

1. CALL TO ORDER

2. MINUTES

A. February 11, 2020 PAB Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Variance Requests

- (1) Request from Eric Aguirre to vary the rear yard setback and the impervious area requirements on a 0.26± acre tract located on the west side of Central Avenue, south of Myrtle Street (a/k/a 652 Central Avenue, SW), having a zoning of Residential-II (R-II).

Ward Number: Four

Tax Parcel Number(s): 01-125-004-011

Request: Detached shed

5. MISCELLANEOUS

6. ADJOURNMENT

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 2/18/2020

Presenter: N/A

Item of Business: February 11, 2020 PAB Meeting Minutes

Meeting Date: 3/10/2020

Purpose of Request:

The purpose of this request is to allow the Planning and Appeals Board to approve the minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

The draft minutes were reviewed by the Planning Manager and Community Development Director.

Department Recommendation:

Approval of the minutes as presented.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
 Draft Minutes	Minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
FEBRUARY 11, 2020

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

Members Present: Chairman Doug Carter, Vice-Chair Jane Fleming and Board Members Rich White, Eddie Martin, Kelvin Simmons and Carmen Delgado

Members Absent: Board Member Ryan Thompson

Staff Present: Community & Economic Development Deputy Director Matt Tate and Recording Secretary Gwen Fleming

Others Present: Council Members George Wangemann & Barbara Brooks

MINUTES OF JANUARY 14, 2020

Motion made by Board Member Delgado
Motion seconded by Board Member White
Vote – 6 favor, 1 absent (Thompson)

NEW BUSINESS

A. Rezoning Requests

- 1) Request from **Davis Pine, LLC** to rezone a 0.47± acre tract located at the northwest side of the intersection of Davis Street and Wills Street (a/k/a **890, 892 and 898 Wills Street, SW**) from General Business (G-B) to Residential-II (R-II).

Ward Number: Three

Tax Parcel Number(s): 01-030-006-003

Request: Seven multi-family apartments

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing to rezone the subject 0.47± acre property from G-B to R-II for the purpose of constructing seven (7) townhome style apartments.

The property contains a parking lot and three metal buildings occupied by three churches that will be demolished as part of the redevelopment.

The subject property is located within the Midtown Overlay Zone and the adjacent properties include the Enclave apartments, vacant land, auto tire shop, North Georgia Supply and a bakery.

The proposal will be similar in design and appearance as the adjacent Enclave apartments which consist of two-story units, each with a minimum of 1,500 square feet of heated floor space.

Access is planned from the future reopening / extension of Davis Street.

The Gainesville Future Development Map places the subject property within the *Mixed-Use Midtown* land use category which allows for a mixture of land uses including residential.

As well, the property is located within the *Central Core* Character Area specifically within the *Downtown/Midtown* subarea which supports mixed-income high quality multi-family housing development.

The Planning Division staff is recommending **conditional approval** of this rezoning request with a zoning of **Residential-II (R-II)** based on the Comprehensive Land Use Plan and the mixture of residential and non-residential uses.

Applicant Presentation: **Robbie Robison**, P.O. Box 896, stated he represents the developer. He agrees with everything stated by Mr. Tate and the development is the exact same as the Enclave apartments. He said the buildings are vacant and they gave the churches notice back in October and vacated February 1st. He will be glad to answer any questions.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the request to rezone the subject property from General Business (G-B) to Residential-II (R-II) zoning as presented with the following conditions:

Conditions

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.
2. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.
3. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Motion made by Board Member Martin

Motion seconded by Board Member Simmons

Vote – 6 favor, 1 absent (Thompson)

- 2) Request from **Gainesville Non-Profit Development Foundation** to rezone a 1.07± acre tract located at the southeast and southwest side of the intersection of Davis Street and Wills Street (a/k/a **623, 635, 641 and 645 Davis Street, SW**) from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II).

Ward Number: Three
Tax Parcel Number(s): 01-030-005-004; 01-030-006-003A; 01-030-007-001
Request: Four single-family homes

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing to rezone the subject 1.07± acres property and a portion of the Davis Street cul-de-sac from G-B and H-I to R-II in order to develop four (4) single-family homes and to bring the entire property owned by the GNPDF under one zoning.

The subject property is located within the Midtown Overlay Zone and the surrounding properties include single-family homes, Enclave apartments, gas station, three churches and various office warehouse uses.

The subject property contains three vacant lots that will be reconfigured into four lots for homes ranging from 1,150 to 1,500 square feet in size providing three bedrooms and two bathrooms.

