 2027 Police Services Ad Valorem Tax Rate Jeremy Perry
- Ordinance: Fiscal Year 2027 Parks and Recreation Ad Valorem Tax Rate Jeremy Perry
- Ordinance: Fiscal Year 2027 Board of Education Ad Valorem Tax Rate Jeremy Perry

MAYOR/COUNCIL ISSUES:

- Ex-Officio Report(s)
- Appointments: Main Street Advisory Board Zack Thompson
- Appointments: Parks and Recreation Foundation Board Zack Thompson

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: July 1, 2026
Date Submitted: August 7, 2026
Final Approval Date: August 11, 2026
Presenter: Kevin Hutcheson, Deputy Chief Financial Officer - Budget & Purchasing
Item of Business: Resolution: Third Quarter Budget Adjustment for Fiscal Year 2026
Meeting Date: August 13, 2026

Purpose of Request:

This request is to approve the budget adjustments associated with the third quarter of fiscal year 2026.

Facts & Issues / History & Background:

The City of Gainesville Code states in part: Sec. 2-3-87 - Budget amendments (a) General amendment. The council may amend the budget as deemed necessary or advantageous during the fiscal year, provided additional revenues or funding sources are identified for any net increase in expenditure. Following the end of each fiscal year quarter, any approved adjustments, including budgets for any projects authorized during the quarter shall be enacted through a budget adjustment resolution upon favorable vote of the city council. The supplemental budget resolutions shall be balanced for each and every fund that is amended.

Department Recommendation:

Financial Services recommends the approval of the third quarter budget adjustment for fiscal year 2026.

Department Director:

Jeremy Perry

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

Administrative Comments:

Attachments:

1. Resolution: First Quarter Budget Adjustment for Fiscal Year 2026
2. Attachment A - Charts for 3rd Quarter Budget Adjustments for FY2026
3. Attachment B - Descriptions for 3rd Quarter Budget Adjustments for FY2026

RESOLUTION AR-2026 - ____

**REGARDING THIRD QUARTER BUDGET ADJUSTMENT
FOR FISCAL YEAR 2026**

WHEREAS, the City Council approved a budget for fiscal year 2026 for the City of Gainesville on July 1, 2025; and

WHEREAS, the budget is a dynamic rather than static revenue and spending plan which requires adjustment from time to time as circumstances change; and

WHEREAS, these adjustments maintain a balanced budget for all funds.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby adopts the adjustments to the budget listed on "Attachment A" and "Attachment B", attached hereto and made a part of the Resolution.

Adopted this ____ day of _____, 2026.

Zack Thompson, Mayor

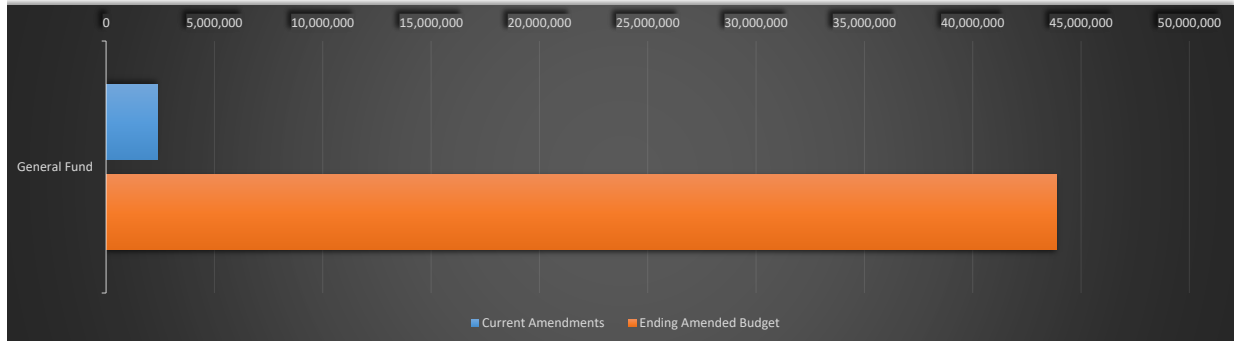
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

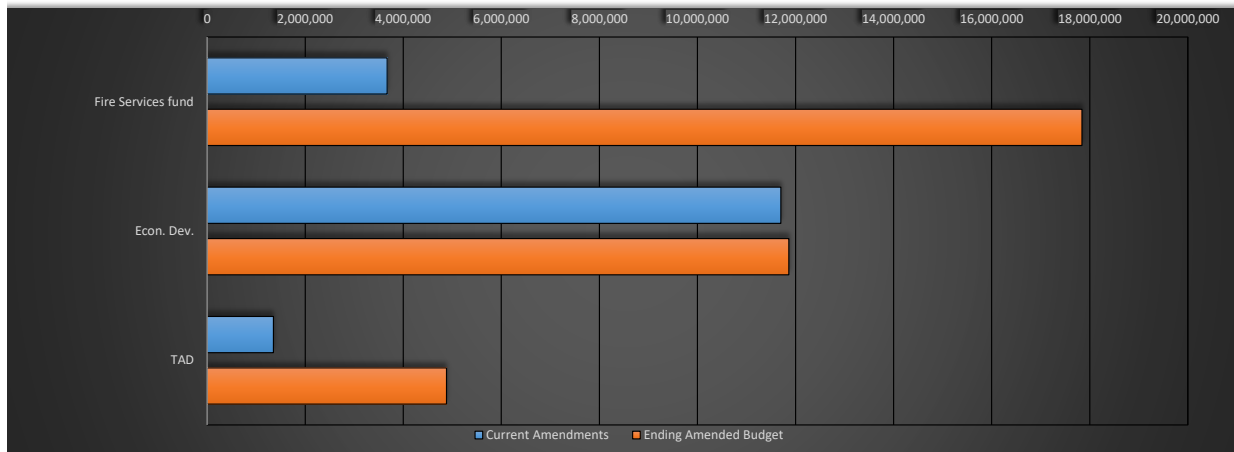
Alisa Grayson, City Clerk

ATTACHMENT A

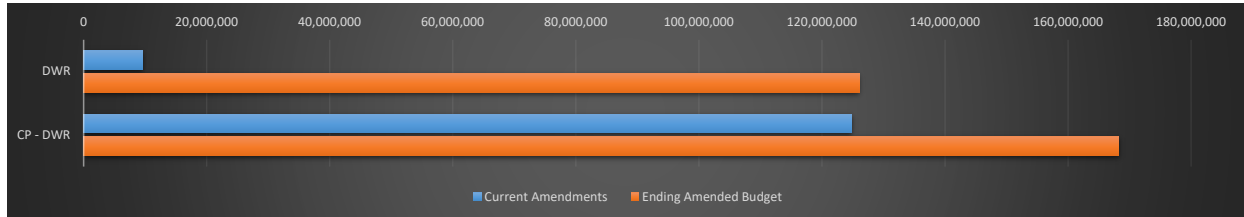
General Fund			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
General Fund	41,507,720	2,350,000	43,857,720
Grand Total	41,507,720	2,350,000	43,857,720



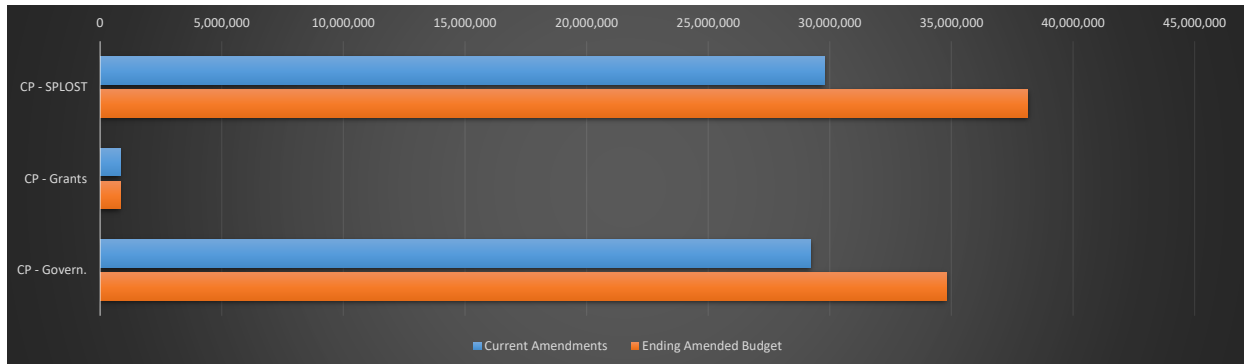
Special Revenue Funds			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
CSC	6,632,838	0	6,632,838
Cemetery Trust	77,000	0	77,000
Confiscated Assets	150,000	0	150,000
Operating Grants	119,435	0	119,435
HUD Grants	936,775	0	936,775
HUD Rev. Loan	14,275	0	14,275
Fire Services fund	14,169,436	3,671,746	17,841,182
Police Service Fund	7,003,262	0	7,003,262
Econ. Dev.	163,000	11,700,000	11,863,000
Land Bank Authority	106,179	0	106,179
TAD	3,529,877	1,351,900	4,881,777
H/M Tax Fund	2,350,425	0	2,350,425
Impact Fee	1,987,200	0	1,987,200
Info. Tech. Fund	85,850	0	85,850
Grand Total	37,325,552	0	54,049,198



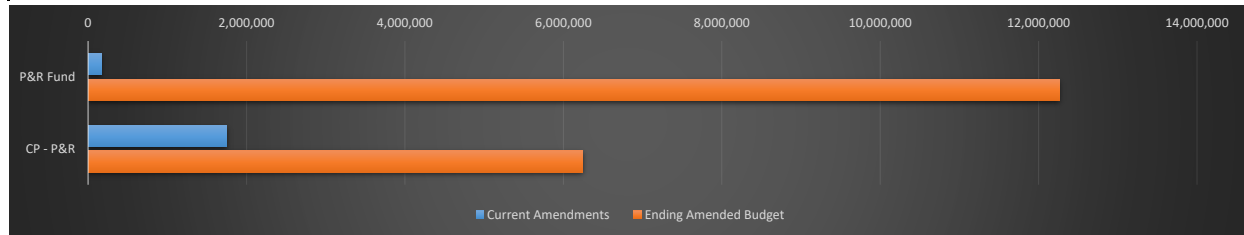
Enterprise Funds			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
DWR	116,464,315	9,583,458	126,047,773
CP - DWR	43,398,746	124,854,241	168,252,987
Solid Waste	4,319,017	440,000	4,759,017
Airport	1,246,763	4,784,319	6,031,082
Golf	2,482,769	307,337	2,790,106
Grand Total	167,911,610	139,969,355	307,880,965



Capital and Debt Funds			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
CP - SPLOST	8,356,873	29,785,200	38,142,073
CP - Grants	0	823,519	823,519
CP - Govern.	5,576,478	29,214,400	34,790,878
Debt. Serv.	6,462,681	0	6,462,681
Grand Total	20,396,032	59,823,119	80,219,151



Component Unit			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
CVB	2,602,950	0	2,602,950
P&R Fund	12,094,661	175,000	12,269,661
CP - P&R	4,494,675	1,750,230	6,244,905
Grand Total	19,192,286	175,000	14,872,611



Non-Profit			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
Non-Profit	47,921	0	47,921
Grand Total	47,921	0	47,921

Internal Service Fund			
Fund	Beginning Amended Budget	Current Amendments	Ending Amended Budget
Gen. Insurance	2,995,584	22,113	3,017,697
Employee Ben.	12,354,862	0	12,354,862
Veh. Serv.	4,090,343	0	4,090,343
Grand Total	19,440,789	22,113	19,462,902

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
3rd QTR BA for FY2026 ADJUSTMENT DESCRIPTIONS

GENERAL FUND

GENERAL FUND

The General fund recognized a total increase of \$2,445,700 during the third quarter of fiscal year 2026. The adjustments associated with this increase are as follows:

- Recognize revenues from Local Option Sales Tax in the amount of \$1,300,000.
- Recognize Interest revenues in the amount of \$800,000.
- Increase in Budgeted Fund Balance in the amount of \$250,000 to transfer to fund 308 (DWR Capital) for project 18354-Trailhead enhancements.

SPECIAL REVENUE FUNDS

FIRE SERVICES FUND

The Fire Services fund recognized a total increase of \$3,671,746 during the third quarter of fiscal year 2026. The adjustment associated with this increase is as follows:

- Transfer from Economic Development Fund in the amount of \$3,500,000.
- Increase in Budgeted Fund Balance in the amount of \$171,746 for Qwake Technologies for Augmented Reality Uniform Helmets.

ECONOMIC DEVELOPMENT FUND

The Economic Development fund recognized a total increase of \$11,700,000 during the third quarter of fiscal year 2026. The adjustment associated with this increase is as follows:

- Recognize Interest revenues in the amount of \$800,000.
- Transfer from fund 505 (DWR) in the amount of \$600,000.
- Recognize proceeds from the sale of property in the amount of \$11,000,000.

TAX ALLOCATION DISTRICT FUND

The Tax Allocation District fund recognized a total increase of \$1,351,900 during the third quarter of fiscal year 2026. The adjustment associated with this increase is as follows:

- Transfer to fund 350 (General Government CIP) in the amount of \$1,351,900 for project 91081- Midland Capital Improvements.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
3rd QTR BA for FY2026 ADJUSTMENT DESCRIPTIONS
ENTERPRISE FUNDS

DEPARTMENT OF WATER RESOURCES FUND

The DWR fund recognized a total increase of \$9,583,458 during the third quarter of fiscal year 2026. The adjustments associated with this increase are as follows:

- Issue budget adjustments in the amount of \$9,772,047 to correct project transfers.
- Reduce transfer to 308 in the amount of \$131,428 for Lot 14 closing costs.
- Reduce transfer to 308 in the amount of \$57,161, decreased gain on Cottrell Property Sale.

DEPARTMENT OF WATER RESOURCES CAPITAL PROJECTS FUND

The DWR CIP fund recognized a total increase of \$124,854,241 during the third quarter of fiscal year 2026. The adjustments associated with this increase are as follows:

- Move project balances from FY2025 to FY2026 in the amount of \$118,454,241.
- Increase in budgeted fund balance in the amount of \$6,400,000 for projects 19011- Hancock Facility Relocation, 19151- Green Street Widening, 18359- FY26 New Water Meter Installations, 19201- Sardis Road Connector Utilities Relocation.

SOLID WASTE FUND

The Solid Waste fund recognized a total increase of \$440,000 during the third quarter of fiscal year 2026. The adjustments associated with this increase are as follows:

- Move project balances from FY2025 to FY2026 in the amount of \$440,000.

AIRPORT FUND

The Airport fund recognized a total increase of \$4,784,319 during the third quarter of fiscal year 2026. The adjustments associated with this increase are as follows:

- Move project balances from FY2025 to FY2026 in the amount of \$4,784,319.

CHATTAHOOCHEE GOLF COURSE FUND

The Chattahoochee Golf Course fund recognized a total increase of \$307,337 during the third quarter of fiscal year 2026. The adjustments associated with this increase are as follows:

- Move project balances from FY2025 to FY2026 in the amount of \$303,337.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
3rd QTR BA for FY2026 ADJUSTMENT DESCRIPTIONS

GENERAL INSURANCE FUND

The General Insurance fund recognized a total increase of \$22,113 during the third quarter of fiscal year 2026. The adjustments associated with this increase is as follows:

- Transfer for CIP for insurance proceeds in the amount of \$22,113.

CAPITAL AND DEBT FUNDS

GOVERNMENTAL CAPITAL PROJECTS FUND

The Governmental Capital Project fund recognized a total increase of \$29,214,400 during the third quarter of fiscal year 2026. The adjustments associated with this increase are as follows:

- Move project balances from FY2025 to FY2026 in the amount of \$25,762,500.
- Transfer from General Fund for capital projects in the amount of \$2,100,000.
- Transfer from TAD fund for project 91081- Midland Capital Improvements in the amount of \$1,351,900.

SPLOST CAPITAL PROJECTS FUND

The SPLOST Project fund recognized a total increase of \$29,785,200 during the third quarter of fiscal year 2026. The adjustments associated with this increase is as follows:

- Move project balances from FY2025 to FY2026 in the amount of \$29,785,200.

GRANTS CAPITAL PROJECTS FUND

The Grants Capital Project fund recognized a total increase of \$823,519 during the third quarter of fiscal year 2026. The adjustments associated with this increase is as follows:

- Move project balances from FY2025 to FY2026 in the amount of \$823,519.

ATTACHMENT B
QUARTERLY BUDGET ADJUSTMENT RESOLUTION
3rd QTR BA for FY2026 ADJUSTMENT DESCRIPTIONS
COMPONENT UNIT FUNDS

PARKS AND RECREATION FUND

The Parks and Recreation fund recognized a total increase of \$175,000 during the third quarter of fiscal year 2026. The adjustments associated with this increase is as follows:

- Transfer to Parks and Recreation CIP fund for AR-26-02 Lindwood Nature Preserve Improvements Phase I in the amount of \$175,000.

PARKS AND RECREATION CAPITAL PROJECTS FUND

The Parks and Recreation Capital Projects fund recognized a total increase of \$1,750,230 during the third quarter of fiscal year 2026. The adjustments associated with this increase are as follows:

- Establish AR-26-02 Lindwood Nature Preserve Improvements Phase I in the amount of \$175,000.
- Move project balances from FY2025 to FY2026 in the amount of \$1,575,230.



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: July 27, 2026

Date Submitted: July 30, 2026

Final Approval Date: August 11, 2026

Presenter: Abb Hayes, City Attorney

Item of Business: **Public Hearing Item: August 18, 2026, Council Meeting**
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.**

Meeting Date: August 13, 2026

Purpose of Request:

To provide an overview of the following zoning request as presented at the July 14, 2026, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

The applicant is proposing to annex the subject property with a zoning of General Business (G-B). The property consists of two parcels and is an unincorporated island zoned Light Industrial (I-1) within Hall County. An existing vacant commercial building will be removed as part of the proposed development. The proposal includes a 3,500± sf MAPCO convenience store, fuel canopy with six fueling pumps, and a separate diesel canopy with three diesel pumps. Two full access driveways are proposed on Monroe Drive. The property is located within the Gateway Corridor Overlay District, and the adjacent uses include Motel 6, Poultry Technical Services, industrial property and undeveloped property owned by Hall County.

Department Recommendation:

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

SAMPLE MOTIONS:

Approval of Ordinance 2026- :

I move to approve the ordinance to annex the subject property for a convenience store with gas sales as presented.