The proposed homes will be part of the overall 5-lot, "Davis Street Cottages" designed to provide affordable housing and sold to income-eligible individuals and families.

The adjacent lot to the east owned by the applicant is already zoned R-II.

Through a separate but coordinated effort, Davis Street will be reopened / improved to provide access to Queen City Parkway and the Davis Street cul-de-sac is in the process of being removed to become part of the proposed development.

Parking will be located to the rear of the homes and two shared driveways will be constructed in order to reduce the number of curb cuts along Davis Street.

Perimeter fencing and a vegetated landscape berm will be installed along the western boundary line and across the rear of the proposed lots.

The Gainesville Future Development Map places the subject property within the *Mixed-Use Midtown* land use category and within the *Central Core* Character Area which allows for a mixture of land uses including residential.

The Planning Division staff is recommending **conditional approval** of this rezoning request with a zoning of **Residential-II (R-II)** based on the Comprehensive Land Use Plan and the mixture of residential and non-residential uses.

Applicant Presentation: Mr. Tate stated construction should begin early spring. Chairman Carter stated that Mr. Tate is not only handling the staff report but also sharing on behalf of Gainesville Non-Profit Development Foundation.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the request to rezone the subject property from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II) zoning as presented with the following conditions:

Conditions

- 1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval.**
- 2. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director.**

Motion made by Board Member White

Motion seconded by Board Member Delgado

Vote – 6 favor, 1 absent (Thompson)

B. Special Use Request

- 1) Request from **Palmetto Capital Group** for a special use on a 0.84± acre tract located southwest of the intersection of Dawsonville Highway and Pearl Nix Parkway, across from Lakeshore Drive (a/k/a **150 Pearl Nix Parkway, SW**), having a zoning of Regional Business (R-B).

Ward Number: Five

Tax Parcel Number(s): 01-119-003-041A (Part)

Request: Automotive Care Center

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing a special use within Regional Business (R-B) zoning to allow for the development of a Firestone auto care center.

The property is located within the Gateway Corridor Overlay Zone and adjacent uses include Lakeshore Mall, Shell gas station, retail strip center, Masonic Lodge, Little & Davenport Funeral Home and the Lakeshore Heights subdivision.

The subject property is part of the Lakeshore Mall property and is intended to be subdivided to create a new 0.84± acre outparcel lot.

The front of the proposed building will face Dawsonville Highway and will be approximately 5,700 square feet in size with 7- car bays and will contain indoor storage for all inventory including tires.

Internal mall access is proposed from two existing driveways that will be improved and the existing asphalt parking surface will be regraded and resurfaced to include 26 parking spaces.

A Firestone auto care center was previously located within the mall property in front of Dick's Sporting Goods facing Pearl Nix Parkway. The building was demolished in 2013. A Sears auto care center was also previously located within the mall property.

According to the Gainesville Department of Water Resources, the City owns and operates an existing 8" sanitary sewer that may be required to be relocated in order to construct the building depending on its location.

The Gainesville 2030 Future Development Map places the subject property within the *Mixed-Use General* land use category which allows for neighborhood retail uses.

As well, the property is located within the *Longwood Cove* Character Area which supports commercial uses.

The Planning Division staff is recommending **conditional approval** of this special use request, based on the Comprehensive Plan and the adjacent non-residential land uses.

Applicant Presentation: **Josh Spence**, 3280 Peachtree Road, stated he represents Palmetto Capital Group, the developer. He had nothing to add since Mr. Tate covered it well and will be happy to answer any questions.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Board Member Fleming was concerned about where tires would be stored. Mr. Tate stated that storage for all inventory would be indoors. He said this is a requirement within the Gateway.

There was a motion to recommend conditional approval of the special use request for an automotive care center as presented with the following conditions:

Conditions

1. The proposed development shall be generally consistent with the concept plan and architectural elevations provided with this special use application and shall meet the Gateway Corridor Overlay Zone and Architectural Design Standards within Chapter 9-9-5 of the Unified Land Development Code.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, 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, 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. An electronic message board sign is not permitted for the subject property.
4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and shall be limited to the existing interior driveway within the Lakeshore Mall property. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
5. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

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

ADJOURNMENT

There was a motion to adjourn the meeting at 5:48 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 2/18/2020

Presenter: Matt Tate

Item of Business: Request from Eric Aguirre to vary the rear yard setback and the impervious area requirements on a 0.26± acre tract located on the west side of Central Avenue, south of Myrtle Street (a/k/a 652 Central Avenue, SW), having a zoning of Residential-II (R-II).
Ward Number: Four
Tax Parcel Number(s): 01-125-004-011
Request: Detached shed

Meeting Date: 3/10/2020

Purpose of Request:

The applicant is proposing to vary the rear yard setback from 10-feet to 3-feet for an existing detached shed and to vary the maximum impervious area requirement from 60% to 70%. The property consists of a single-family home and a detached shed that has been expanded upon over the past 15 to 20 years. The property owner is basing the hardship on the small size of the lot and states they were unaware there was a setback and impervious area requirement when the property was originally purchased and the shed was expanded. The adjacent properties are zoned Residential-II (R-II) and include mostly single-family homes and a residential duplex.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Planning staff recommended approval with two conditions. See the staff recommendation report for details.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Recommendation Report	Report
☐ Location Maps	Backup Material
☐ Hardship Statement	Backup Material
☐ Original Survey	Backup Material
☐ Updated Survey	Backup Material
☐ Exterior Photos	Backup Material

**GAINESVILLE PLANNING AND APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Eric Aquirre
Property Owner Armando Aguirre
Location 652 Central Avenue, SW
Request Vary the rear yard setback and impervious area requirements
Size 0.26± acre
Ward Four
Proposed Use Existing detached shed
Planning Division Staff Recommendation **Approval, with conditions**
Date March 10, 2020

▪ **Request**

The applicant is requesting to vary the rear yard setback from 10-feet to 3-feet for an existing detached shed and to vary the maximum impervious area requirement from 60% to 70%.

▪ **Background Information and Existing Conditions**

The subject property contains a single-family home that was originally constructed in 1960 and a detached shed constructed in 1979 according to tax records. The existing home is 3,860± square feet in size. The original shed was 580± square feet in size and has been expanded to 1,150± square feet over the last 20 years. The original shed was setback 5-feet from the rear property line and was considered a legal non-conforming structure. The additions to the shed have caused it to further encroach as close as 3-feet from the rear property line.

There have been as many as five separate building permits issued for the property involving additions to the existing single-family home during the time period of 2005 to 2015. The permits involved additions to the home including a 2nd floor addition, bathrooms, bedrooms, kitchen, reroofing and improvements to an existing deck. According to aerial photography, additions to the shed and parking area were made with no permits during the time table listed below which has resulted in the need for the proposed variance request.

Year	Addition
2001 to 2005	Detached shed addition
2005 to 2010	Front concrete parking slab addition
2010 to 2012	Detached shed addition
2012 to 2015	Covered addition to the rear of the home
2015 to 2018	Detached shed addition

▪ **Significant Factors**

The Ordinance requires that the applicant's claim for hardship must be based on the size or shape of the lot, its topography, or other physical characteristics inherent in the lot itself and not on the desired aesthetics. Further, the Code states that a variance shall not be granted as a convenience to the applicant or as a way to gain any advantage or interest over similarly zoned properties.

The property owner is basing the hardship on the small size of the lot and states they were unaware there was a setback and impervious area requirement when the property was originally purchased.

▪ **Other Departmental Comments**

There are no other departmental comments for this request.

▪ **Supporting Documents**

Statement of Hardship, Plats, Photographs

▪ **Analysis**

(1) Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography?

The property is of normal shape and size and is relatively flat. Aside from the detached shed, the existing single-family home and property appears to be well maintained. There appear to be no physical hardships with the property at this time other than the size and location of the home in relation to the width of the lot.

(2) Would the application of the Unified Land Development Code to this particular piece of property create an unnecessary hardship?

The purpose of the building setback requirement is to provide for uniformity of building placement, sufficient access, as well as to provide for adequate separation from neighboring properties for fire safety. While the existing home appears to comply with the setback requirements and building code requirements, the detached shed does not meet the building setback requirements and will be required to be upgraded to meet building and fire safety code requirements.

The impervious area requirement is intended to reduce stormwater impacts to neighboring properties and runoff to the drainage system. There have been no stormwater issues identified for the subject property at this time.

(3) Are there conditions that are peculiar to the property which adversely affect its reasonable uses or usability as currently zoned?

The property is zoned Residential-II (R-II) which allows for single-family, two-family and multi-family residential uses. The subject property as currently developed exceeds the developable lot area allowed by code due to the need for additional residential living space, parking and storage.

(4) Would relief, if granted, cause substantial detriment to the public good or impair the purposes and intent of this ordinance?