Approval of Ordinance 2026- :

I move to approve the ordinance to establish zoning as General Business (G-B) with seven conditions 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 Annexation Ordinance
4. Proposed Zoning Ordinance
5. Location maps
6. Narrative
7. Existing Conditions Photo
8. Survey
9. Sit Plan
10. Architectural Rendering

Way Flowerly Branch,
GA30542
Phone: 678-521-4169
E m a i l :
daniellemarieworley@gmail.
com
161808 7/29, 8/5, 12, 19

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of:
Seleste Ledesma
Petitioner.
Civil Action Case Number
2026CV000963
NOTICE OF PETITION TO CHANGE NAME OF ADULT
I, Seleste Ledesma, filed a petition in the Superior Court of Hall County on May 26, 2026 , to change the name from:
Seleste Ledesma
to
Samuel Ledesma
Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. § 19-12-1(h)(1).
Dated: 5/15/2026
Seleste Ledesma
Petitioner, Pro se (Signature)
Name: Seleste Ledesma
(678) 790-1761
161314 7/8, 15, 22, 29

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
In re the Name Change of
Minor Child
JAVIER DOMINGO ALONZO
Felipe Alonzo Lucas, Father
Petitioner.
Civil Action
File No. 2026CV001054
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
I, Felipe Alonzo Lucas, Father
filed a petition in the Superior Court of Hall County on June 12, 2026 to change the name of the following minor child:
From: Javier Domingo Alonzo
To: Javier Alonzo Domingo
Any interested party has the right to appear in this case and file objections within the time prescribed on O.C.G.A. § 19-12-1(f)(s) and (3).
/s/ Annette S. Farnan
Annette S. Farnan
Attorney for Petitioner
State Bar Number 196475
Post Office Box 1337
Gainesville, Georgia 30503
(770) 535-5717, fax: (770) 531-6011
afarnan@glsp.org
161562 7/22, 29, 8/5, 12

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
Civil Action File No.: 2026CV001249
In re the Name Change of:
Jeremy Shelton Walker, Petitioner
NOTICE OF PETITION TO CHANGE NAME
An action was filed in the Superior Court of Hall County on 7/14/2026, to change the Petitioner's name as follows:
Petitioner's name: Jeremy Shelton Walker
Desired new name: Jeremy Shelton Andrews
Any interested party has the right to appear in this case and file objection before the final judgment is ordered in this case.
Dated: 7/14/2026
Jeremy Shelton Walker
Petitioner, Pro se (Signature)
Name: Jeremy Shelton Walker
Address:
8037 Skitts Mtn Rd.
Clermont, GA 30527
Phone: 762-477-2519
E m a i l :
skittjeremy@yahoo.com
161624 7/22, 29, 8/5, 12

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
Civil Action Case No.: 2026CV001250
In re the Name Change of:
Miranda Tumlin, Petitioner.
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Petitioner filed a petition in Hall County Superior Court on July 14, 2026, to change Petitioner's name from: Miranda Evelyn Tumlin to:
Ashmodi Eya Tumlin
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 7/14/2026
Miranda Tumlin
Petitioner, Pro se
Name: Miranda Tumlin
Address:
3531 S Bend Rd
Gainesville, GA 30506
Phone: (470) 248-2229
Email: 625grimm@gmail.com
161617 7/22, 29, 8/5, 12

Public Hearings
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, August 18, 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 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 2) 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)) 161715 7/29
Public Sales/Auctions
INVITATION FOR PUBLIC AUCTION SALE OF SURPLUS PROPERTY – HALL COUNTY The Georgia Department of Transportation invites interested parties to bid on the purchase of surplus real property parcels located on Athens Highway in Hall County, Georgia, until 7:00pm on September 2nd or until sold. There may be various separate parcels listed for bid. Specific property details and all conditions of sale are available for review on the GovDeals.com auction site at t : https://www.govdeals.com/en/gdotrightofwayrealestate The Georgia Department of Transportation reserves the right to reject any or all bids and to withdraw any parcel from the auction at any time. 161913 7/29, 8/5 The following will be sold for unpaid rent, WEDNESDAY, AUGUST 5, 2026 via online auction at www.bid13.com with bidding to end on WEDNESDAY, AUGUST 12, 2026 with sale going to the highest bidder for property stored at HOMETOWN STORAGE, 3625 McEver Rd, Oakwood GA 30566. Unit belonging to: #B213 Aja Richardson: household goods 161851 7/29 The following units will be sold at public auction on Saturday, August 8, 2026, at 10:00 a.m. for non-payment of storage fees: B 2 -- Carroll Broome B 5 -- Candace Stephens B 9 -- Micheal Sullens B 15 -Ashley Smith C 4 -- Lonnie Anderson Units will be sold as a whole for cash only. Contents must be removed promptly and unit left broom-clean. Lula Mini Storage reserves the right to withdraw any unit from the sale and refuse any bid. Lula Mini Storage 5855 Main Street Lula, GA 30523 770-869-9085 161801 7/29, 8/5
Notice of Sale. Notice is Hereby given that Northeast Georgia Storage Center LLC, intends to sell

the personal property described below to enforce a lien imposed on said property pursuant to the Georgia Self-Storage Facility Act, Georgia Code Section 10-4-210 to 10-4-218. The undersigned will sell at public sale by competitive bidding on Friday, August 7th, 2026 at 9:00 am on the premises where said property is being stored and which is located at, Northeast Georgia Storage Center, 1980 Delta Drive, Gainesville Georgia 30501, County of Hall, State of Georgia. 770-536-5173. The personal property found in units and appears to contain: C003 Juan Zamarippa- Pressure washer, furnitures, totes, dollies; E015 Mirandaleigh McGrew- Suitcases, bags, household items; F007 George Turpin- Furniture, boxes, clothes; K007 Victoria Perry- household items, bags, boxes, furniture, toys; K021 Megan Gibson- Furniture, wagons, totes, household items; M001 Alia Durham- bags of household items . Purchases must be made with cash. All items are sold as is. Sale is subject to cancellation and Tenant has the right to redeem prior to sale.
161700 7/22, 29

Probate Notices
IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA IN RE: ESTATE OF Melissa Maynor, DECEASED ESTATE NO. E-23-287 NOTICE [For discharge from office and all liability] IN RE: Petition for Discharge of Personal Representative TO: Christopher Maynor: This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 a.m. August 10th, 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 Loggins 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 161342 7/8, 15, 22, 29

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: ESTATE OF Virginia Bugg, DECEASED
ESTATE NO. E-26-235
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: whom it may concern:
Ernest Gene Ballew has petitioned for (Letters of Administration) to be appointed administrator of the estate of Virginia Bugg 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. August 10th, 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 Loggins
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
161341 7/8, 15, 22, 29

CITATION TO INTERESTED PARTIES
GEORGIA, Hall COUNTY
ESTATE NO. GM-26-012
PROBATE COURT OF Hall COUNTY
TO: Christopher Whitaker and Malik Alexander:
Steven Kelley and Rachel M. Kelly, Petitioner(s) have applied to be appointed permanent guardian(s) of Farah Jozlynn Alexander, a minor:
Date of Second Publication, if any: July 29, 2026
Date of Mailing, if any: n/a
tb and is/are seeking additional powers set forth in O.C.G.A. §29-2-22(b).
If you have any objection to either the establishment of a permanent guardianship, or to the selection of the Petitioner(s) as permanent guardians, or both, you must file a written objection setting forth the grounds of any such objection with this Court within ten days of the date you are personally served; or within 14 days of the date that notice was mailed to you; or within 10 days following the date of the second publication of this citation. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees. A hearing on this Petition shall be held in this Probate Court in Hall County, (address) 116 Spring St, 1st floor, Gainesville, Georgia on August 13, 2026, at 2:00 p.m.
Patty Walters Laine
PROBATE JUDGE
By: Tyeshe L. Brown
PROBATE CLERK/DEPUTY CLERK
116 Spring Street, 1st Floor
Gainesville, GA 30501
ADDRESS
770-533-7827
TELEPHONE
161695 7/22, 29

Tax Sales
CITY OF GAINESVILLE DELINQUENT PROPERTY TAX SALE Under and by virtue of certain tax fi fa's issued by the Chief Financial Officer of the City of Gainesville, Hall County, Georgia, in favor of the State of Georgia and the City of Gainesville, against the following named persons and the property as described next to their respective name(s). There will be sold for cash or certified funds at public outcry, before the courthouse door in Gainesville, Hall County, Georgia, between the legal hours of sale, on the first Tuesday in August, 2026, the same being August 4, 2026, and continuing on Wednesday, August 5, 2026, if necessary, between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the state and municipal tax execution on the respective individual and property, will be sold. The property (ies) hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in the City of Gainesville, Hall County, State of Georgia. The years for which said fi fa's are issued and levied are stated opposite the name of the owner in each case. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer cost, all taxes, advertising cost and recording fees. Please call (770) 535-5639 for amount due. MAP AND PARCEL: 01084 007001 C CURRENT RECORD HOLDER: 4145 FULTON INDUSTRIAL, LLC DEFENDANT IN FI-FA: FARDAD LLC

The Times, Gainesville, Georgia | gainesvilletimes.com

TAX YEARS DUE: 2024
DEED BOOK: 9802/475
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 131, 9TH DISTRICT, IN THE CITY OF GAINESVILLE, HALL COUNTY, AND CONSISTING OF .95 ACRES, MORE OR LESS, AS SHOWN IN PLAT BOOK 51 PAGE 86. 1702 NE PARK HILL DR

MAP AND PARCEL: 15022J000144
CURRENT RECORD HOLDER: BORDERS JESSICA ALEXIS
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 8226/599
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE 268TH GMD, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, BEING LOT 144, OF HERITAGE POINTE SUBDIVISION, PHASE 3B, AS SHOWN IN PLAT BOOK 875, PAGES 348-351. 3182 SE HERITAGE GLEN DR

MAP AND PARCEL: 01072 001031
CURRENT RECORD HOLDER: BOSWELL KATIE JANE AND RANDY THOMAS
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 7984/296 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE 411TH GMD, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF .32 ACRES, MORE OR LESS, BEING LOT 8, BLOCK D OF NORTHSIDE HEIGHTS SUBDIVISION, AS SHOWN IN PLAT BOOK 36 PAGE 39. 415 NW WOODLAND DR

MAP AND PARCEL: 01021 003002
CURRENT RECORD HOLDER: HARRIS LENA B ESTATE AND ALL HEIRS KNOWN AND UNKNOWN
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: WILL BOOK F, PAGE 414 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF .1 ACRES, MORE OR LESS. 630 SE SUMMIT ST

MAP AND PARCEL: 08021 001234
CURRENT RECORD HOLDER: HERMAN SHAWN
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 8215/52
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 21, 8TH DISTRICT, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, BEING LOT 72, OF CRESSWIND AT LAKE LANIER SUBDIVISION, PHASE II-AAS, AS SHOWN IN PLAT BOOK 864, PAGE 109-131. 3396 SW SWEET PLUM TRCE

MAP AND PARCEL: 01115 004035 A
CURRENT RECORD HOLDER: LANDEROS SERGIO ALBERTO BENITE
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 9026/384 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 172, 9TH DISTRICT, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, BEING A PORTION OF LOT 38, OF LAKEVIEW HEIGHTS SUBDIVISION, AS SHOWN IN PLAT BOOK 28, PAGE 268. 130 NW SKYVIEW PL

MAP AND PARCEL: 09124 000049
CURRENT RECORD HOLDER: LANIER PARK MEDICAL OFFICE BUILDING LLC
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 6507/185 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 124, 9TH DISTRICT, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF 1.45 ACRES, MORE OR LESS, AS SHOWN IN PLAT BOOK 882 PAGE 341. 660 NE LANIER PARK DR

MAP AND PARCEL: 01069 003001
CURRENT RECORD HOLDER: LEACHMAN BROOKE E AND JOHN POWELL
DEFENDANT IN FI-FA: S & W 512 LLC
TAX YEARS DUE: 2024
DEED BOOK: 9457/506
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF .55 ACRES, MORE OR LESS, AS SHOWN IN PLAT BOOK 146, PAGE 185. 155 NW PIEDMONT AVE

MAP AND PARCEL: 08005 000106
CURRENT RECORD HOLDER: MARTIN, CATHERINE C
DEFENDANT IN FI-FA:

OF 1.696 ACRES, MORE OR LESS, BEING LOT 1, AS SHOWN IN PLAT BOOK 875, PAGE 407. 2603 RAMSEY RD

MAP AND PARCEL: 01116 002026
CURRENT RECORD HOLDER: GAINESVILLE ASSOCIATES
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 1531/97
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 171, 9TH DISTRICT, IN THE CITY OF GAINESVILLE, GEORGIA, AND CONSISTING OF .27 ACRES, MORE OR LESS. NW MCEVER RD

MAP AND PARCEL: 01073 001008
CURRENT RECORD HOLDER: HARBEN, III SAM S
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 8581/677
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF .32 ACRES, MORE OR LESS, BEING LOT 8, BLOCK D OF NORTHSIDE HEIGHTS SUBDIVISION, AS SHOWN IN PLAT BOOK 36 PAGE 39. 415 NW WOODLAND DR

MAP AND PARCEL: 01021 003002
CURRENT RECORD HOLDER: HARRIS LENA B ESTATE AND ALL HEIRS KNOWN AND UNKNOWN
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: WILL BOOK F, PAGE 414 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF .1 ACRES, MORE OR LESS. 630 SE SUMMIT ST

MAP AND PARCEL: 08021 001234
CURRENT RECORD HOLDER: HERMAN SHAWN
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TAX YEARS DUE: 2024
DEED BOOK: 8215/52
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DEFENDANT IN FI-FA: SAME AS CRH(S)
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MAP AND PARCEL: 08005 000106
CURRENT RECORD HOLDER: MARTIN, CATHERINE C
DEFENDANT IN FI-FA:

GAINESVILLE PLANNING and APPEALS BOARD RECOMMENDATION

Applicant Majors Management LLC C/O LJA
Property Owner Nine Hundred No Nine LLC
Location 1590 and 0 Monroe Drive
Request Annex, with G-B zoning
Size 2.193± acres
Ward Three
Proposed Use Convenience store with gas sales
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation **Approval, with conditions**
Date July 14, 2026

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

The applicant is proposing to annex the subject property with a zoning of General Business (G-B). The property consists of two parcels which are considered an unincorporated island zoned Light Industrial (I-1) within Hall County. An existing vacant commercial building will be removed as part of the proposed development.

The proposal includes a 3,500± sf MAPCO convenience store, fuel canopy with six fueling pumps, and separate diesel canopy with three diesel pumps. 25 parking spaces are to be provided, and two full access driveways are proposed on Monroe Drive. The hours of operation will be 24 hours, seven days a week with 12 full time employees. The property is located within the Gateway Corridor Overlay District.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Lanier Services; Fieldale Farms Poultry Technical Services	Light Industrial (L-I) -City Light Industrial (I-1)- County
South	Shell Gas Station; Waffle House; M&R Equipment WM - RTS Landfill	General Business (G-B) -City Light Industrial (L-I)- City Planned Unit Development (P-U-D)
East	Motel 6; Residential homes	General Business (G-B) -City Highway Business (H-B) -County Residential-1 (R-1) -County
West	Butler Park; Hall County Health Department	Light Industrial (L-I)- City Residential II (R-II)- City

▪ **Other Departmental Comments**

The request will require coordination with the Georgia Department of Transportation (GDOT). There were no other departmental comments for the request.

▪ **Zoning History**

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

2025- A request by GVAR Gainesville Landfill, LLC to annex 105.076± acres located at 0 Athens Highway; 0, 2033 and 2045 Old County Dump Road with a zoning of Heavy Industrial, with a special use was approved with conditions for a C & D landfill and composting facility.

2025- A request by City of Gainesville to rezone 134.0± acres located at 1701 Fulenwider Road, SW from Residential-I-A (R-I-A) and Planned Unit Development (P-U-D) to Heavy Industrial (H-I) was approved with conditions for a C & D landfill and composting facility.

2023- A request by BDC Gainesville, LLC to annex 50.77± acres located at 2544 Monroe Drive and 1570 Athens Highway with a zoning of Heavy Industrial was approved with conditions for an enclosed anaerobic digestion facility.

2020- A request by City of Gainesville to annex 4.4± acres located at 0 and 2221 Smallwood Road; 2306 and 2312 Athens Highway with a zoning of Planned Unit Development (P-U-D) was approved with conditions for the 85 Business Park.

2020- A request by City of Gainesville to rezone 1,320± acres located at 1701 Fulenwider Road, SW from Residential-I-A (R-I-A) to Planned Unit Development (P-U-D) was approved with conditions for the 85 Business Park.

2019- A request by City of Gainesville to rezone 395.69± acres located at 1701 Fulenwider Road, SW from Residential-I-A (R-I-A) to Heavy Industrial (H-I) was approved with conditions for future industrial uses.

▪ **Staff Analysis**

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

Over the past 8 years the subject property has been vacant and was previously occupied for used auto sales. The adjacent and nearby properties consist of a mixture of commercial, office, institutional and residential uses. The adjacent zoning districts are Residential-II (R-II), Light Industrial (L-I), and General Business (G-B). It appears the proposed use is suitable.

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

The proposed change in use from used auto sales to a convenience store with gas sales will increase pedestrian traffic and vehicular turning movements as the proposed use will be open 24 hours a day. The two proposed full access driveways should sufficiently move traffic but will require final approval from GDOT. Given the property is located within the Gateway Corridor, improved standards such as landscaping and screening the proposed dumpster will be required to enhance the aesthetics of the property.

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

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the property within the *Industrial* land use category which includes areas with focused both light and heavy industrial uses. However, other commercial and residential uses are allowed. A gas station would be compatible with the surrounding area.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Economic Development Gateways*. This character area represents the industrial, warehousing, and other commercial areas that parallel the I-985 and Norfolk-Southern railroad corridor. It includes existing business parks and areas identified for future industrial or office park development, such as Industrial Park North, Industrial Park South, Airport Industrial Park, Industrial Park West, Gainesville Business Park, and the new 1,300-acre 85 Business Park.

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

The subject property is a county island surrounded by the city limits. Annexing the property within City would allow the property to access city sewer. The applicant states that this property will continue to access city utilities would allow them to achieve their overall design and improve the appearance and functionality of the existing site. The applicant believes annexing the subject property would be a logical extension of the city limits and the redevelopment of this property will contribute to the quality of commercial developments along the Gateway.

(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?

The proposal should not cause an excessive or burdensome use of public facilities or services. The development will continue to utilize City water and sewer services of which capacity is sufficient. The Gainesville Fire and Police Departments currently respond to the adjacent property. Gainesville Fire Station #1 is located off Queen City Parkway and is 2.05± miles from the proposed access at Monroe Drive.

A convenience store with gas sales generates 8,672± new trips per weekday (50% entering, 50% exiting), including 272 A.M. and 320 P.M. peak hour trips. A traffic impact study was not conducted by the applicant. Access is proposed off Monroe Drive which is a city maintained road with access to Athens Highway at an existing traffic signal.

The proposed use will have no impact on the Gainesville City School System given the proposal is for commercial purposes.

(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?

It is staff's opinion that the proposed use is consistent with the Comprehensive Plan. The subject property and much of the surrounding area have been planned for public and industrial uses for many years. As well, the surrounding area has experienced mostly industrial growth due to nearby Exit 22 /I-985 and the availability of water and sewer. Gainesville 85 Business Park is located just south and east of the subject property off Monroe Drive and Athens Highway.

(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?

Based on the Comprehensive Plan and the adjacent and nearby commercial uses, it appears the proposal reflects a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property, with the recommended zoning conditions.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this annexation request with **General Business (G-B)** zoning based on the Comprehensive Plan and the adjacent and nearby commercial uses.

Conditions

1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director.
2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, package/liquor stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, 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.
3. The frontage landscape areas and right-of-way areas along Monroe Drive and E. E. Butler Parkway / Athens Highway shall be sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.
4. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.
5. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.
6. The subject property shall be limited to one (1) monument sign not to exceed 10-feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code. An electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property. The existing pole sign/structure shall be removed.
7. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation if determined necessary. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.

Excerpts from the July 14, 2026, PAB Meeting Minutes

Applicant Presentation: Brad Hughes, 932 Bradford Street, spoke on behalf of Majors Management and advised Engineer Tyler was available to answer any questions and appreciated the work by staff. Mr. Hughes advised the property owner has retained ownership for the past 25 years, previously wanted a curb cut for an entrance onto Highway 129 from the State but was unsuccessful, and is looking forward to the new Mapco gas station and cleaning up the property. Mr. Hughes stated the recommendations by staff were good but commented on conditions two, three and six. Mr. Hughes asked for clarification on

condition number two which was confirmed that vape products would be allowed to be sold as a product in the convenience store, just not a stand-alone vape store. He advised there are low hanging power lines and for condition number three asked for flexibility with landscaping on the size of trees and shrubs to be planted working with staff during the permitting process. The other comment was regarding condition six as he requested to retain and utilize the current pole sign for visibility from I-985 with a digital gas price sign installed on top of the existing sign and agreed with all other conditions.

FAVOR: None

OPPOSE: None

Board Comments: Chair Carter asked planning staff to comment regarding the request for changes to the conditions. Planning Manager Deweese advised they would work with the applicant during the permitting process regarding trees/shrubs and Deputy Director Tate agreed. Chair Carter confirmed with Mr. Hughes that staff would be flexible to achieve the objective but keep the condition. Also stated a goal of the Planning Board along with City Council was to improve the gateways into City of Gainesville and will be a great opportunity to improve the area. Vice Chair Thompson stated there are different varieties of trees that would not get into the power lines and possibly placed in a different location but agreed the power lines are very low. Chair Carter was not inclined to leave the large sign and possibly setting a precedent allowing the next person the same. Board Member Young agreed to not keep the large sign. Chair Carter complimented the architectural rendering of the store and hoped when built would remain that way. Chair Carter read the proposed amended condition six.

There was a motion to recommend conditional approval of the annexation request for a convenience store with gas sales and establish zoning as General Business (G-B) with the following conditions and amending condition six:

Conditions

- 1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director.**
- 2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, package/liquor stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, 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.**
- 3. The frontage landscape areas and right-of-way areas along Monroe Drive and E. E. Butler Parkway / Athens Highway shall be sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.**
- 4. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**
- 5. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.**
- 6. The subject property shall be limited to one (1) monument sign not to exceed 10-feet in height, 80 square feet of sign face area, 120 square feet of total sign**

structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code. Except for an LED gas price changer sign, an electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property. The existing pole sign/structure shall be removed or converted to a monument sign.

7. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation if determined necessary. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.

Motion made by Board Member Martin

Motion seconded by Vice Chair Thompson

Vote – 5 favor, 2 absent (Fleming, DeFoor)

Passed: _____

AN ORDINANCE

No. 2026-

AN ORDINANCE ANNEXING 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, WITH CONDITIONS (G-B-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

A parcel of land lying in G.M.D. 411, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar (L.S.F. # 789) at the western mitered intersection of the Northeasterly right of way of US Highway 129 (variable right of way) and the Northwesterly right of way of Monroe Drive (100' right of way); thence leaving said point run North 49 degrees 15 minutes 22 seconds West along said Northeasterly right of way for a distance of 105.00 feet to a found 3/8 inch rebar; thence run North 49 degrees 06 minutes 28 seconds West along said right of way for a distance of 37.62 feet to a point lying on a curve to the left having a radius of 1,551.82 feet, a central angle of 3 degrees 38 minutes 14 seconds, a chord bearing of North 50 degrees 55 minutes 28 seconds West, a chord length of 98.50 feet; thence run along the arc length of said curve and said right of way for a distance of 98.51 feet to a found 3/8 inch rebar; thence leaving said right of way run North 36 degrees 06 minutes 16 seconds East for a distance of 300.21 feet to a set 5/8 inch capped rebar (L.S.F. # 1390); thence run South 49 degrees 35 minutes 01 seconds East for a distance of 335.93 feet to a found 3/4 inch open top pipe lying on the aforementioned Northwesterly right of way of Monroe Drive; thence run South 36 degrees 12 minutes 20 seconds West for a distance of 149.88 feet to a set 5/8 inch capped rebar (L.S.F. # 1390); thence run South 36 degrees 12 minutes 20 seconds West along said right of way for a distance of 54.98 feet to a found 1/2 inch capped rebar (L.S.F. # 789) lying on the Eastern corner of the aforementioned mitered intersected; thence run South 83 degrees 24 minutes 22 seconds West along said miter for a distance of 128.05 feet to the Point of Beginning.

ORDINANCE NO. 2026-___

Said parcel contains 95,517 square feet, or 2.193 acres.

SECTION II

The Community and Economic Development Department of the City of Gainesville is directed to make and file with the Department of Community Affairs of the State of Georgia a certified copy of this Ordinance together with a plat describing lands annexed to the City of Gainesville by this Ordinance.

SECTION III

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION IV

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION V

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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 Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

Passed: _____

AN ORDINANCE

No. 2026-

AN ORDINANCE AMENDING 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, WITH CONDITIONS (G-B-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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 **General Business, with conditions (G-B-c)**.

Conditions

- 1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director.**
- 2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, package/liquor stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, 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.**
- 3. The frontage landscape areas and right-of-way areas along Monroe Drive and E. E. Butler Parkway / Athens Highway shall be sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.**
- 4. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.**
- 5. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.**
- 6. The subject property shall be limited to one (1) monument sign not to exceed 10-feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated**

ORDINANCE NO. 2026-___

within the Gainesville Unified Land Development Code. Except for an LED gas price changer sign, an electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property. The existing pole sign/structure shall be removed or converted to a monument sign.

7. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation if determined necessary. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.

Legal Description

A parcel of land lying in G.M.D. 411, City of Gainesville, Hall County, Georgia and being more particularly described as follows:

Begin at a found 1/2 inch capped rebar (L.S.F. # 789) at the western mitered intersection of the Northeasterly right of way of US Highway 129 (variable right of way) and the Northwesterly right of way of Monroe Drive (100' right of way); thence leaving said point run North 49 degrees 15 minutes 22 seconds West along said Northeasterly right of way for a distance of 105.00 feet to a found 3/8 inch rebar; thence run North 49 degrees 06 minutes 28 seconds West along said right of way for a distance of 37.62 feet to a point lying on a curve to the left having a radius of 1,551.82 feet, a central angle of 3 degrees 38 minutes 14 seconds, a chord bearing of North 50 degrees 55 minutes 28 seconds West, a chord length of 98.50 feet; thence run along the arc length of said curve and said right of way for a distance of 98.51 feet to a found 3/8 inch rebar; thence leaving said right of way run North 36 degrees 06 minutes 16 seconds East for a distance of 300.21 feet to a set 5/8 inch capped rebar (L.S.F. # 1390); thence run South 49 degrees 35 minutes 01 seconds East for a distance of 335.93 feet to a found 3/4 inch open top pipe lying on the aforementioned Northwesterly right of way of Monroe Drive; thence run South 36 degrees 12 minutes 20 seconds West for a distance of 149.88 feet to a set 5/8 inch capped rebar (L.S.F. # 1390); thence run South 36 degrees 12 minutes 20 seconds West along said right of way for a distance of 54.98 feet to a found 1/2 inch capped rebar (L.S.F. # 789) lying on the Eastern corner of the aforementioned mitered intersected; thence run South 83 degrees 24 minutes 22 seconds West along said miter for a distance of 128.05 feet to the Point of Beginning.

Said parcel contains 95,517 square feet, or 2.193 acres.

SECTION II

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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 Ordinance was adopted as stated and will be recorded in the official minutes.

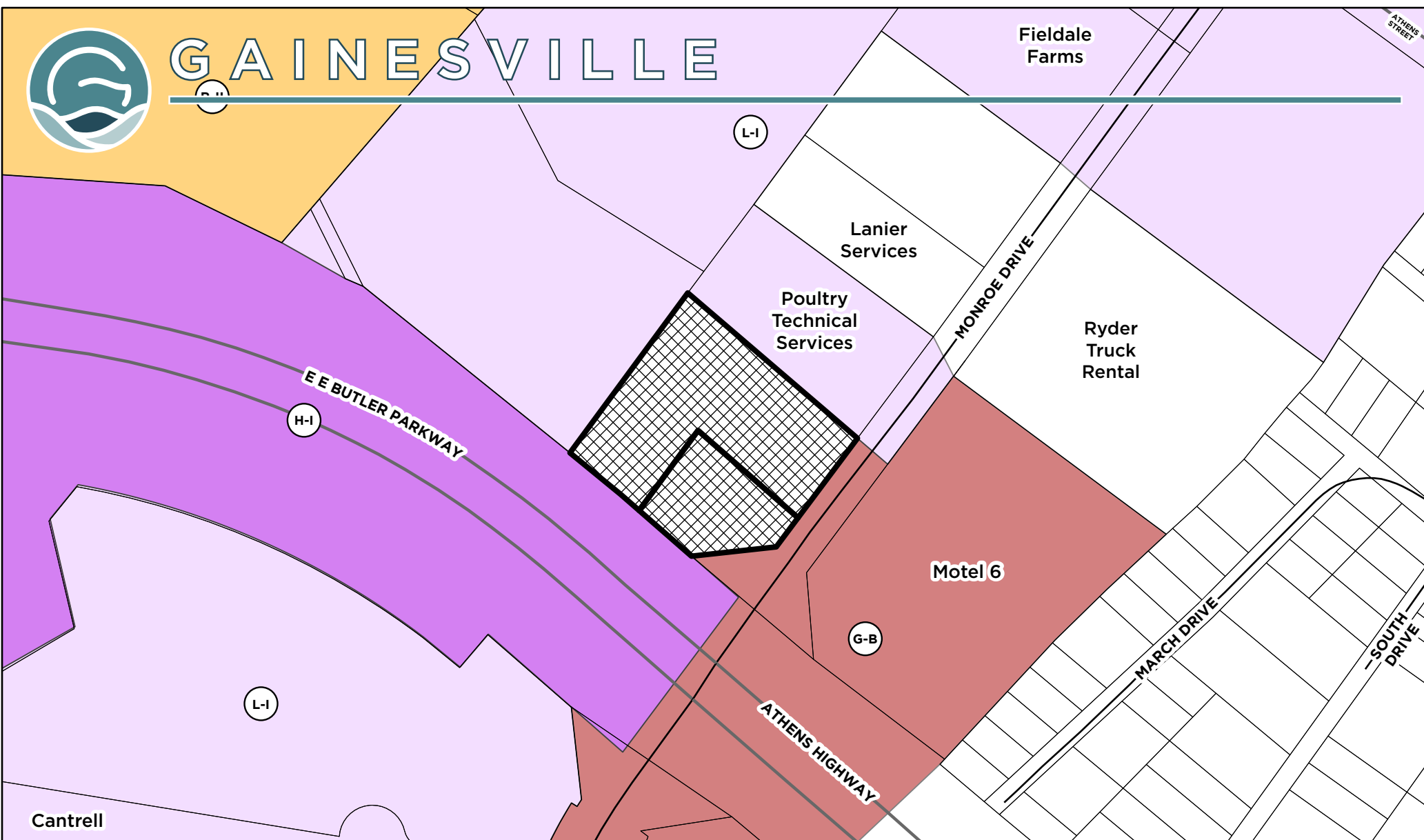
ATTEST:

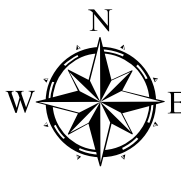
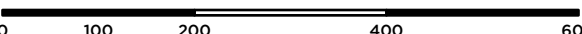
Alisa Grayson, City Clerk



GAINESVILLE

211



Applicant: MAJORS MANAGEMENT, LLC C/O LJA		Request: Annex +/- 2.193 AC and establish zoning as General Business (G-B) for a convenience store.	
ANNEXATION REQUEST			
Subject Property Address: 1590 Monroe Drive	Tax Parcel: 00140 000001C 00140 000001D	 Subject Property	
Meeting Date: 07/14/2026 Map Prepared: 06/02/2026			
		 Scale: 1" = 200'	Page 25 of 78



GAINESVILLE

Lanier
Services

Poultry
Technical
Services

MONROE DRIVE

EE BUTLER PARKWAY

Motel 6

Applicant:
MAJORS MANAGEMENT, LLC C/O LJA
ANNEXATION REQUEST

Request:
Annex +/- 2.193 AC and establish zoning as General Business (G-B) for a convenience store.

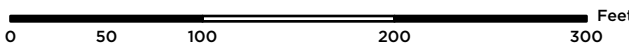
Subject Property Address:
1590 Monroe Drive

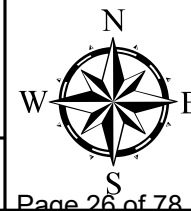
Tax Parcel:
00140 000001C
00140 000001D

 **Subject Property**

Aerial from 2025

Meeting Date: 07/14/2026
Map Prepared: 06/02/2026

 **Scale: 1" = 100'**



Applicant's Letter of Intent
City of Gainesville, Georgia
Annexation and Rezoning Request – Hall County I-1 to G-B (General Business)
05.29.2026

Majors Management, LLC (the “Applicant”) respectfully submits this Letter of Intent requesting annexation of the subject property into the City of Gainesville, and rezoning from Hall County I-1 (Light Industrial) to G-B (General Business). The subject property is located at the corner of US Highway 129 and Monroe Drive, immediately east of Exit 22 on Interstate 985, and consists of approximately 2.193 acres. The property currently contains a vacant retail building, which will be removed as a result of the proposed development.

The Applicant proposes to develop the property with a high-quality convenience store with the intention to serve nearby businesses, residents and those traveling in and through the City of Gainesville and Hall County. The proposed development will include a ±3,500 square-foot convenience store building, one fuel canopy containing six gasoline fueling pumps, and a separate diesel canopy containing three diesel pumps. The site will also provide 25 parking spaces, including ADA accessible parking, along with internal circulation designed to safely accommodate passenger vehicles and fuel delivery operations. As shown on the attached conceptual site plan, access to the site will be provided via two full-access driveways along Monroe Drive. This access configuration allows for efficient circulation while minimizing potential conflicts along US Highway 129. The proposed layout has been carefully designed to accommodate traffic flow, fuel operations, customer parking, and pedestrian access in a safe and efficient manner. Stormwater management facilities will be located underground and managed on-site in accordance with applicable regulations. The property will be connected to existing Gainesville water and sewer infrastructure, further supporting the appropriateness of annexation into the City of Gainesville.

The surrounding area is well suited for the proposed use. Adjacent to the north is an agricultural supply business, while an extended stay motel is located across Monroe Drive. The broader corridor surrounding the site contains a mixture of industrial, commercial, automotive, transportation-oriented, and service-related uses associated with the Interstate 985 interchange area. Given the property's strategic location near a major interstate interchange and along a heavily traveled corridor into downtown Gainesville, the proposed convenience store represents a logical and compatible commercial use of the property. The proposed development will provide a meaningful service to the surrounding area by offering convenient access to fuel, food, beverages, and daily retail goods for nearby employees, travelers, motel guests, and residents passing through the corridor. The site's proximity to Interstate 985 positions it to serve both local and regional traffic, while also helping support economic activity within the City of Gainesville. In addition to providing a needed commercial service, the development will contribute additional tax revenue and private investment into an important thoroughfare entering the City. The property is within the Gateway Corridor Overlay, and the project has been designed with careful attention to architectural quality and corridor appearance. The proposed convenience store building will feature high-quality construction materials, including brick and complementary architectural siding materials to create visual interest and variation along the building elevations. Large storefront windows, architectural canopies, decorative façade elements, and quality exterior finishes will further contribute to an attractive and modern appearance. The proposed development is intended to exceed the typical appearance of older convenience store developments and instead provide consistency with the City's development objectives for gateway corridors.

The request is also consistent with the spirit and intent of the City of Gainesville Comprehensive Plan. The property is located along a major transportation corridor and interstate gateway where commercial services and business-oriented uses are appropriate and encouraged. The redevelopment of an underutilized commercial property into a modern convenience retail destination supports the Comprehensive Plan's goals of encouraging reinvestment, improving corridor

aesthetics, expanding the local tax base, and promoting economic development opportunities in strategically located commercial areas. The proposed use further supports the City's objective of encouraging quality commercial development patterns along major roadways and gateway entrances.

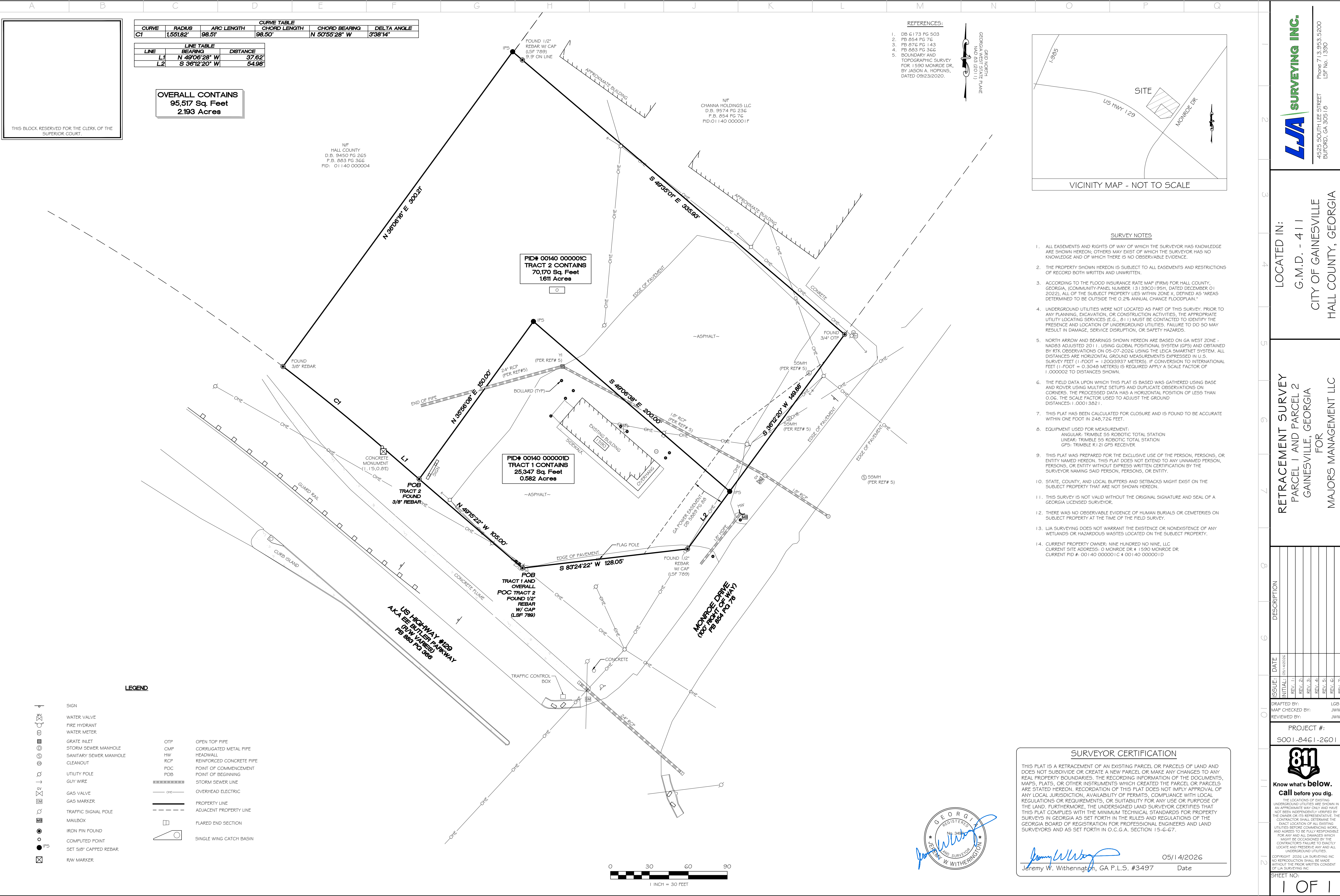
Additionally, annexation of the property into the City of Gainesville is appropriate because the site can be efficiently served by existing municipal utilities and services. The proposed development represents a logical extension of the City's existing commercial development pattern surrounding the Interstate 985 corridor. Nearby properties within the area are already located within the City limits and zoned for industrial and commercial uses, making the proposed annexation and G-B zoning classification less intense and compatible with surrounding development trends.

Special consideration has also been given to site design, landscaping, and buffering. The development will include landscaped strips along the roadway frontage, enhanced building architecture, and organized vehicular circulation intended to create an attractive streetscape along Monroe Drive and US Highway 129. The overall design seeks to improve the appearance and functionality of the existing property while creating a safe and efficient commercial development that complements surrounding uses.

Based upon the above reasons, the Applicant respectfully requests approval of the annexation into the City of Gainesville and rezoning to G-B (General Business).

Based upon the above reasons, the Applicant respectfully requests approval of this rezoning application. The Applicant further asserts that denial of this request would unreasonably restrict the use of the property and could constitute a taking in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, as well as the Constitution of the State of Georgia.