The adjacent properties are zoned Residential-II (R-II) and include mostly single-family homes and a residential duplex. The detached shed and parking area do not appear to cause substantial detriment to the public good but challenge the purpose and intent of this ordinance. There are many surrounding properties that contain residential homes and detached structures that do not meet the setback requirements but are grandfathered in. If relief were granted, it is staff's opinion that the structures and parking areas should not be allowed to expand beyond what currently exists so as not to further exacerbate the situation.

(5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.

The previous additions to the single-family home appear to limit the ability to relocate the shed and front parking area due to the limited space between the home and the side and rear property lines. Reducing the shed to its original size and removing the parking area would bring the property closer to compliance with the current standards but would promote on street parking and outdoor storage.

(6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.

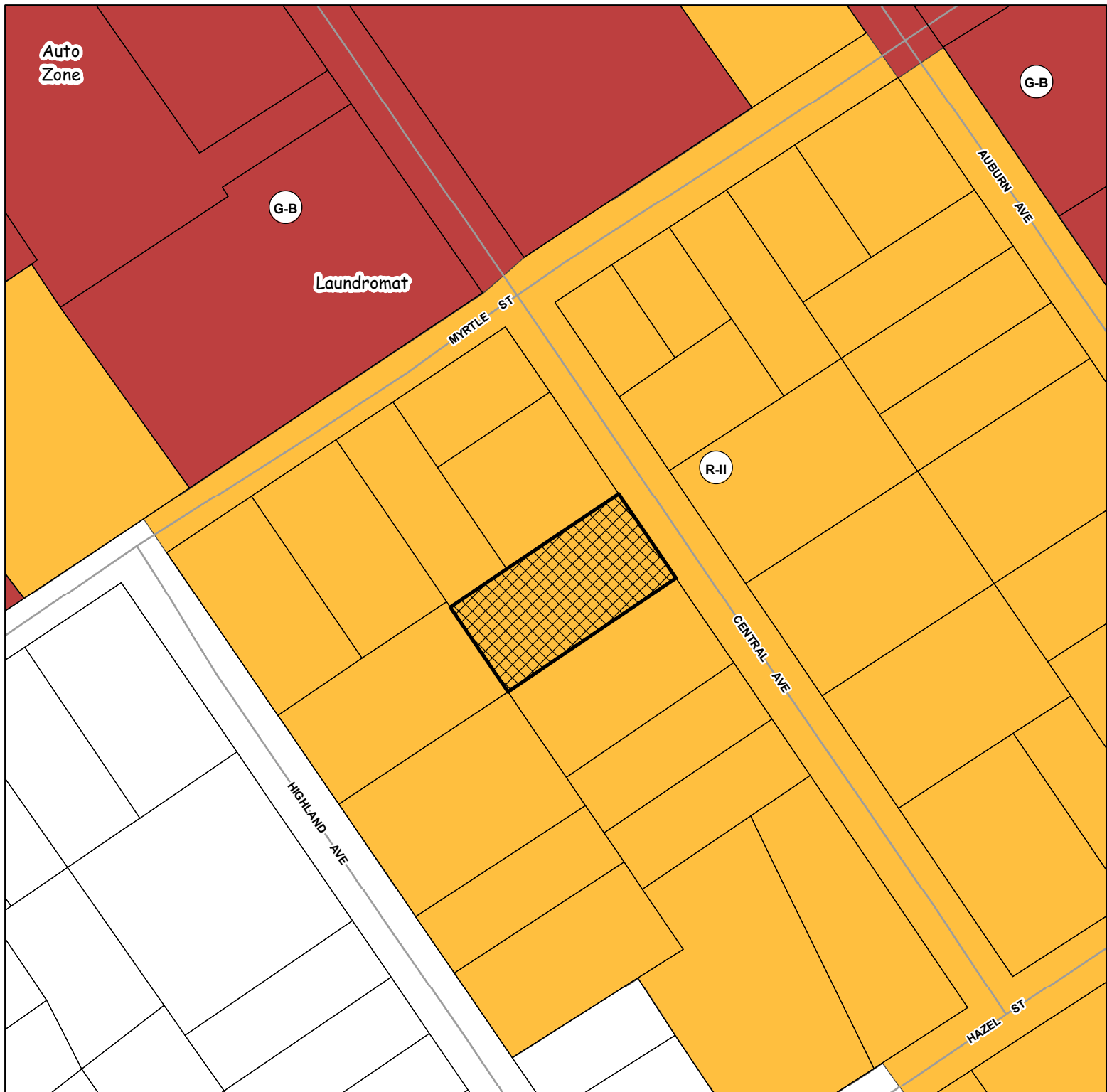
The applicant states they were unaware that the shed did not meet the setback requirements before it was expanded. The property owner would have been made aware of the setback and impervious area requirements if they had applied for a building permit.