LJA SURVEYING INC.
4525 SOUTH LEE STREET
BUTLOR, GA 30516
Phone 770.955.5200
LSP No. 1590

LOCATED IN:
G.M.D. - 411
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA

RETRACEMENT SURVEY
PARCEL 1 AND PARCEL 2
GAINESVILLE, GEORGIA
FOR
MAJORS MANAGEMENT LLC

ISSUE:	DATE:	DESCRIPTION:
INITIAL:	05/14/2026	
REV. 1:		
REV. 2:		
REV. 3:		
REV. 4:		
REV. 5:		
REV. 6:		
REV. 7:		

DRAFTED BY: LCB
MAP CHECKED BY: JWW
REVIEWED BY: JWW

PROJECT #:
5001-8461-2601

811
Know what's below.
Call before you dig.

THE LOCATIONS OF EXISTING UNDERGROUND UTILITIES ARE SHOWN IN AN APPROXIMATE WAY ONLY AND HAVE NOT BEEN INDEPENDENTLY VERIFIED BY THE OWNER OR ITS REPRESENTATIVE. THE CONTRACTOR SHALL DETERMINE THE EXACT LOCATION OF ALL EXISTING UTILITIES BEFORE COMMENCING WORK, AND AGREES TO BE FULLY RESPONSIBLE FOR ANY AND ALL DAMAGES WHICH MIGHT BE OCCASIONED BY THE CONTRACTOR'S FAILURE TO PROPERLY LOCATE AND PRESERVE ANY AND ALL UNDERGROUND UTILITIES.

COPYRIGHT 2026 LJA SURVEYING INC. NO REPRODUCTION SHALL BE MADE WITHOUT THE PRIOR WRITTEN CONSENT OF LJA SURVEYING INC.

SHEET NO:
1 OF 1

CURVE TABLE			CHORD BEARING		DELTA ANGLE
CURVE	RADIUS	ARC LENGTH	CHORD LENGTH		
C1	1,551.82'	98.51'	98.50'	N 50°55'28" W	3°38'14"

LINE TABLE		
LINE	BEARING	DISTANCE
L1	N 49°06'28" W	37.62'
L2	S 36°12'20" W	54.98'

[illegible]





CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: July 27, 2026
Date Submitted: July 30, 2026
Final Approval Date: August 11, 2026
Presenter: Abb Hayes, City Attorney
Item of Business: **Public Hearing Item: August 18, 2026, Council Meeting**
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-000-076. **Request: Retail strip center.**
Meeting Date: August 13, 2026

Purpose of Request:

To provide an overview of the following zoning request as presented at the July 14, 2026, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

The applicant is proposing to annex the subject property with a zoning of General Business (G-B). The property is currently zoned Highway Business (H-B) and Agriculture Residential-1 (AR-1) within unincorporated Hall County and is adjacent to the city limits to the east. The property is currently undeveloped. The proposal includes two retail buildings consisting of 3,250± sf (three retail suites) and 2,800± sf (one retail suite and one restaurant suite with a drive-thru). A full access driveway is proposed on Crescent Drive. The property is located within the Gateway Corridor Overlay District, and the adjacent uses include Dunkin' Donuts, Chipotle, Xtreme Clean Auto Spa and Hall County Farmers Market.

Department Recommendation:

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

SAMPLE MOTIONS:

Approval of Ordinance 2026- :

I move to approve the ordinance to annex the subject property for a retail strip center as presented.

Approval of Ordinance 2026- :

I move to approve the ordinance to establish zoning as General Business (G-B) with seven conditions 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. Proposed Annexation Ordinance
3. Proposed Zoning Ordinance
4. PAB Recommendation Report
5. Location maps
6. Narrative
7. Site Plan
8. Architectural Renderings

Way Flowerly Branch,
GA30542
Phone: 678-521-4169
E m a i l :
daniellemarieworley@gmail.
com
161808 7/29, 8/5, 12, 19

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of:
Seleste Ledesma
Petitioner.
Civil Action Case Number
2026CV000963
NOTICE OF PETITION TO CHANGE NAME OF ADULT
I, Seleste Ledesma, filed a petition in the Superior Court of Hall County on May 26, 2026 , to change the name from:
Seleste Ledesma
to
Samuel Ledesma
Any interested party has the right to appear in this case and file objections within the time prescribed in O.C.G.A. § 19-12-1(h)(1).
Dated: 5/15/2026
Seleste Ledesma
Petitioner, Pro se (Signature)
Name: Seleste Ledesma
(678) 790-1761
161314 7/8, 15, 22, 29

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
In re the Name Change of
Minor Child
JAVIER DOMINGO ALONZO
Felipe Alonzo Lucas, Father
Petitioner.
Civil Action
File No. 2026CV001054
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
I, Felipe Alonzo Lucas, Father
filed a petition in the Superior Court of Hall County on June 12, 2026 to change the name of the following minor child:
From: Javier Domingo Alonzo
To: Javier Alonzo Domingo
Any interested party has the right to appear in this case and file objections within the time prescribed on O.C.G.A. § 19-12-1(f)(s) and (3).
/s/ Annette S. Farnan
Annette S. Farnan
Attorney for Petitioner
State Bar Number 196475
Post Office Box 1337
Gainesville, Georgia 30503
(770) 535-5717, fax: (770) 531-6011
afarnan@glsp.org
161562 7/22, 29, 8/5, 12

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
Civil Action File No.: 2026CV001249
In re the Name Change of:
Jeremy Shelton Walker, Petitioner
NOTICE OF PETITION TO CHANGE NAME
An action was filed in the Superior Court of Hall County on 7/14/2026, to change the Petitioner's name as follows:
Petitioner's name: Jeremy Shelton Walker
Desired new name: Jeremy Shelton Andrews
Any interested party has the right to appear in this case and file objection before the final judgment is ordered in this case.
Dated: 7/14/2026
Jeremy Shelton Walker
Petitioner, Pro se (Signature)
Name: Jeremy Shelton Walker
Address:
8037 Skitts Mtn Rd.
Clermont, GA 30527
Phone: 762-477-2519
E m a i l :
skittjeremy@yahoo.com
161624 7/22, 29, 8/5, 12

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
Civil Action Case No.: 2026CV001250
In re the Name Change of:
Miranda Tumlin, Petitioner.
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Petitioner filed a petition in Hall County Superior Court on July 14, 2026, to change Petitioner's name from: Miranda Evelyn Tumlin to:
Ashmodi Eya Tumlin
Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date: 7/14/2026
Miranda Tumlin
Petitioner, Pro se
Name: Miranda Tumlin
Address:
3531 S Bend Rd
Gainesville, GA 30506
Phone: (470) 248-2229
Email: 625grimm@gmail.com
161617 7/22, 29, 8/5, 12

Public Hearings
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, August 18, 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 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 2) 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)) 161715 7/29
Public Sales/Auctions
INVITATION FOR PUBLIC AUCTION SALE OF SURPLUS PROPERTY – HALL COUNTY The Georgia Department of Transportation invites interested parties to bid on the purchase of surplus real property parcels located on Athens Highway in Hall County, Georgia, until 7:00pm on September 2nd or until sold. There may be various separate parcels listed for bid. Specific property details and all conditions of sale are available for review on the GovDeals.com auction site at t : https://www.govdeals.com/en/gdotrightofwayrealestate The Georgia Department of Transportation reserves the right to reject any or all bids and to withdraw any parcel from the auction at any time. 161913 7/29, 8/5 The following will be sold for unpaid rent, WEDNESDAY, AUGUST 5, 2026 via online auction at www.bid13.com with bidding to end on WEDNESDAY, AUGUST 12, 2026 with sale going to the highest bidder for property stored at HOMETOWN STORAGE, 3625 McEver Rd, Oakwood GA 30566. Unit belonging to: #B213 Aja Richardson: household goods 161851 7/29 The following units will be sold at public auction on Saturday, August 8, 2026, at 10:00 a.m. for non-payment of storage fees: B 2 -- Carroll Broome B 5 -- Candace Stephens B 9 -- Micheal Sullens B 15 -Ashley Smith C 4 -- Lonnie Anderson Units will be sold as a whole for cash only. Contents must be removed promptly and unit left broom-clean. Lula Mini Storage reserves the right to withdraw any unit from the sale and refuse any bid. Lula Mini Storage 5855 Main Street Lula, GA 30523 770-869-9085 161801 7/29, 8/5
Notice of Sale. Notice is Hereby given that Northeast Georgia Storage Center LLC, intends to sell

the personal property described below to enforce a lien imposed on said property pursuant to the Georgia Self-Storage Facility Act, Georgia Code Section 10-4-210 to 10-4-218. The undersigned will sell at public sale by competitive bidding on Friday, August 7th, 2026 at 9:00 am on the premises where said property is being stored and which is located at, Northeast Georgia Storage Center, 1980 Delta Drive, Gainesville Georgia 30501, County of Hall, State of Georgia. 770-536-5173. The personal property found in units and appears to contain: C003 Juan Zamarippa- Pressure washer, furnitures, totes, dollies; E015 Mirandaleigh McGrew- Suitcases, bags, household items; F007 George Turpin- Furniture, boxes, clothes; K007 Victoria Perry- household items, bags, boxes, furniture, toys; K021 Megan Gibson- Furniture, wagons, totes, household items; M001 Alia Durham- bags of household items . Purchases must be made with cash. All items are sold as is. Sale is subject to cancellation and Tenant has the right to redeem prior to sale.
161700 7/22, 29

Probate Notices
IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA IN RE: ESTATE OF Melissa Maynor, DECEASED ESTATE NO. E-23-287 NOTICE [For discharge from office and all liability] IN RE: Petition for Discharge of Personal Representative TO: Christopher Maynor: This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 a.m. August 10th, 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 Loggins 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 161342 7/8, 15, 22, 29

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: ESTATE OF Virginia Bugg, DECEASED
ESTATE NO. E-26-235
PETITION FOR LETTERS OF ADMINISTRATION
NOTICE
TO: whom it may concern:
Ernest Gene Ballew has petitioned for (Letters of Administration) to be appointed administrator of the estate of Virginia Bugg 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. August 10th, 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 Loggins
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
161341 7/8, 15, 22, 29

CITATION TO INTERESTED PARTIES
GEORGIA, Hall COUNTY
ESTATE NO. GM-26-012
PROBATE COURT OF Hall COUNTY
TO: Christopher Whitaker and Malik Alexander:
Steven Kelley and Rachel M. Kelly, Petitioner(s) have applied to be appointed permanent guardian(s) of Farah Jozlynn Alexander, a minor:
Date of Second Publication, if any: July 29, 2026
Date of Mailing, if any: n/a
tb and is/are seeking additional powers set forth in O.C.G.A. §29-2-22(b).
If you have any objection to either the establishment of a permanent guardianship, or to the selection of the Petitioner(s) as permanent guardians, or both, you must file a written objection setting forth the grounds of any such objection with this Court within ten days of the date you are personally served; or within 14 days of the date that notice was mailed to you; or within 10 days following the date of the second publication of this citation. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/telephone number for the required amount of filing fees. A hearing on this Petition shall be held in this Probate Court in Hall County, (address) 116 Spring St, 1st floor, Gainesville, Georgia on August 13, 2026, at 2:00 p.m.
Patty Walters Laine
PROBATE JUDGE
By: Tyeshe L. Brown
PROBATE CLERK/DEPUTY CLERK
116 Spring Street, 1st Floor
Gainesville, GA 30501
ADDRESS
770-533-7827
TELEPHONE
161695 7/22, 29

Tax Sales
CITY OF GAINESVILLE DELINQUENT PROPERTY TAX SALE Under and by virtue of certain tax fi fa's issued by the Chief Financial Officer of the City of Gainesville, Hall County, Georgia, in favor of the State of Georgia and the City of Gainesville, against the following named persons and the property as described next to their respective name(s). There will be sold for cash or certified funds at public outcry, before the courthouse door in Gainesville, Hall County, Georgia, between the legal hours of sale, on the first Tuesday in August, 2026, the same being August 4, 2026, and continuing on Wednesday, August 5, 2026, if necessary, between the legal hours of sale, 10:00 AM and 4:00 PM. The below listed and described properties, or as much thereof as will satisfy the state and municipal tax execution on the respective individual and property, will be sold. The property (ies) hereinafter described have been levied on as the property of the persons whose names immediately precede the property description. Each of the respective parcels of property are located in the City of Gainesville, Hall County, State of Georgia. The years for which said fi fa's are issued and levied are stated opposite the name of the owner in each case. Each defendant and tenant in possession, if applicable, has been notified of levy time and place of sale. Purchaser shall pay for title, all transfer cost, all taxes, advertising cost and recording fees. Please call (770) 535-5639 for amount due. MAP AND PARCEL: 01084 007001 C CURRENT RECORD HOLDER: 4145 FULTON INDUSTRIAL, LLC DEFENDANT IN FI-FA: FARDAD LLC

The Times, Gainesville, Georgia | gainesvilletimes.com

TAX YEARS DUE: 2024
DEED BOOK: 9802/475
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 131, 9TH DISTRICT, IN THE CITY OF GAINESVILLE, HALL COUNTY, AND CONSISTING OF .95 ACRES, MORE OR LESS, AS SHOWN IN PLAT BOOK 51 PAGE 86. 1702 NE PARK HILL DR

MAP AND PARCEL: 15022J000144
CURRENT RECORD HOLDER: BORDERS JESSICA ALEXIS
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 8226/599
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE 268TH GMD, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, BEING LOT 144, OF HERITAGE POINTE SUBDIVISION, PHASE 3B, AS SHOWN IN PLAT BOOK 875, PAGES 348-351. 3182 SE HERITAGE GLEN DR

MAP AND PARCEL: 01072 001031
CURRENT RECORD HOLDER: BOSWELL KATIE JANE AND RANDY THOMAS
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 7984/296 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE 411TH GMD, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF .32 ACRES, MORE OR LESS, BEING LOT 8, BLOCK D OF NORTHSIDE HEIGHTS SUBDIVISION, AS SHOWN IN PLAT BOOK 36 PAGE 39. 415 NW WOODLAND DR

MAP AND PARCEL: 01021 003002
CURRENT RECORD HOLDER: HARRIS LENA B ESTATE AND ALL HEIRS KNOWN AND UNKNOWN
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: WILL BOOK F, PAGE 414 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF .1 ACRES, MORE OR LESS. 630 SE SUMMIT ST

MAP AND PARCEL: 08021 001234
CURRENT RECORD HOLDER: HERMAN SHAWN
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 8215/52
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 21, 8TH DISTRICT, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, BEING LOT 72, OF CRESSWIND AT LAKE LANIER SUBDIVISION, PHASE II-AAS, AS SHOWN IN PLAT BOOK 864, PAGE 109-131. 3396 SW SWEET PLUM TRCE

MAP AND PARCEL: 01115 004035 A
CURRENT RECORD HOLDER: LANDEROS SERGIO ALBERTO BENITE
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 9026/384 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 172, 9TH DISTRICT, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, BEING A PORTION OF LOT 38, OF LAKEVIEW HEIGHTS SUBDIVISION, AS SHOWN IN PLAT BOOK 28, PAGE 268. 130 NW SKYVIEW PL

MAP AND PARCEL: 09124 000049
CURRENT RECORD HOLDER: LANIER PARK MEDICAL OFFICE BUILDING LLC
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 6507/185 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 124, 9TH DISTRICT, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF 1.45 ACRES, MORE OR LESS, AS SHOWN IN PLAT BOOK 882 PAGE 341. 660 NE LANIER PARK DR

MAP AND PARCEL: 01069 003001
CURRENT RECORD HOLDER: LEACHMAN BROOKE E AND JOHN POWELL
DEFENDANT IN FI-FA: S & W 512 LLC
TAX YEARS DUE: 2024
DEED BOOK: 9457/506
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF .55 ACRES, MORE OR LESS, AS SHOWN IN PLAT BOOK 146, PAGE 185. 155 NW PIEDMONT AVE

MAP AND PARCEL: 08005 000106
CURRENT RECORD HOLDER: MARTIN, CATHERINE C
DEFENDANT IN FI-FA:

OF 1.696 ACRES, MORE OR LESS, BEING LOT 1, AS SHOWN IN PLAT BOOK 875, PAGE 407. 2603 RAMSEY RD

MAP AND PARCEL: 01116 002026
CURRENT RECORD HOLDER: GAINESVILLE ASSOCIATES
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 1531/97
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 171, 9TH DISTRICT, IN THE CITY OF GAINESVILLE, GEORGIA, AND CONSISTING OF .27 ACRES, MORE OR LESS. NW MCEVER RD

MAP AND PARCEL: 01073 001008
CURRENT RECORD HOLDER: HARBEN, III SAM S
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 8581/677
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF .32 ACRES, MORE OR LESS, BEING LOT 8, BLOCK D OF NORTHSIDE HEIGHTS SUBDIVISION, AS SHOWN IN PLAT BOOK 36 PAGE 39. 415 NW WOODLAND DR

MAP AND PARCEL: 01021 003002
CURRENT RECORD HOLDER: HARRIS LENA B ESTATE AND ALL HEIRS KNOWN AND UNKNOWN
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: WILL BOOK F, PAGE 414 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF .1 ACRES, MORE OR LESS. 630 SE SUMMIT ST

MAP AND PARCEL: 08021 001234
CURRENT RECORD HOLDER: HERMAN SHAWN
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 8215/52
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 21, 8TH DISTRICT, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, BEING LOT 72, OF CRESSWIND AT LAKE LANIER SUBDIVISION, PHASE II-AAS, AS SHOWN IN PLAT BOOK 864, PAGE 109-131. 3396 SW SWEET PLUM TRCE

MAP AND PARCEL: 01115 004035 A
CURRENT RECORD HOLDER: LANDEROS SERGIO ALBERTO BENITE
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 9026/384 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 172, 9TH DISTRICT, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, BEING A PORTION OF LOT 38, OF LAKEVIEW HEIGHTS SUBDIVISION, AS SHOWN IN PLAT BOOK 28, PAGE 268. 130 NW SKYVIEW PL

MAP AND PARCEL: 09124 000049
CURRENT RECORD HOLDER: LANIER PARK MEDICAL OFFICE BUILDING LLC
DEFENDANT IN FI-FA: SAME AS CRH(S)
TAX YEARS DUE: 2024
DEED BOOK: 6507/185 (PORTION)
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN LAND LOT 124, 9TH DISTRICT, IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF 1.45 ACRES, MORE OR LESS, AS SHOWN IN PLAT BOOK 882 PAGE 341. 660 NE LANIER PARK DR

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CURRENT RECORD HOLDER: LEACHMAN BROOKE E AND JOHN POWELL
DEFENDANT IN FI-FA: S & W 512 LLC
TAX YEARS DUE: 2024
DEED BOOK: 9457/506
LEGAL DESCRIPTION: ALL THAT TRACT OF LAND BEING IN THE CITY OF GAINESVILLE, HALL COUNTY, GEORGIA, AND CONSISTING OF .55 ACRES, MORE OR LESS, AS SHOWN IN PLAT BOOK 146, PAGE 185. 155 NW PIEDMONT AVE

MAP AND PARCEL: 08005 000106
CURRENT RECORD HOLDER: MARTIN, CATHERINE C
DEFENDANT IN FI-FA:

Passed: _____

AN ORDINANCE

No. 2026-

AN ORDINANCE ANNEXING 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, WITH CONDITIONS (G-B-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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

All that tract or parcel of land lying and being in G.M.D. 411 (Gainesville) of Hall County, Georgia shown on a survey and plat prepared by Patton Land Surveying, LLC. for "Moez Hasni" dated January 28, 2026 and being more particularly described as follows:

Commencing at a 1/2" rebar pin found (having a coordinate value of Northing 1570412.46 Easting 2410161.66, based on the Georgia State Plane Coordinate System NAD 83, GA West Zone) at the right-of-way intersection of Jessie Jewell Parkway and interstate 985; Thence South 66 degrees 05 minutes 56 seconds West for a distance of 604.87 feet to a 1/2" rebar pin with cap found at the right-of-way intersection of Jessie Jewell Parkway and Crescent Drive, said point being the TRUE POINT OF BEGINNING. Thence leaving Crescent Drive right-of way and following the Northerly right-of-way of Jessie Jewell Parkway the following courses: Thence South 68 degrees 26 minutes 19 seconds West for a distance of 119.65 to a rebar pin with cap found on the Easterly right-of-way of the Southern Rail Road, Thence leaving the Northerly right-of-way of Jessie Jewell Parkway and following the Easterly right-of-way of the Southern Railroad the following courses: Thence North 11 degrees 22 minutes 50 seconds East for a distance of 233.23 feet to a point; Thence along a curve to the left having a radius of 3551.09 feet and an arc length of 200.87 feet, being subtended by a chord of North 09 degrees 53 minutes 44 seconds East for a distance of 200.85 feet to a 1/2" rebar pin found with cap; Thence leaving the Southern Railroad right-of-way the following courses: Thence South 62 degrees 50 minutes 58 seconds East for a distance of 148.66 feet to a 1/2" rebar pin found with cap on the Westerly right-of-way of Crescent Drive; Thence following along said road right-of-way the following courses: Thence along a curve to the left having a radius of 636.90 feet and an arc length of 49.29 feet, being subtended by a chord of South 26 degrees 22 minutes 00 seconds West for a distance of 49.28 feet to a point; Thence along a curve to the left having a

ORDINANCE NO. 2026-____

radius of 793.87 feet and an arc length of 189.79 feet, being subtended by a chord of South 18 degrees 46 minutes 05 seconds West for a distance of 189.34 feet to a point; Thence South 11 degrees 36 minutes 00 seconds West for a distance of 93.17 feet to a point and said point being the POINT OF BEGINNING.

Together with and subject to covenants, easements, and restrictions of record. Said property contains 0.973 acres more or less

The annexation is to include all that portion of right-of-way known as Crescent Drive shown on the location map.

SECTION II

The Community and Economic Development Department of the City of Gainesville is directed to make and file with the Department of Community Affairs of the State of Georgia a certified copy of this Ordinance together with a plat describing lands annexed to the City of Gainesville by this Ordinance.

SECTION III

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION IV

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION V

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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 Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

Passed: _____

AN ORDINANCE

No. 2026-

AN ORDINANCE AMENDING 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, WITH CONDITIONS (G-B-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

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 **General Business, with conditions (G-B-c)**.

Conditions

1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director.
2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, 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.
3. The frontage landscape areas and right-of-way areas along Crescent Drive and Jesse Jewell Parkway shall be sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.
4. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.
5. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.
6. The subject property shall be limited to one (1) monument sign not to exceed 10 feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated

ORDINANCE NO. 2026-____

within the Gainesville Unified Land Development Code. An electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property.

7. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation if determined necessary. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.

Legal Description

All that tract or parcel of land lying and being in G.M.D. 411 (Gainesville) of Hall County, Georgia shown on a survey and plat prepared by Patton Land Surveying, LLC. for "Moez Hasni" dated January 28, 2026 and being more particularly described as follows:

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Together with and subject to covenants, easements, and restrictions of record.

Said property contains 0.973 acres more or less

The annexation is to include all that portion of right-of-way known as Crescent Drive shown on the location map.

SECTION II

ORDINANCE NO. 2026-____

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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 Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

GAINESVILLE PLANNING and APPEALS BOARD

RECOMMENDATION

Applicant and Property Owner Moez Hasni
Location..... 375 Crescent Drive, NE
Request..... Annex, with G-B zoning
Total Acres 0.98± acre
Ward..... Two
Proposed Use..... Retail strip center
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation..... **Approval, with conditions**
Date..... July 14, 2026

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

The applicant is proposing to annex the subject property with a zoning of General Business (G-B). The property is undeveloped with a zoning classification of Highway Business (H-B) and Agriculture Residential-1 (AR-1) within unincorporated Hall County. The property has road frontage on Crescent Drive and Jesse Jewell Parkway and is located within the Gateway Corridor Overlay District. The Norfolk Southern Railroad is located along the western boundary of the property.

The proposal includes two retail buildings totaling 6,050± sf of space. The buildings consist of a 3,250± sf building with three retail suites, and a 2,800± sf building with one retail suite and one restaurant suite with a drive-thru. A total of 27 parking spaces are proposed with a full access driveway on Crescent Drive.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-Family Residential	Agricultural Residential-1 (AR-1) -Hall County
South	Hall County Farmers Market	Highway Business (H-B) -Hall County
East	Retail Strip Center (Dunkin Donuts, First Look MRI, Verizon) Future Staybridge Suites Extended Stay Hotel	General Business (G-B) -City General Business (G-B) -City
West	Xtreme Clean Auto Spa, Dumpling Master Restaurant and Chipotle	General Business (G-B) -City

▪ **Other Departmental Comments**

Georgia Department of Transportation will require coordination to determine the impacts to the traffic signal at SR 369 at White Sulphur Road.

There were no other departmental comments for this request.

▪ **Zoning History**

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

2024 – A request by Moez Hasni for special use approval on a 4.11± acres tract zoned General Business (G-B) located at 400 Crescent Drive, NE was conditionally approved for a Staybridge Suites extended stay hotel.

2023 – A request by Capstone Acquisitions, LLC for special use approval on a 1.47± acres tract zoned General Business (G-B) located at 622 White Sulphur Road was conditionally approved by the Planning and Appeals Board for a Residence Inn extended stay hotel.

2023 – A request by Dutton Properties to annex a 1.44± acres tract with a zoning of Office and Institutional (O-I) located at 2041 Beverly Road and to amend the zoning conditions for a 1.44± acres tract zoned Office and Institutional (O-I) located at 0 Beverly Road zoned for a medical office was conditionally approved.

2022 – A request by Elizabeth Evans to annex a 2.7± acres tract with a zoning of General Business (G-B) located at 410 Crescent Drive for a climate controlled & non-climate controlled storage facility was conditionally approved.

2022 – A request by Brand Properties to rezone 69.18± acres located at 515 Lakeview Drive, NE; 2065 Limestone Parkway and 1881 Jesse Jewell Parkway from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D) for a mixed-use development was approved with conditions.

2022 – A request by Moez Hasni to annex a 5.503± acres tract with a zoning of General Business (G-B) located at 374 and 400 Crescent Drive for a retail shopping center was conditionally approved.

2022 – A request by Caballero Holdings, LLC to annex a 140.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 Eberhart Cemetery Road; 2465 Floyd Road, SE; 2166, 2170 and 2210 Old Cornelia Highway was conditionally approved for a master planned mixed-use development.

2022 – A request by Caballero Holdings, LLC to amend a 14.43± acres tract zoned Planned Unit Development (P-U-D) located at 0, 2490 and 2544 Floyd Road, SE; 0 Lenox Drive, SE; 0 Old Cornelia Highway, SE was conditionally approved for a master planned mixed-use development.

2021 – A request by Optum Development to annex a 7.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 1744 Cleveland Highway was conditionally approved for residential townhomes.

2020 – A request by Frank Norton, Jr. to annex a 2.16± acres tract with a zoning of Planned Unit Development (P-U-D) located at 39, 44, 48 and 49 Quarry Street; 4 Highland Street was conditionally approved for residential cottages and townhomes.

2020 – A request by Frank Norton, Jr. to amend a 14.75± acres tract zoned Planned Unit Development (P-U-D) located at 0 Lakeview Drive NE; 52, 54 and 56 Quarry Street NE was conditionally approved for residential cottages and townhomes.

2020 – A request by Capstone Acquisitions, LLC to annex a 6.148± acres tract with a zoning of Light Industrial (L-I) located at 0 Jesse Jewell Parkway was conditionally approved for a climate-controlled self-storage and office/warehouse.

2018 – A request by Limestone Greenway, LLC to annex a 75.12± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 2065 Limestone Parkway was conditionally approved for a mixed-use development.

2017 – A request by Keel Property Management, LLC to annex a 6.32± acres tract with a zoning of General Business (G-B) located at 0 White Sulphur Road Drive was conditionally approved for restaurant, retail and a carwash.

2017 – A request by the City of Gainesville to rezone 53.177± acres located at 1514, 1515, 1545, 1560 and 1581 Community Way from Residential-II (R-II) to Office and Institutional (O-I) zoning was approved for existing uses and for future professional office purposes.

2016 – A request by Timothy Bullard to annex a 20.417± acres tract located at 1582 and 1586 Pine Valley Road was denied for a 240-unit apartment complex with Residential-II (R-II) zoning.

▪ **Staff Analysis**

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

The adjacent and nearby properties consist of commercial and residential uses. The adjacent rental home to the north is located within unincorporated Hall County. The properties to the south, east and west are commercial including new retail center, future Staybridge Extended Stay hotel, Hall County Farmers Market, railroad right-of-way, Xtreme Clean Auto Spa, Dumpling Master Restaurant and Chipotle restaurant. South of the property is the Jesse Jewell Parkway commercial corridor that has experienced substantial growth within the past 12 years due to its proximity to Exit 24/I-985 and nearby medical facilities.

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

The proposed retail strip center is logical given its location along Jesse Jewell Parkway and other commercial uses. Additional traffic turning movements will be increased on Crescent Drive which will be located directly across from the driveway serving an existing retail center and the future Staybridge hotel. To protect the adjacent residential property to the north, the development proposes a 35-foot wide landscape buffer.

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

It is staff's opinion that the proposed use is supported by 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 *Economic Development Gateways character area* which appears to support the applicant's proposal. This character area represents the industrial, warehousing and other commercial enterprises that parallel the I-985 and Norfolk-Southern railroad corridor. The primary vision for the area is to continue to support economic development while preserving and strengthening important natural and cultural resources. These areas include a wide range of office, business, light industrial, manufacturing, research, and development uses; and commercial uses

that directly support or are otherwise linked to the dominant business use as well as mixed-use, residential (existing uses only), public / institutional, transportation / communications / utilities, and parks / recreation / conservation uses.

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

The property is currently zoned mostly Highway Business (H-B) and a small part is zoned Agriculture Residential-1 (AR-1) within Hall County. A retail center is permitted within the H-B zoned portion of the property but the applicant desires to annex the property to utilize city water and sewer services. The proposed use appears reasonable given the property's proximity to Exit 24 / I-985.

(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. Nearby developments currently utilize City water and sewer services have sufficient capacity to serve the development. Gainesville Fire Station #2 off Cleveland Highway is located approximately 2.3± miles away. Also, Hall County Fire Station #7 off East Crescent Drive is located approximately 0.25± mile away. Given the proposal is for non-residential purposes, there should be no impact on the Gainesville City School System.

According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed extended stay hotel could generate 266± new trips per weekday and 41± A.M. / 30± P.M. peak hour trips during the weekday.

(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 has experienced significant residential, office and commercial growth along Jesse Jewell Parkway due to its proximity to Exit 24/I-985, Limestone Parkway and Northeast Georgia Medical Center. The growth within the surrounding area was anticipated by the Comprehensive Plan and the proposed retail center is supported by the changing conditions.

(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?

Due to the subject property's proximity to existing commercial land uses and Exit 24/I-985, the proposal, with the recommended zoning conditions appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this annexation request with **General Business (G-B)** zoning, based on the Comprehensive Plan and the adjacent nonresidential land uses.

Conditions

1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director.
 2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, 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.
 3. The frontage landscape areas and right-of-way areas along Crescent Drive and Jesse Jewell Parkway shall be sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.
 4. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.
 5. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.
 6. The subject property shall be limited to one (1) monument sign not to exceed 10 feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code. An electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property.
 7. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation if determined necessary. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.
-

Excerpts from July 14, 2026, PAB Meeting Minutes

Applicant Presentation: Moez Hasni, 375 Crescent Drive, developed the project retail strip with Dunkin Donuts, Verizon, medical tenant and Staybridge extended stay hotel. The property was located while working on the previously mentioned projects, the owner of it couldn't sell it or locate a developer. Mr. Hasni hoped to develop the parcel with 6,000 square feet, goal of bringing in national tenants including a Smoothie King for the drive-thru location and had spoken with GDOT regarding a left turn/U-turn, and other possible tenant being for medical use such as an urgent care. He wants to get the project approved and market it at same time with good tenants, enhancing the look of the property, and agreed with all the conditions recommended by staff.

FAVOR: None

OPPOSE: None

Board Comments: Vice Chair Thompson questioned if a tenant without a drive-thru was an option including adding more parking. Mr. Hasni answered since the location is a highway business and gateway to the city, a drive-thru would be the best option but does not want to compete with Dunkin Donuts or want a breakfast tenant but a Smoothie King being a perfect tenant. Chair Carter complimented on the appearance of the Dunkin Donuts and hotel project including the importance of the gateway maximizing its appearance if the project is approved.

Mr. Hasni advised if an occupant wanted the entire development, then the plans could be changed.

There was a motion to recommend conditional approval of the annexation request for a retail strip center and establish zoning as General Business (G-B) with the following conditions:

Conditions

1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director.
2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, 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.
3. The frontage landscape areas and right-of-way areas along Crescent Drive and Jesse Jewell Parkway shall be sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community & Economic Development Director.
4. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent uses and roads.
5. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.
6. The subject property shall be limited to one (1) monument sign not to exceed 10 feet in height, 80 square feet of sign face area, 120 square feet of total sign structure area with internal or external lighting. Building signage shall be permitted as regulated within the Gainesville Unified Land Development Code. An electronic message board sign or electronic changeable copy sign shall not be permitted for the subject property.
7. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation if determined necessary. The approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the owner/developer.

Motion made by Vice Chair Thompson

Motion seconded by Board Member Young

Vote – 5 favor, 2 absent (Fleming, DeFoor)

Page 6 of 6



GAINESVILLE

New Haven Church

HUNTINGTON DRIVE

Luma Montessori

BodyPlex

BruFoundry

PUD

McAlister's Deli

WHITE SULPHUR ROAD

Xtreme Clean Auto Spa

G-B

Soy El Rey Mexican Restaurant

Chipotle

TEXTILE WAY

CRESCENT DRIVE

Dunkin Donuts

JESSE JEWELL PARKWAY

Hall County Farmer's Market

EAST CRESCENT DRIVE

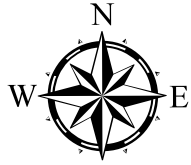
1985 EXIT 24 SB OFF

1985 EXIT 24 SB ON

CORNELLIA HIGHWAY

G-B

G-B

Applicant: MOEZ HASNI		Request: Annex +/- 0.98 AC and establish zoning as General Business (G-B) for a retail strip center.	
ANNEXATION REQUEST			
Subject Property Address: 375 Crescent Drive	Tax Parcel: 15033C 000078	 Subject Property  Right-of-Way to be annexed	
Meeting Date: 07/14/2026 Map Prepared: 05/27/2026		 0 100 200 400 600 Feet Scale: 1" = 200'	



GAINESVILLE

Xtreme Clean
Auto Spa

Soy El Rey
Mexican Restaurant

Chipotle

CRESCENT DRIVE

Dunkin
Donuts

JESSE JEWELL PARKWAY

EAST CRESCENT
DRIVE

Applicant: **MOEZ HASNI**

ANNEXATION REQUEST

Subject Property Address:
375 Crescent Drive

Tax Parcel:
15033C 000078

Meeting Date: 07/14/2026
Map Prepared: 05/27/2026

Request:

Annex +/- 0.98 AC and establish zoning as General Business (G-B) for a retail strip center.



Subject Property & ROW to be Annexed

Aerial from 2025

0 50 100 200 300 Feet Scale: 1" = 100'



Project Narrative – Proposed Retail Center

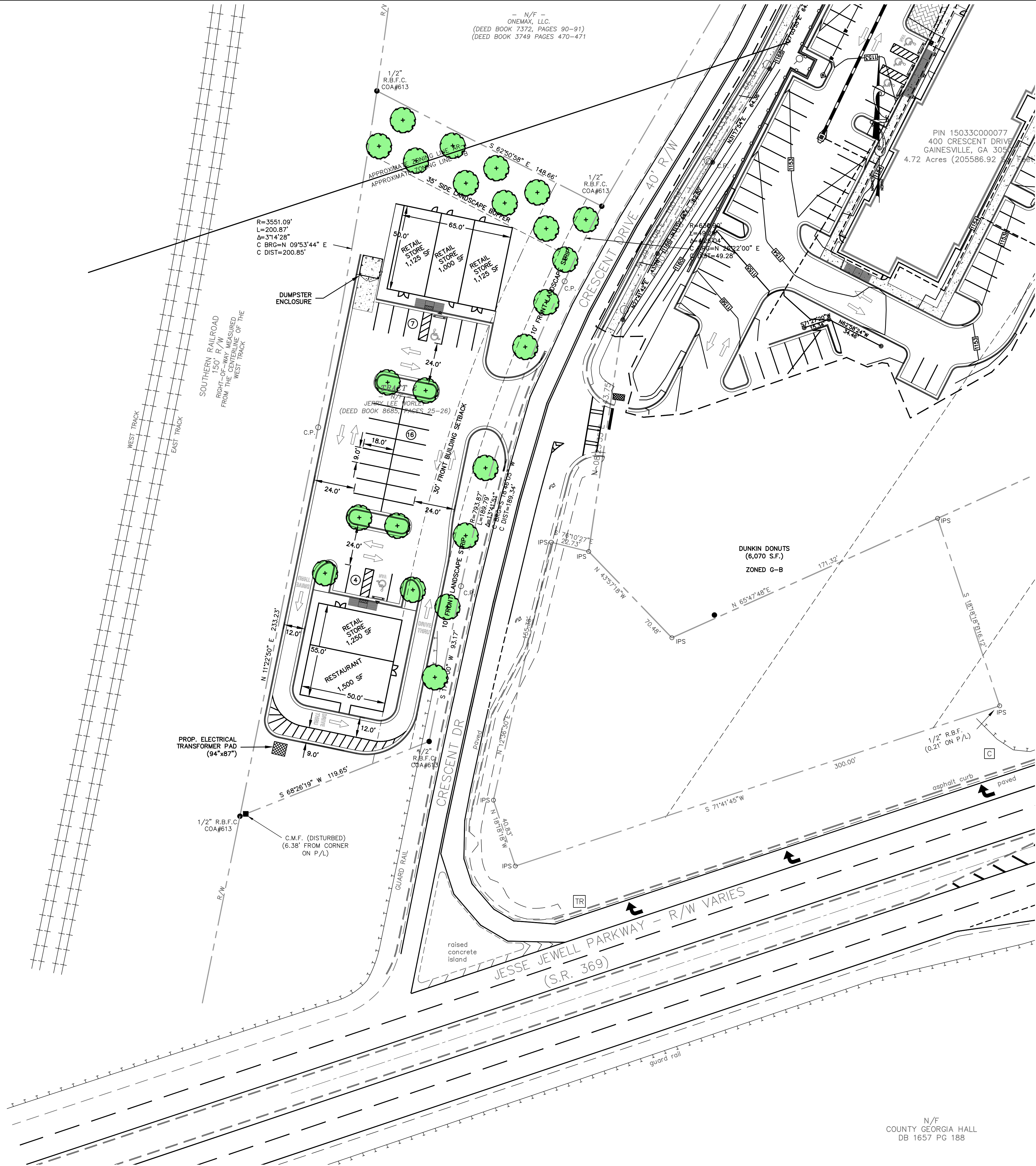
The proposed retail center is strategically located at the intersection of Jesse Jewell Parkway (SR 369) and Limestone Parkway in Gainesville, Georgia. The development is designed to enhance commercial activity within the corridor while providing convenient access, efficient circulation, and high-quality retail services to the surrounding community. The site plan incorporates a modern commercial layout that maximizes the use of the property while maintaining compatibility with adjacent developments and transportation infrastructure.

The project consists of a multi-tenant retail center with dedicated parking areas, internal drive aisles, landscaped buffers, and clearly defined pedestrian and vehicular circulation patterns.