▪ ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of this variance request based on the width of the lot and the location and size of the existing home.

Conditions

1. **The existing detached shed shall meet the building code requirements and shall not be occupied for residential purposes.**
2. **The existing home, detached shed and parking areas shall not be expanded beyond their existing square footage.**



Applicant:

ERIC AGUIRRE

VARIANCE REQUEST

Request:

Vary the rear yard setback and the impervious area requirements on a 0.26+/- acre tract for a detached shed within Residential-II (R-II) zoning

Subject Property Address:

652 Central Avenue, SW

Tax Parcel:

01-125-004-011

Meeting Date: 03/10/2020

Map Prepared: 02/18/2020



Subject Property



0 60 120 180 240 Feet

1" = 100'



CITY OF

GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT





Applicant:

ERIC AGUIRRE

VARIANCE REQUEST

Request:

Vary the rear yard setback and the impervious area requirements on a 0.26+/- acre tract for a detached shed within Residential-II (R-II) zoning

Subject Property Address:

652 Central Avenue, SW

Tax Parcel:

01-125-004-011

Meeting Date: 03/10/2020

Map Prepared: 02/18/2020



Subject Property



0 60 120 180 240 Feet

1" = 100'



CITY OF
GAINESVILLE

COMMUNITY AND ECONOMIC DEVELOPMENT



Variance Request

STATEMENT OF HARDSHIP

The Gainesville Planning and Appeals Board has the authority, in specific cases, to grant variances from the terms of the Unified Land Development Code of the City of Gainesville, Georgia, when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Unified Land Development Code will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Unified Land Development Code. Variances may be granted only upon a finding by the Gainesville Planning and Appeals Board that:

Describe how each situation listed below relates to your application.

1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. (The hardship must relate to the physical character of the lot and not to a personal or economic hardship.)

It is a small lot. The building is a long rectangular structure.

2) The application of the requirements of this resolution to this particular property would create an unnecessary hardship.

Because it's a small lot, it would be very hard to remove the building. There are three properties surrounding our lot.

3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.

There is an existing structure that did not meet set back requirements that we did not know was approved when we bought the house.

4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district. Such conditions are not the result of any actions of the property owner.

The structure does not encroach any property lines at all.

5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.

The structure was there before we bought the property and we built on that existing building.

6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.

We did not know the building was not approved. We extended that building not knowing it did not meet set back lines.

I hereby certify that the above information and all attached information is true and correct.

Signature of Applicant

[Handwritten Signature]