The development emphasizes an attractive and functional site design through the incorporation of landscaped islands, perimeter planting areas, and streetscape enhancements. These elements provide visual appeal, improve environmental quality, and contribute to a pedestrian-friendly atmosphere. The project also includes adequate parking to meet anticipated demand while maintaining efficient traffic flow and accessibility for all users.

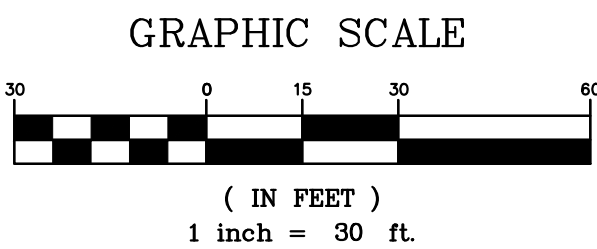
From an economic perspective, the proposed retail center will serve as a catalyst for continued commercial growth in the area by creating new business opportunities, generating employment, and expanding the local tax base. The development will provide convenient retail and service options for nearby residents, employees, and visitors while complementing existing commercial uses within the corridor. Its location along a major transportation route positions the project to become a valuable neighborhood-serving commercial destination.

Overall, the proposed retail center represents a thoughtfully planned commercial development that balances economic development objectives with sound site planning principles. Through efficient land use, attractive landscaping, coordinated access management, and quality retail opportunities, the project will contribute positively to the ongoing growth and vitality of the Gainesville community.



- GENERAL NOTES:
- 1) THE PROPERTY IS LOCATED AT 375 CRESCENT DRIVE IN GAINESVILLE, GA. (PIN 15033C000078)
 - 2) CURRENT ZONING OF PROPERTY IS H-B (HIGHWAY BUSINESS IN HALL COUNTY).
 - 3) THE SITE IS CURRENTLY A VACANT PARCEL OF LAND.
 - 4) THE PROPOSED LAND USE WILL BE A 6,000 SF RETAIL SHOPPING CENTER WITH A RESTAURANT SPACE, 4 RETAIL SPACES, AND THE ASSOCIATED PARKING.
 - 5) BUFFERED STATE WATERS WERE NOT IDENTIFIED WITHIN 200-FT OF THE PROJECT LIMITS. NO WETLAND AREAS WERE IDENTIFIED WITHIN THE PROJECT LIMITS.
 - 6) ACCORDING TO FIRM MAP NUMBER 13139C0183G (DATED APRIL 4, 2018), THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA.

SETBACK & BUFFER REQUIREMENTS: (ZONING G-B, GENERAL BUSINESS)		
	REQUIRED	PROVIDED
MINIMUM LOT SIZE:	15,000 SF	42,690 SF
MINIMUM LOT WIDTH:	100 FT	331 FT
MINIMUM ROAD FRONTAGE:	40	331 FT
MAXIMUM BUILDING COVERAGE:	60%	12%
MAXIMUM IMPERVIOUS SURFACE:	80%	65%
MINIMUM LANDSCAPE OPEN SPACE:	20%	35%
BUILDING HEIGHT (MAX.):	75 FT	25 FT
FRONT SETBACK	30 FT	30 FT
SIDE & REAR SETBACK	NONE	SEE BELOW
REAR SETBACK (RAILROAD)	NONE	3 FT
SIDE LANDSCAPE BUFFER	35 FT	35 FT
LANDSCAPE STRIP ALONG R/W	10 FT	10 FT



2295 Towne Lake Pkwy
Suite 116-185
Woodstock, GA 30189
(404) 306-3171 (cell)

Harper Engineering, Inc.
"charting your project's course to completion"

PROPOSED RETAIL CENTER

374 CRESCENT DR, LLC
3154 LAWRENCEVILLE SUWANEE RD, SUITE 103,
SUWANEE, GA 30024
(GMD 411, HALL COUNTY, GEORGIA)

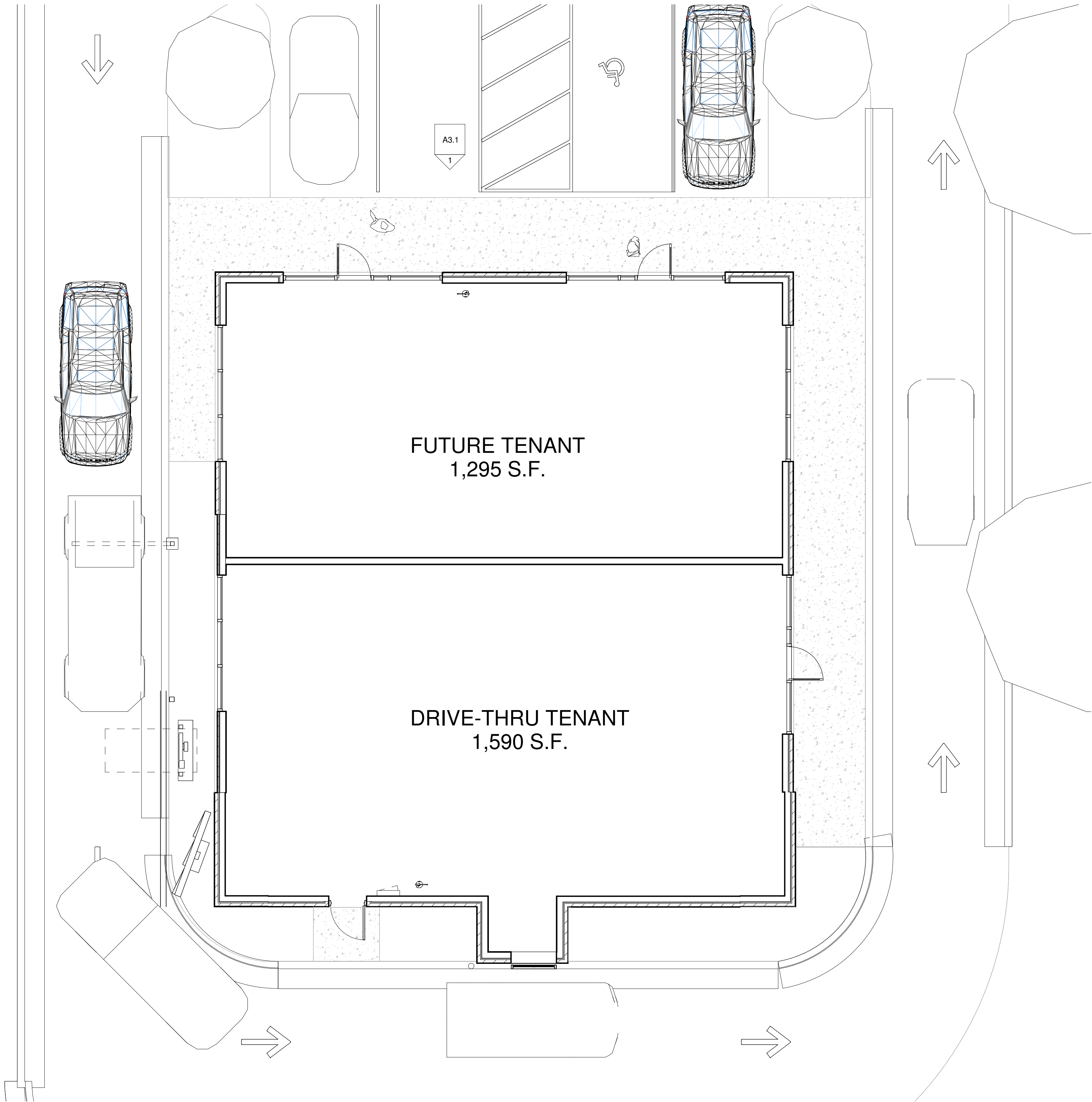
PROJECT NO.
HE-2603

PROJECT DATE
03-20-26

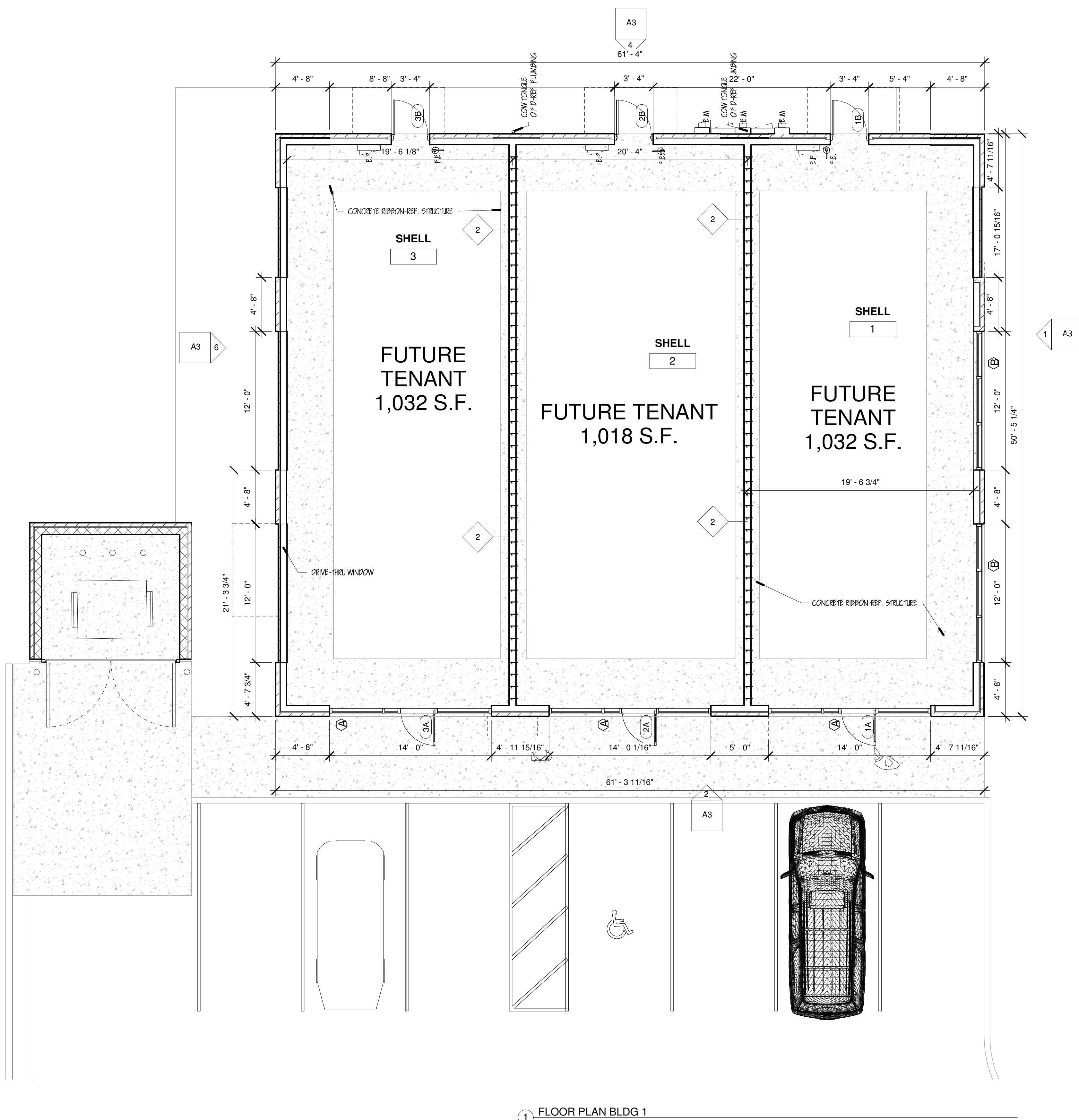
REV. NO.	REVISIONS	DATE

ZONING PLAN

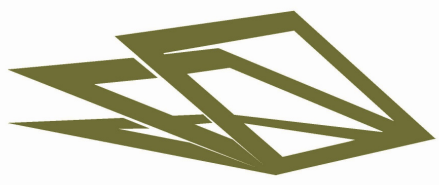
DRAWING NO.



2 FLOOR PLAN BLDG 2
3/16" = 1'-0"



1 FLOOR PLAN BLDG 1
3/16" = 1'-0"



TREY LUCAS
ARCHITECTURE
324 Eastland Drive
Decatur, GA 30030
o: 404-378-7431
e: trey@treylucas.com

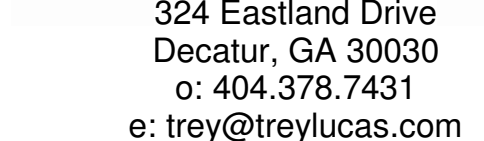
Owner:
374 Crescent Drive, LLC
o: 404-510-7806
e: hasnimoez@gmail.com

374 Crescent Drive, LLC
Development
375 Crescent Drive,
Gainesville, GA 30501

No.	Description	Date

DESIGN DEVELOPMENT **NOT**
RELEASED FOR CONSTRUCTION

05/20/2026	
FLOOR PLAN	
Project Number	Project Number
Date	05/20/2026
Drawn By	III
Checked By	Checker
A1	
Scale	3/16" = 1'-0"



Owner:
374 Crescent Drive, LLC
o: 404-510-7806
e: hasnimoez@gmail.com

374 Crescent Drive, LLC
Development
375 Crescent Drive,
Gainesville, GA 30501

DESIGN DEVELOPMENT **NOT**
RELEASED FOR CONSTRUCTION

EXTERIOR ELEVATIONS

A3

Scale $1/4" = 1'-0"$



Owner:
374 Crescent Drive, LLC
o: 404-510-7806
e: hasnimoez@gmail.com

374 Crescent Drive, LLC
Development
375 Crescent Drive,
Gainesville, GA 30501



2 DRIVE-THRU BLDG 2
1/4" = 1'-0"



1 FRONT BLDG 2
1/4" = 1'-0"

No.	Description	Date

DESIGN DEVELOPMENT **NOT**
RELEASED FOR CONSTRUCTION

05/20/2026

EXTERIOR
ELEVATIONS

Project Number	Project Number
Date	05/20/2026
Drawn By	Author
Checked By	Checker

A3.1

Scale1/4" = 1'-0"Page 53 of 78



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: May 12, 2026
Date Submitted: August 7, 2026
Final Approval Date: August 11, 2026
Presenter: Jeremy Perry, Chief Financial Officer
Item of Business: Ordinance: Fiscal Year 2027 General Government Ad Valorem Tax Rate
Meeting Date: August 13, 2026

Purpose of Request:

To set the ad valorem tax rate on property for the provision of the City of Gainesville General Government. The ad valorem taxation by the City will be fixed at \$0.722 on each \$1,000 of property subject to ad valorem taxation by the City. Of the 0.722 millage rate, 0.212 mills will be used for General Government purposes and 0.510 mills will be used for the retirement of outstanding governmental fund type debt and related interest.

Facts & Issues / History & Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance: FY2027 General Government Ad Valorem Tax Rate
2. City of Gainesville Tax Digest and 5 Year History - The Times

Passed: _____

AN ORDINANCE

No. 2026-

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE CITY OF GAINESVILLE, GEORGIA, EXCLUSIVE OF ACTIVITIES OF THE GAINESVILLE BOARD OF EDUCATION, EXCLUSIVE OF PARKS AND RECREATION OPERATIONS, EXCLUSIVE OF POLICE SERVICES OPERATIONS, AND EXCLUSIVE OF FIRE SERVICES OPERATIONS FOR THE FISCAL YEAR 2027; AND FOR OTHER PURPOSES.

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

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2027; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property, with the exceptions that the ad valorem tax rate for Gainesville School Board activities, parks and recreation operations, police services operations, and fire services operations shall be set by separate ordinances.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$0.722 on each \$1,000.00 of property subject to ad valorem taxation by the City. Said rate is exclusive of activities of the Gainesville Board of Education, parks and recreation operations, police services operations, and fire services operations, and an ad valorem tax rate for said activities and operation shall be set by separate ordinances.

SECTION II.

Said rate of \$0.722 on each \$1,000.00 of taxable property is hereby levied as follows:

- (a) For General Government purposes, \$0.212 on each \$1,000.00 of taxable property.
- (b) For all homestead properties, a \$0.212 credit on each \$1,000.00 of taxable property will be shown on the tax bill for the City of Gainesville.

ORDINANCE NO. 2026-

- (c) For the purpose of retiring outstanding governmental fund type debt and related interest, \$0.510 on each \$1,000.00 of taxable property.

SECTION III.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the Governing Body as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION IV.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION V.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before December 31, 2026.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

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 ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

FROM 1A

Clinic

Northeast Georgia Pediatric Group merged to form The Longstreet Clinic. Eight more single-specialty practices joined the following January. She became CEO a few years later.

Before that move, Collins was director of physician services at Northeast Georgia Medical Center.

And even that position marked a leap of faith in Collins’ career.

She had moved to the Atlanta area from North Carolina in 1990 and worked at Emory Clinic as manager of admissions and administrative services at what was then Crawford Long Campus and is now Emory Midtown.

“It was a great experience, but I was not happy,” she said in an interview before her reception Tuesday, July 28. “It wasn’t a perfect fit for me.”

Collins said that when she had heard from a physician about a “nice hospital up in Gainesville,” her reaction was, “Where’s Gainesville, Georgia?”

With her young family, she made the move and hasn’t looked back.

“She was indispensable,” said Dr. Danny Askew, a retired obstetrician/gynecologist who was part of a health care group that merged with others to form Longstreet Clinic.

“I don’t think we could have made it work without Mimi. She provided the leadership we needed, the continuity we needed. She was bright and up to date on all the ins and outs of health care.”

Tough times and memorable moments

Over the course of three decades, the clinic “grew into not only one of the largest physician-led practices in Georgia, but one regularly recognized for providing quality care and innovative approaches in a quickly changing medical landscape,” says a press release this week from Longstreet Clinic at Northeast Georgia Health System.

There were challenges along the way, including operating through the COVID-19 pandemic and transitioning to Epic, a records system allowing patient’s records to be shared with other providers, including the Northeast Georgia Health System.

“COVID alone was such an economic disaster or opportunity — whatever you want to call it — that it made us all rethink what we were doing,” Collins

said. She has many proud memories, including Longstreet’s push for intensive care for newborns locally.

“We created a partnership with Emory Egleston Children’s Foundation and worked with them ... to bring neonatology here,” Collins said.

Then, Longstreet worked with NGHS to pursue the services.

“That’s had an impact on pediatrics in general in our community,” Collins said. “Now, there’s a concerted effort in (emergency care) to have space and expertise around pediatrics.”

Over the years, Collins, 62, has racked up recognitions, including the Medical Association of Georgia’s Donna Glass Non-Physician Distinguished Service Award, the Georgia Public Health Association’s Maternal Child Health Community Service Award, and the Northeast Georgia Council of Boy Scouts of America Ralph Cleveland Distinguished Citizen Award.

Talks involving NGHS buying Longstreet had begun at least a year before the move was final.

At one point, talks paused because of a U.S. Department of Justice investigation involving Longstreet neurosurgeon Dr. Betsy Grunch, who announced in January 2026 she was leaving Longstreet to start her own practice.

“I had to be careful ... during all the evaluation of what we were going to do,”

Collins said, recalling that time. “But I really felt that the future of the clinic was with the health system. They have always been our most important strategic partner.”

The future includes volunteer work, travel

Looking into retirement, Collins has her hands serving in the community, including on the Brenau University Board of Trustees and Lake Lanier Olympic Park Foundation’s board of trustees.

She is a founding board member of Glory, Hope & Life, a Northeast Georgia nonprofit group that works to benefit cancer patients, survivors and caregivers.

“I plan to travel and get in my yard and do some stuff,” Collins said. “I want to learn things and do things. I’m excited but a little anxious.”

LeTrell Simpson, former vice president of strategy for NGHS, current NGHS board member and Collins’ longtime mentor and friend, paid tribute to Collins.

“I had the pleasure of working directly with Mimi very early in her career, and it’s been inspiring to watch her lead with passion across decades to leave a lasting legacy,” she said.

“The positive impact she’s made on healthcare across the region, several community nonprofit organizations, and the vision of the Lake Lanier Olympic Park — from its inception through consistent evolutions — is immeasurable.”



Mimi Collins speaks during the 2016 Go Red for Women Wellness Expo and Luncheon at the First Baptist Church of Gainesville.

File photo

Notice of Public Meeting

The Hall County Board of Education will hold hearings on August 10, 2026 at 6:00 PM, August 24, 2026 at 11:30 AM, and August 24, 2026 at 6:00 PM at the Board of Education offices located at 711 Green Street, Gainesville, GA 30501 to provide the opportunity for public input on its budget prior to adoption.

NOTICE TO THE CITY OF GAINESVILLE TAXPAYERS

The Gainesville City governing authority does hereby announce that the millage rate will be set at a meeting to be held at the Gainesville Justice Center, Municipal Court Room, on Tuesday, August 18, 2026 at 5:30p.m., and pursuant to the requirements of O.C.G.A. 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy along with the history of the tax digest and levy for the past 5 years.

CITY OF GAINESVILLE CURRENT 2026 TAX DIGEST AND 5-YEAR HISTORY

CITY OF GAINESVILLE	2021	2022	2023	2024	2025	2026
Real and Personal Property	7,737,572,181	9,004,898,115	11,294,513,388	12,627,123,385	12,920,470,021	14,083,135,186
Motor Vehicles	32,620,625	46,115,375	47,750,650	49,387,875	43,687,125	41,164,150
Mobile Homes	21,398	34,498	25,893	25,365	26,108	26,243
Heavy Duty Equipment	88,200	92,180	48,013	0	347,185	65,705
GROSS DIGEST	7,770,302,404	9,051,140,168	11,342,337,944	12,676,536,625	12,964,530,439	14,124,391,284
Less: Exempt Properties	1,323,154,138	1,543,627,971	2,007,515,575	2,561,518,870	2,351,336,138	3,025,372,180
NET DIGEST	6,447,148,266	7,507,512,197	9,334,822,369	10,115,017,755	10,613,194,301	11,099,019,104
Less: M & O Exemptions	427,864,565	588,878,498	723,601,488	619,431,190	617,615,430	608,649,375
NET M & O DIGEST	6,019,283,701	6,918,633,699	8,611,220,881	9,495,586,565	9,995,578,871	10,490,369,729
Gross M & O Millage	2.111	2.010	1.811	1.910	1.883	1.827
Less: Rollbacks	1.101	1.103	1.062	1.161	1.143	1.105
NET M & O MILLAGE	1.010	0.907	0.749	0.749	0.740	0.722
General Government	0.500	0.397	0.239	0.239	0.230	0.212
Debt Service	0.510	0.510	0.510	0.510	0.510	0.510
NET M & O MILLAGE BY ENTITY	1.010	0.907	0.749	0.749	0.740	0.722
Net Taxes Levied	6,079,477	6,275,201	6,449,804	7,112,194	7,396,728	7,574,047
Net Taxes \$ Increase	(989,997)	195,724	174,604	662,390	284,534	177,319
Net Taxes % Increase	-14.00%	3.22%	2.78%	10.27%	4.00%	2.40%
Parks & Recreation	0.896	0.896	0.896	0.896	0.896	0.896
Fire Services	1.250	1.259	1.299	1.299	1.299	1.299
Police Services	0.500	0.594	0.712	0.712	0.712	0.712
SPECIAL DISTRICTS	2.646	2.749	2.907	2.907	2.907	2.907

Note: As with prior years, the millage rate for the School System, including school related debt service, is established by the Gainesville Board of Education.

CALL FOR SPECIAL ELECTION LULA CITY COUNCIL MEMBER

A special election shall be held on November 3, 2026 from 7:00 AM until 7:00 PM to elect the office of Council Member (District 3) to fill the unexpired term through the first regular Council Meeting in December 2029. If necessary, a special election runoff shall be held December 1, 2026. Voting shall be at the regular polling place for Lula voters residing in Hall County and Banks County, which is Lula Elementary School, 6130 Chattahoochee Street, Lula, Georgia.

All persons who are not registered to vote and who seek to register to vote in this special election may register to vote through the close of business on October 5, 2026.

Advance voting for this election shall begin Tuesday, October 13, 2026 and continue until Friday, October 30, 2026 and shall include Saturday, October 17, 2026 and Saturday, October 24, 2026 at East Hall Community Center, 3911 P. Davidson Road, Gainesville, Georgia. Advance voting shall be from 8:00 AM until 6:00 PM weekdays October 13 – October 16 and October 19 – October 23, from 9:00 AM until 5:00 PM on Saturdays, and from 8:00 AM until 7:00 PM October 26 – October 30. Absentee ballot requests will be available at the Hall County Government Center, 2875 Browns Bridge Road, Gainesville, Georgia beginning August 17, 2026.

O.C.G.A. § 21-2-540.



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: May 12, 2026
Date Submitted: August 7, 2026
Final Approval Date: August 11, 2026
Presenter: Jeremy Perry, Chief Financial Officer
Item of Business: Ordinance: Fiscal Year 2027 Fire Services Ad Valorem Tax Rate
Meeting Date: August 13, 2026

Purpose of Request:

To set the ad valorem tax rate on property for the provision of Fire Services. The ad valorem taxation by the City will be fixed at \$1.299 on each \$1,000 of property subject to ad valorem taxation by the City.

Facts & Issues / History & Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance: FY2027 Fire Services Ad Valorem Tax Rate
2. Legal Ad: Gainesville Times - Millage Rate

Passed: _____

AN ORDINANCE

No. 2026-

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF FIRE SERVICES; AND FOR OTHER PURPOSES.

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

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2027; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property for the provision of Fire services.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the special district for provision of Fire services within the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$1.299 on each \$1,000.00 of property subject to ad valorem taxation by the City, and said ad valorem tax rate shall be levied.

SECTION II.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the special district for provision of Fire services as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION III.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

ORDINANCE NO. 2026-

SECTION IV.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before December 31, 2026.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

Zack Thompson, Mayor

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ATTEST:

Alisa Grayson, City Clerk

FROM 1A

Clinic

Northeast Georgia Pediatric Group merged to form The Longstreet Clinic. Eight more single-specialty practices joined the following January. She became CEO a few years later.

Before that move, Collins was director of physician services at Northeast Georgia Medical Center.

And even that position marked a leap of faith in Collins’ career.

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“It was a great experience, but I was not happy,” she said in an interview before her reception Tuesday, July 28. “It wasn’t a perfect fit for me.”

Collins said that when she had heard from a physician about a “nice hospital up in Gainesville,” her reaction was, “Where’s Gainesville, Georgia?”

With her young family, she made the move and hasn’t looked back.

“She was indispensable,” said Dr. Danny Askew, a retired obstetrician/gynecologist who was part of a health care group that merged with others to form Longstreet Clinic.

“I don’t think we could have made it work without Mimi. She provided the leadership we needed, the continuity we needed. She was bright and up to date on all the ins and outs of health care.”

Tough times and memorable moments

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There were challenges along the way, including operating through the COVID-19 pandemic and transitioning to Epic, a records system allowing patient’s records to be shared with other providers, including the Northeast Georgia Health System.

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said. She has many proud memories, including Longstreet’s push for intensive care for newborns locally.

“We created a partnership with Emory Egleston Children’s Foundation and worked with them ... to bring neonatology here,” Collins said.

Then, Longstreet worked with NGHS to pursue the services.

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Over the years, Collins, 62, has racked up recognitions, including the Medical Association of Georgia’s Donna Glass Non-Physician Distinguished Service Award, the Georgia Public Health Association’s Maternal Child Health Community Service Award, and the Northeast Georgia Council of Boy Scouts of America Ralph Cleveland Distinguished Citizen Award.

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At one point, talks paused because of a U.S. Department of Justice investigation involving Longstreet neurosurgeon Dr. Betsy Grunch, who announced in January 2026 she was leaving Longstreet to start her own practice.

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Collins said, recalling that time. “But I really felt that the future of the clinic was with the health system. They have always been our most important strategic partner.”

The future includes volunteer work, travel

Looking into retirement, Collins has her hands serving in the community, including on the Brenau University Board of Trustees and Lake Lanier Olympic Park Foundation’s board of trustees.

She is a founding board member of Glory, Hope & Life, a Northeast Georgia nonprofit group that works to benefit cancer patients, survivors and caregivers.

“I plan to travel and get in my yard and do some stuff,” Collins said. “I want to learn things and do things. I’m excited but a little anxious.”

LeTrell Simpson, former vice president of strategy for NGHS, current NGHS board member and Collins’ longtime mentor and friend, paid tribute to Collins.

“I had the pleasure of working directly with Mimi very early in her career, and it’s been inspiring to watch her lead with passion across decades to leave a lasting legacy,” she said.

“The positive impact she’s made on healthcare across the region, several community nonprofit organizations, and the vision of the Lake Lanier Olympic Park — from its inception through consistent evolutions — is immeasurable.”



Mimi Collins speaks during the 2016 Go Red for Women Wellness Expo and Luncheon at the First Baptist Church of Gainesville.

File photo

Notice of Public Meeting

The Hall County Board of Education will hold hearings on August 10, 2026 at 6:00 PM, August 24, 2026 at 11:30 AM, and August 24, 2026 at 6:00 PM at the Board of Education offices located at 711 Green Street, Gainesville, GA 30501 to provide the opportunity for public input on its budget prior to adoption.

NOTICE TO THE CITY OF GAINESVILLE TAXPAYERS

The Gainesville City governing authority does hereby announce that the millage rate will be set at a meeting to be held at the Gainesville Justice Center, Municipal Court Room, on Tuesday, August 18, 2026 at 5:30p.m., and pursuant to the requirements of O.C.G.A. 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy along with the history of the tax digest and levy for the past 5 years.

CITY OF GAINESVILLE CURRENT 2026 TAX DIGEST AND 5-YEAR HISTORY

CITY OF GAINESVILLE	2021	2022	2023	2024	2025	2026
Real and Personal Property	7,737,572,181	9,004,898,115	11,294,513,388	12,627,123,385	12,920,470,021	14,083,135,186
Motor Vehicles	32,620,625	46,115,375	47,750,650	49,387,875	43,687,125	41,164,150
Mobile Homes	21,398	34,498	25,893	25,365	26,108	26,243
Heavy Duty Equipment	88,200	92,180	48,013	0	347,185	65,705
GROSS DIGEST	7,770,302,404	9,051,140,168	11,342,337,944	12,676,536,625	12,964,530,439	14,124,391,284
Less: Exempt Properties	1,323,154,138	1,543,627,971	2,007,515,575	2,561,518,870	2,351,336,138	3,025,372,180
NET DIGEST	6,447,148,266	7,507,512,197	9,334,822,369	10,115,017,755	10,613,194,301	11,099,019,104
Less: M & O Exemptions	427,864,565	588,878,498	723,601,488	619,431,190	617,615,430	608,649,375
NET M & O DIGEST	6,019,283,701	6,918,633,699	8,611,220,881	9,495,586,565	9,995,578,871	10,490,369,729
Gross M & O Millage	2.111	2.010	1.811	1.910	1.883	1.827
Less: Rollbacks	1.101	1.103	1.062	1.161	1.143	1.105
NET M & O MILLAGE	1.010	0.907	0.749	0.749	0.740	0.722
General Government	0.500	0.397	0.239	0.239	0.230	0.212
Debt Service	0.510	0.510	0.510	0.510	0.510	0.510
NET M & O MILLAGE BY ENTITY	1.010	0.907	0.749	0.749	0.740	0.722
Net Taxes Levied	6,079,477	6,275,201	6,449,804	7,112,194	7,396,728	7,574,047
Net Taxes \$ Increase	(989,997)	195,724	174,604	662,390	284,534	177,319
Net Taxes % Increase	-14.00%	3.22%	2.78%	10.27%	4.00%	2.40%
Parks & Recreation	0.896	0.896	0.896	0.896	0.896	0.896
Fire Services	1.250	1.259	1.299	1.299	1.299	1.299
Police Services	0.500	0.594	0.712	0.712	0.712	0.712
SPECIAL DISTRICTS	2.646	2.749	2.907	2.907	2.907	2.907

Note: As with prior years, the millage rate for the School System, including school related debt service, is established by the Gainesville Board of Education.

CALL FOR SPECIAL ELECTION LULA CITY COUNCIL MEMBER

A special election shall be held on November 3, 2026 from 7:00 AM until 7:00 PM to elect the office of Council Member (District 3) to fill the unexpired term through the first regular Council Meeting in December 2029. If necessary, a special election runoff shall be held December 1, 2026. Voting shall be at the regular polling place for Lula voters residing in Hall County and Banks County, which is Lula Elementary School, 6130 Chattahoochee Street, Lula, Georgia.

All persons who are not registered to vote and who seek to register to vote in this special election may register to vote through the close of business on October 5, 2026.

Advance voting for this election shall begin Tuesday, October 13, 2026 and continue until Friday, October 30, 2026 and shall include Saturday, October 17, 2026 and Saturday, October 24, 2026 at East Hall Community Center, 3911 P. Davidson Road, Gainesville, Georgia. Advance voting shall be from 8:00 AM until 6:00 PM weekdays October 13 – October 16 and October 19 – October 23, from 9:00 AM until 5:00 PM on Saturdays, and from 8:00 AM until 7:00 PM October 26 – October 30. Absentee ballot requests will be available at the Hall County Government Center, 2875 Browns Bridge Road, Gainesville, Georgia beginning August 17, 2026.

O.C.G.A. § 21-2-540.



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: May 12, 2026
Date Submitted: August 7, 2026
Final Approval Date: August 11, 2026
Presenter: Jeremy Perry, Chief Financial Officer
Item of Business: Ordinance: Fiscal Year 2027 Police Services Ad Valorem Tax Rate
Meeting Date: August 13, 2026

Purpose of Request:

To set the ad valorem tax rate on property for the provision of police services. The ad valorem taxation by the City will be fixed at \$0.712 on each \$1,000 of property subject to ad valorem taxation by the City.

Facts & Issues / History & Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance: FY2027 Police Services Ad Valorem Tax Rate
2. Legal Ad: Gainesville Times - Millage Rate

Passed: _____

AN ORDINANCE

No. 2026-

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF POLICE SERVICES; AND FOR OTHER PURPOSES.

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

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2027; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property for the provision of Police services.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the special district for provision of Police services within the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$0.712 on each \$1,000.00 of property subject to ad valorem taxation by the City, and said ad valorem tax rate shall be levied.

SECTION II.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the special district for provision of Police services as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION III.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

ORDINANCE NO. 2026-

SECTION IV.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before December 31, 2026.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

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 ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

FROM 1A

Clinic

Northeast Georgia Pediatric Group merged to form The Longstreet Clinic. Eight more single-specialty practices joined the following January. She became CEO a few years later.

Before that move, Collins was director of physician services at Northeast Georgia Medical Center.

And even that position marked a leap of faith in Collins’ career.

She had moved to the Atlanta area from North Carolina in 1990 and worked at Emory Clinic as manager of admissions and administrative services at what was then Crawford Long Campus and is now Emory Midtown.

“It was a great experience, but I was not happy,” she said in an interview before her reception Tuesday, July 28. “It wasn’t a perfect fit for me.”

Collins said that when she had heard from a physician about a “nice hospital up in Gainesville,” her reaction was, “Where’s Gainesville, Georgia?”

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“She was indispensable,” said Dr. Danny Askew, a retired obstetrician/gynecologist who was part of a health care group that merged with others to form Longstreet Clinic.

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File photo

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SPECIAL DISTRICTS	2.646	2.749	2.907	2.907	2.907	2.907

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O.C.G.A. § 21-2-540.



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: May 12, 2026
Date Submitted: August 7, 2026
Final Approval Date: August 11, 2026
Presenter: Jeremy Perry, Chief Financial Officer
Item of Business: Ordinance: Fiscal Year 2027 Parks and Recreation Ad Valorem Tax Rate
Meeting Date: August 13, 2026

Purpose of Request:

To set the ad valorem tax rate on property for the provision of Parks and Recreation services. The ad valorem taxation by the City will be fixed at \$0.896 on each \$1,000 of property subject to ad valorem taxation by the City.

Facts & Issues / History & Background:

Historically, the ad valorem tax rate has been adopted and set by ordinance.

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance: FY2027 Parks and Recreation Ad Valorem Tax Rate
2. Legal Ad: Gainesville Times - Millage Rate

Passed: _____

AN ORDINANCE

No. 2026-

AN ORDINANCE BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE PROVISION OF PARKS AND RECREATION SERVICES; AND FOR OTHER PURPOSES.

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

WHEREAS, a budget has been established for the City of Gainesville for Fiscal Year 2027; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes; and

WHEREAS, the Governing Body wishes to set the ad valorem tax rate on property for the provision of Parks and Recreation services.

NOW THEREFORE BE IT ORDAINED by the Governing Body of the City of Gainesville, Georgia, as follows:

SECTION I.

The ad valorem tax rate for the special district for provision of Parks and Recreation services within the City of Gainesville, Georgia, for the calendar year on property subject to ad valorem taxation by the City is hereby fixed at \$0.896 on each \$1,000.00 of property subject to ad valorem taxation by the City, and said ad valorem tax rate shall be levied.

SECTION II.

The Chief Financial Officer of the City of Gainesville shall pay such amounts collected through ad valorem taxes within the special district for provision of Parks and Recreation services as necessary to fund the Special Fund created for the accrual of tax allocation increment in any and all tax allocation districts created by the Governing Body pursuant to the Georgia Redevelopment Powers Law, O.C.G.A. § 36-44-1 et seq., including but not limited to the following: (1) Tax Allocation District Number One – Midtown, created by City of Gainesville Ordinance No. 2006-53, passed on October 17, 2006; and (2) Tax Allocation District Number Three – Westside, created by City of Gainesville Resolution No. 2018-59, passed on November 20, 2018.

SECTION III.

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

ORDINANCE NO. 2026-

SECTION IV.

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before December 31, 2026.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

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 ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

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Clinic

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Mimi Collins speaks during the 2016 Go Red for Women Wellness Expo and Luncheon at the First Baptist Church of Gainesville.

File photo

Notice of Public Meeting

The Hall County Board of Education will hold hearings on August 10, 2026 at 6:00 PM, August 24, 2026 at 11:30 AM, and August 24, 2026 at 6:00 PM at the Board of Education offices located at 711 Green Street, Gainesville, GA 30501 to provide the opportunity for public input on its budget prior to adoption.

NOTICE TO THE CITY OF GAINESVILLE TAXPAYERS

The Gainesville City governing authority does hereby announce that the millage rate will be set at a meeting to be held at the Gainesville Justice Center, Municipal Court Room, on Tuesday, August 18, 2026 at 5:30p.m., and pursuant to the requirements of O.C.G.A. 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy along with the history of the tax digest and levy for the past 5 years.

CITY OF GAINESVILLE CURRENT 2026 TAX DIGEST AND 5-YEAR HISTORY

CITY OF GAINESVILLE	2021	2022	2023	2024	2025	2026
Real and Personal Property	7,737,572,181	9,004,898,115	11,294,513,388	12,627,123,385	12,920,470,021	14,083,135,186
Motor Vehicles	32,620,625	46,115,375	47,750,650	49,387,875	43,687,125	41,164,150
Mobile Homes	21,398	34,498	25,893	25,365	26,108	26,243
Heavy Duty Equipment	88,200	92,180	48,013	0	347,185	65,705
GROSS DIGEST	7,770,302,404	9,051,140,168	11,342,337,944	12,676,536,625	12,964,530,439	14,124,391,284
Less: Exempt Properties	1,323,154,138	1,543,627,971	2,007,515,575	2,561,518,870	2,351,336,138	3,025,372,180
NET DIGEST	6,447,148,266	7,507,512,197	9,334,822,369	10,115,017,755	10,613,194,301	11,099,019,104
Less: M & O Exemptions	427,864,565	588,878,498	723,601,488	619,431,190	617,615,430	608,649,375
NET M & O DIGEST	6,019,283,701	6,918,633,699	8,611,220,881	9,495,586,565	9,995,578,871	10,490,369,729
Gross M & O Millage	2.111	2.010	1.811	1.910	1.883	1.827
Less: Rollbacks	1.101	1.103	1.062	1.161	1.143	1.105
NET M & O MILLAGE	1.010	0.907	0.749	0.749	0.740	0.722
General Government	0.500	0.397	0.239	0.239	0.230	0.212
Debt Service	0.510	0.510	0.510	0.510	0.510	0.510
NET M & O MILLAGE BY ENTITY	1.010	0.907	0.749	0.749	0.740	0.722
Net Taxes Levied	6,079,477	6,275,201	6,449,804	7,112,194	7,396,728	7,574,047
Net Taxes \$ Increase	(989,997)	195,724	174,604	662,390	284,534	177,319
Net Taxes % Increase	-14.00%	3.22%	2.78%	10.27%	4.00%	2.40%
Parks & Recreation	0.896	0.896	0.896	0.896	0.896	0.896
Fire Services	1.250	1.259	1.299	1.299	1.299	1.299
Police Services	0.500	0.594	0.712	0.712	0.712	0.712
SPECIAL DISTRICTS	2.646	2.749	2.907	2.907	2.907	2.907

Note: As with prior years, the millage rate for the School System, including school related debt service, is established by the Gainesville Board of Education.

CALL FOR SPECIAL ELECTION LULA CITY COUNCIL MEMBER

A special election shall be held on November 3, 2026 from 7:00 AM until 7:00 PM to elect the office of Council Member (District 3) to fill the unexpired term through the first regular Council Meeting in December 2029. If necessary, a special election runoff shall be held December 1, 2026. Voting shall be at the regular polling place for Lula voters residing in Hall County and Banks County, which is Lula Elementary School, 6130 Chattahoochee Street, Lula, Georgia.

All persons who are not registered to vote and who seek to register to vote in this special election may register to vote through the close of business on October 5, 2026.

Advance voting for this election shall begin Tuesday, October 13, 2026 and continue until Friday, October 30, 2026 and shall include Saturday, October 17, 2026 and Saturday, October 24, 2026 at East Hall Community Center, 3911 P. Davidson Road, Gainesville, Georgia. Advance voting shall be from 8:00 AM until 6:00 PM weekdays October 13 – October 16 and October 19 – October 23, from 9:00 AM until 5:00 PM on Saturdays, and from 8:00 AM until 7:00 PM October 26 – October 30. Absentee ballot requests will be available at the Hall County Government Center, 2875 Browns Bridge Road, Gainesville, Georgia beginning August 17, 2026.

O.C.G.A. § 21-2-540.



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: May 12, 2026
Date Submitted: August 7, 2026
Final Approval Date: August 11, 2026
Presenter: Jeremy Perry, Chief Financial Officer
Item of Business: Ordinance: Fiscal Year 2027 Board of Education Ad Valorem Tax Rate
Meeting Date: August 13, 2026

Purpose of Request:

To set the ad valorem tax rate on property for the provision of the Gainesville Board of Education. The ad valorem taxation by the Gainesville Board of Education will be fixed at 6.492 on each \$1,000 of property subject to ad valorem taxation by the Gainesville Board of Education. Of the 6.492 millage rate, 6.092 mills will be used for maintenance and operations and 0.40 will be used for debt service.

Facts & Issues / History & Background:

City Charter and School System, Section 7.11. - General powers, school district, board of education.

- The board shall annually recommend to the Mayor and Council of the City of Gainesville the rate of the tax levy, not greater than the mills per dollar authorized and allowed under the laws and Constitution of the State of Georgia, necessary for the support, maintenance, and operation of the public schools of the City of Gainesville. The Mayor and Council shall levy the tax so certified by the board upon the assessed value of taxable property in the city for the purposes so specified by the board.

Department Recommendation:

Financial Services recommends approval of the proposed ordinance.

Department Director:

Jeremy Perry

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance: FY2027 Board of Education Ad Valorem Tax Rate
2. Legal Ad: Gainesville Times - Millage Rate

Passed: _____

AN ORDINANCE

No. 2026-

AN ORDINANCE OF THE GOVERNING AUTHORITY OF THE CITY OF GAINESVILLE, GEORGIA, TO FIX THE AD VALOREM TAX RATE FOR THE GAINESVILLE BOARD OF EDUCATION FOR THE FISCAL YEAR 2027; AND OTHER PURPOSES.

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

WHEREAS, a budget has been established for the Gainesville Board of Education for Fiscal Year 2027; and

WHEREAS, a specified amount of revenue for this budget comes from ad valorem taxes.

NOW THEREFORE BE IT ORDAINED by the Governing Authority of the City of Gainesville, Georgia as follows:

SECTION I. In accordance with Act No. 64 (HB 841) approved March 4, 1993, and OCGA 48-5-32, the ad valorem tax rate for the Gainesville Board of Education for the calendar year, on property subject to ad valorem taxation by the City is hereby fixed at \$6.492 on each \$1,000.00 of property subject to ad valorem tax in the City.

SECTION II. Said rate of \$6.492 on each \$1,000.00 of taxable property is hereby levied as follows:

- (a) For maintenance and operations \$6.092 on each \$1,000.00 of taxable property.
- (b) For debt service \$0.40 on each \$1,000.00 of taxable property.

SECTION III. All ordinances and part of ordinances in conflict herewith are hereby repealed.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville Tax Office shall bill property taxes in one installment and collect payment of said taxes, which shall be due on or before December 31, 2026.

NOW THEREFORE BE IT FURTHER ORDAINED that the City of Gainesville will take appropriate action when the Tax Digest as certified by the State Revenue Commissioner is available and property reassessments are confirmed.

Zack Thompson, Mayor

ORDINANCE NO. 2026-

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 ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

Hall drought conditions improve following rainstorm that produced 200-year flood

BY DANNY MCARTHUR
dannymcarthur@
gainesvilletimes.com

Drought conditions in Hall County improved following a rare 200-year flood event July 24.

As of July 28, parts of North Hall County have “moderate drought” status, according to the U.S. Drought Monitor.

The monitor uses four categories of drought, in order of least intense to most: moderate drought, severe drought, extreme drought and exceptional drought.

Last week, those North Hall areas were in “severe drought” status. The rest of the county is now considered “abnormally dry,” an improvement from last week, when it had “moderate drought”



ASHTIN BARKER | The Times
A truck drives through a flooded area in the Lowe's parking lot off of Shallowford Road in Gainesville.

status. Between 5 and 7 inches of rain fell in a little more than three hours during the July 24 storm. It caused flooding, fallen trees and damaged roads throughout the county. The rain also caused the Lake Lanier level to go up about 6 inches, according to Lake Lanier Association Vice President Clyde Morris. The lake level was at 1066.38 feet as of Aug. 4. That is still 4.62 feet below full pool, or optimal elevation level. Morris said the Lake Lanier Association is

also working with a consortium of organizations, including the U.S. Army Corps of Engineers, Hall County government and the Georgia Department of Natural Resources to address the aftermath of the storm.

“There was reportedly some significant sedimentation that occurred during the storm where a lot of sediment literally washed into the lake, so in addition to displacing a number of docks, it also changed the level of the water and the bottom surface of the lake,” Morris said. “We’re trying to get people together to figure out what can be done to help people that were affected by it. But at this point, it’s still early in the process of trying to arrange that.”



Photo by Hall County Fire Rescue
A house fire in Flowery Branch displaced three residents Monday, Aug. 3, 2026.

Flowery Branch house fire displaces 3 residents

BY BEN ANDERSON
banderson@gainesvilletimes.com

A fire damaged a Flowery Branch home Monday afternoon and displaced one adult and two children.

Hall County firefighters responded about 2 p.m. to the 6300 block of Spring Cove Drive, according to Hall County Fire Rescue.

When they arrived, they found heavy smoke and flames at the back of the house. Firefighters went inside and quickly put out the fire. Everyone had gotten out before crews arrived, and no injuries were reported.

The American Red Cross was called to help the adult and two children. The cause of the fire is unknown and remains under investigation.

Gainesville City Board of Education Tentative Budget for All Funds July 1, 2026 - June 30, 2027						
	General Service	Capital Revenues	Debt Accounts	Special Nutrition	School Activity	School Fund
Projected Revenues						
Local Property Tax Receipts	55,275,643		3,638,706			
Other Local Sources	420,000				1,510,594	
State Sources-QBE	54,569,882					
State Sources-Grant	446,200					
State Sources-Other				1,719,495		
Federal Sources	100,000			5,139,849		6,129,047
Other Sources	628,000					
Local Sales Tax Receipts		11,700,000				
Transfers from Other Funds			7,429,950	534,000		
Total Projected Revenues	111,339,725	11,700,000	11,068,656	7,393,344	1,510,594	6,129,047
Projected Expenditures						
Instruction	66,237,936			6,152,362		
Pupil Services	6,454,827			292,512	116,616	
Improvement of Instruction	3,035,413			10,539		
Instructional Staff Training	90,000			252,836		
Media Services	1,543,362			52,801	62,122	
General Administration	2,151,066			181,269	413,265	
School Administration	8,679,620					
Business Services	655,500					
Maintenance & Operations	10,385,004					
School Safety & Security	1,890,084					
Transportation	4,655,054					
Central Support	4,174,528					
Other Support	1,205,039					
School Nutrition Program			7,429,950			6,129,047
Principal/Interest Debt Service		4,257,060				
Facilities Acquisition, Construction					912,000	
Enterprise Operations				451,024		
Transfers to Other Funds		534,000				
Total Projected Expenditures	111,992,923	11,687,010	7,429,950	7,393,344	1,504,903	6,129,047
Revenues Over (Under) Expenditures	(653,198)	12,990	3,638,706	0	6,591	0
Projected Fund Balance - June 30, 2026	19,600,000	2,567,542	1,553,609	0	828,364	1,163,000
Projected Fund Balance - June 30, 2027	18,946,802	2,576,532	5,192,315	0	834,955	1,153,000
Budget Hearings will be held at 508 Oak Street, Gainesville, GA 30501 on the following dates and times: August 6, 2026 at 6:00 PM, August 17, 2026 at 11:00 AM, and August 17, 2026 at 5:00 PM. The budget will be considered for final adoption by the Gainesville City Board of Education at 5:30 PM on August 17, 2026 during the board meeting held at 508 Oak Street, Gainesville, GA 30501.						

NOTICE TO THE CITY OF GAINESVILLE TAXPAYERS						
The City of Gainesville Board of Education does hereby announce that the millage rate will be considered for final adoption at the regular session board meeting on Monday, August 17, 2026 at 5:30 p.m. to be held at the Gainesville City Board of Education Board Office, 508 Oak Street, Gainesville, GA 30501, and pursuant to the requirements of O.C.G.A. 48-5-32 does hereby publish the following presentation of the current year's tax digest and levy along with the history of the tax digest and levy for the past 5 years.						
CURRENT 2026 TAX DIGEST AND 5 YEAR HISTORY OF LEVY						
CITY OF GAINESVILLE BOARD OF EDUCATION	2021	2022	2023	2024	2025	2026
Real & Personal Property	7,717,168,355	9,004,898,115	11,294,513,388	12,627,123,385	12,920,470,021	14,083,135,186
Motor Vehicles	32,620,625	46,115,375	47,750,650	49,387,875	43,687,125	41,164,150
Mobile Homes	21,398	34,498	25,893	25,365	26,108	26,243
Heavy Duty Equipment	88,200	92,180	48,013	0	347,185	65,705
GROSS DIGEST	7,749,898,578	9,051,140,168	11,342,337,944	12,676,536,625	12,964,530,439	14,124,391,284
Less: Exempt Properties	1,302,750,313	1,543,627,973	2,007,515,575	2,561,518,870	2,351,336,138	3,025,372,180
NET DIGEST	6,447,148,265	7,507,512,195	9,334,822,369	10,115,017,755	10,613,194,301	11,099,019,104
Less: Estimates for Other Exemptions and Digest Adjustments*	1,150,637,949	1,406,430,159	1,747,181,863	1,727,344,187	1,824,049,142	1,834,090,445
ANTICIPATED TAXABLE DIGEST TO BE BILLED	5,296,510,316	6,101,082,036	7,587,640,506	8,387,673,568	8,789,145,159	9,264,928,659
M&O MILLAGE	6.395	6.195	6.195	6.195	6.092	6.092
School Taxes Levied	33,871,183	37,796,203	47,005,433	51,961,638	53,543,472	56,441,945
Net Taxes \$ Increase (Decrease)	660,505	3,925,020	9,209,230	4,956,205	1,581,835	2,898,473
Net Taxes % Increase (Decrease)	1.99%	11.59%	24.37%	10.54%	3.04%	5.41%

*Estimates for: Digest adjustments and Exemptions for Conservation, Freepport, Historical, Veterans, One Years Support, Seniors and Disabled.

NOTICE OF PROPERTY TAX INCREASE

On Monday, August 17, 2026, the Gainesville City Board of Education will adopt a millage rate, which will require an increase in property taxes by 2.92% percent.

All concerned citizens are invited to the public hearings on this tax increase to be held at the Gainesville City Board of Education Board Office, 508 Oak Street, Gainesville, GA 30501 on the following dates:

August 06, 2026 at 6:00 PM

August 17, 2026 at 11:00 AM

August 17, 2026 at 5:00 PM

This proposed increase will result in a millage rate of 6.092 mills, an increase of 0.173 mills. Without this tentative tax increase, the millage rate will be no more than 5.919 mills. The proposed tax increase for a property with a fair market value of \$475,000 is approximately \$82.17 and the proposed tax increase for a non-homestead property with a fair market value of \$500,000 is approximately \$86.50.



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: August 6, 2026
Date Submitted: August 10, 2026
Final Approval Date: August 11, 2026
Presenter: Zack Thompson
Item of Business: Appointments: Main Street Advisory Board
Meeting Date: August 13, 2026

Purpose of Request:

The purpose of this request is to address the expired term positions held by Aimee Hoecker, Jillian Ledford, and Pamela Williams-Lime and the vacant position previously held by Claude Tatro.

Facts & Issues / History & Background:

The Main Street Board follows the guidelines as set forth in the City Charter and Code of Ordinances as well as Business Resolution 2010-02. Members serve two-year terms. Aimee Hoecker, Jillian Ledford, and Pamela Williams-Lime have confirmed a willingness to serve another term. Leonard "Moe" Lyons is interested in serving on the board as a replacement for Claude Tatro's position. The outstanding debt verification process was completed with no concerns.

Department Recommendation:

To consider the nominations 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. Main Street Advisory Board Members - Local Appointments List_08052026124852
2. 2026 Main St Board Attendance Report

Main Street Advisory Board

Overview

The Mayor and Gainesville City Council appoint members to a Main Street Advisory Board to guide the Main Street manager. The goal of this organization is to preserve our resources, encourage business growth, historic preservation and to bring more awareness to the Downtown area. The board consists of seven members and one ex-officio member. All Directors shall assume their office/duties in July of each year (except for the initial board). The term of office is two years. There is no limit on the amount of terms a member may serve. The primary contact is the Main Street Manager and Communications Director. The Board was formed by Business Resolution 2010-02.

Term of Office: 2 years

	Name:	Date Appointed:	Current Term Expiration Date:	
Post 1	Andrew Elliott	07/01/2025	06/30/2027	FILLED
Post 2	Vacant Seat	03/24/2026	06/30/2027	VACANT
Post 3	Lila Weaver	10/08/2025	06/30/2027	FILLED
Post 4	Jillian Ledford	03/29/2025	06/30/2026	EXPIRED
Post 5	Aimee Hoecker	04/21/2026	06/30/2026	EXPIRED
Post 6 Chair	Pamela Williams-Lime	07/01/2024	06/30/2026	EXPIRED
Post 7	Vacant Seat	07/01/2026	06/30/2028	VACANT
Ex Officio	Abigail Guzman	01/07/2026	01/05/2027	FILLED

8/4/2026 ds

MAIN STREET ADVISORY BOARD ATTENDANCE REPORT

MEETING			BOARD MEMBER							
	DATE	TYPE	Elliott	Fatro Vacant	Hoecker	Lime	Rock	Ledford	Weaver	Guzman
1	7/16/2024	R	1	1		1	1			
2	8/20/2024	R	0	1		1	0			
3	9/23/2024	R	0	0		0	1			
4	10/15/2024	R	0	1		1	1			
5	11/18/2024	R	1	1		1	0			
6	1/21/2025	R	0	0		1	0			
7	2/18/2025	R	1	1		0	1	1		
8	3/18/2025	R	1	1		0	1	1		
9	4/15/2025	R	1	0		1	1	1		
10	5/20/2025	R	1	1		1	0	1		
11	6/24/2025	R	1	0		1	0	1		
17	7/15/2025	R	0	1		1	1	1		
18	8/19/2025	R	1	1		1	1	0		
19	9/15/2025	R	1	1		1	1	0		
20	10/21/2025	R	0	1		1	0	1	1	
21	11/18/2025	R	1	1		1	0	1	0	
22	1/22/2026	R	1	1		1	0	1	1	1
23	2/26/2026	R	0	0		1	1	0	1	0
24	3/26/2026	R	1	0		1	0	1	1	1
25	4/23/2026	R	1		1	1	0	1	1	1
26	5/28/2026	R	1		1	1	1	1	1	0
27	6/25/2026	R	1		1	1	1	1	1	0
28	7/23/2026	R	1		1	1	0	0	1	0
	TOTAL	28	16	13	4	20	12	13	8	3
	ATTENDANCE %		57%	62%	100%	71%	43%	76%	89%	43%

0

TYPE MEETING: R = Regular Scheduled Meeting Called Meeting
ATTENDANCE: 0 = Absent Attended

Submitted By: Nicole Parham
Recording Secretary

8/3/2026
Date



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: July 27, 2026
Date Submitted: August 10, 2026
Final Approval Date: August 11, 2026
Presenter: Zack Thompson
Item of Business: Appointments: Parks and Recreation Foundation Board
Meeting Date: August 13, 2026

Purpose of Request:

The purpose of this request is to address the vacant seats for Post 3 and Post 5.

Facts & Issues / History & Background:

The Parks & Recreation Foundation, Inc. (previously known as Friends of the Parks Board) follows the guidelines as set forth in the Charter and Code of Ordinances. Members serve three-year terms. Mayor Thompson expressed an interest in nominating Liz Coates and Jennifer Finlayson. Ms. Coates and Ms. Finlayson have confirmed a willingness to serve. The outstanding debt verification process was completed with no concerns.

Department Recommendation:

To consider the nominations 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. Parks and Recreation Foundation - Members Local Appointments List 8.4.26 ag

Parks & Recreation Foundation, Inc.

Formerly known as The Friends of Gainesville Parks and Greenway's, Inc., is a partnership with the City of Gainesville and Gainesville Parks and Recreation whose mission is "To serve as a cultural, educational and recreational resource to develop, beautify, maintain, restore and preserve passive and active leisure pursuits in Gainesville, Hall County. Initial appointments were made in December 1996. The term of office is three years and limited to two consecutive terms excluding the initial term. The City appoints 1/3 of the members and the remaining appointments are made by the Board. The primary contact for the City's appointments is the Director of Parks and Recreation.

Term of Office: 3 years

	Name:	Date Appointed:	Current Term Expiration Date:	
Post 1	Peter Dcosta	03/17/2026	12/31/2028	FILLED
Post 2	Timothy Avers	03/17/2026	12/31/2028	FILLED
Post 3	Vacant Seat	01/01/2026	12/31/2028	VACANT
Post 4	Kelley Clark	02/17/2026	12/31/2027	FILLED
Post 5	Vacant Seat		12/31/2027	VACANT
Post 6	Tina Roberts	05/07/2024	12/31/2026	FILLED
Post 7	David Bryant	07/07/2026	12/31/2027	FILLED
Ex-Officio	Abigail Guzman	01/06/2026	01/05/2027	FILLED
Standing Board Member	Kate Mattison	01/01/2020	12/31/2030	FILLED

8/4/26 ag