Date

1/31/2020

WEDGE AND BELLY
PROPERTY LINES ARE SHOWN

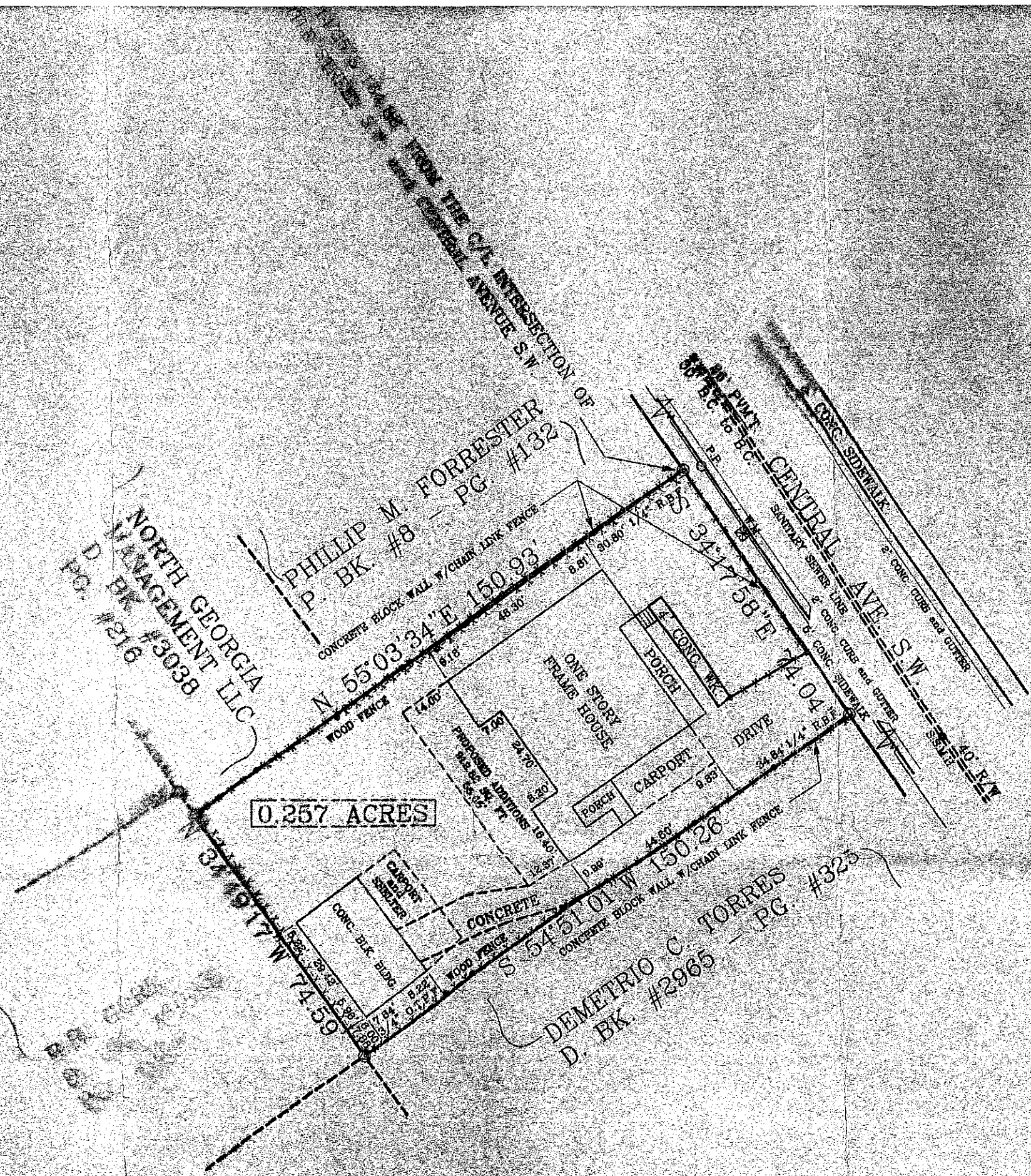
BY *Barley*
REGISTERED LAND SURVEYOR
586

10/25/2002
DATE

IT MAY CONCERN
FURTHER CERTIFY THE PLAT SHOWN
NOT LOCATED IN A HAZARDOUS FLOOD
ZONING TO THE MARCH 2000 MAPS FOR
COUNTY, GEORGIA PREPARED BY THE
EMERGENCY MANAGEMENT AGENCY
NO. 190455 - PANEL # 0187 E

BY *Barley*
REGISTERED LAND SURVEYOR
586

REFERENCES
#3941 - PG'S #469 thru #471
#10 - PG. #147
#0 - PG. #241 A



- ALP
- B.O.
- B.S.L.
- C.T.
- C.B.
- C/L
- C.M.
- C.P.
- C.M.P.
- C.T.P.P.
- DBK.
- DE.
- DL.
- EMH.
- X.
- F.H.
- G.M.
- G.M.D.
- H.C.
- INTER.
- J.B.
- L.C.
- L.L.
- L.F.
- N/P.
- O.T.P.P.
- PG.
- P.B.K.
- P.S.
- P.B.
- P/L.
- R.B.F.
- R.B.S.
- R/W.
- S.S.L.
- S.S.M.H.
- SP.
- S.I.P.F.
- S.I.P.S.
- S.D.M.H.
- S/D.
- T.M.H.
- T.P.E.D.
- T.P.
- W.I.

IN MY OPINION, NO PORTION OF
THIS PROPERTY LIES WITHIN A
FEMA DESIGNATED SPECIAL FLOOD
HAZARD AREA.
REFERENCE FEMA FLOOD MAP:
13139C0187G DATED 4-4-2018.

CURRENT TAX MAP-PARCEL NUMBER: 01125-004011.

SUBDIVISION REFERENCE PLATS:
PLAT BOOK 8 PAGE 132 &
PLAT BOOK 10 PAGE 147

RESERVED FOR CLERK'S FILING INFORMATION

THIS SURVEYOR DOES NOT GUARANTEE
THAT ALL EASEMENTS AFFECTING THIS
PROPERTY ARE SHOWN.

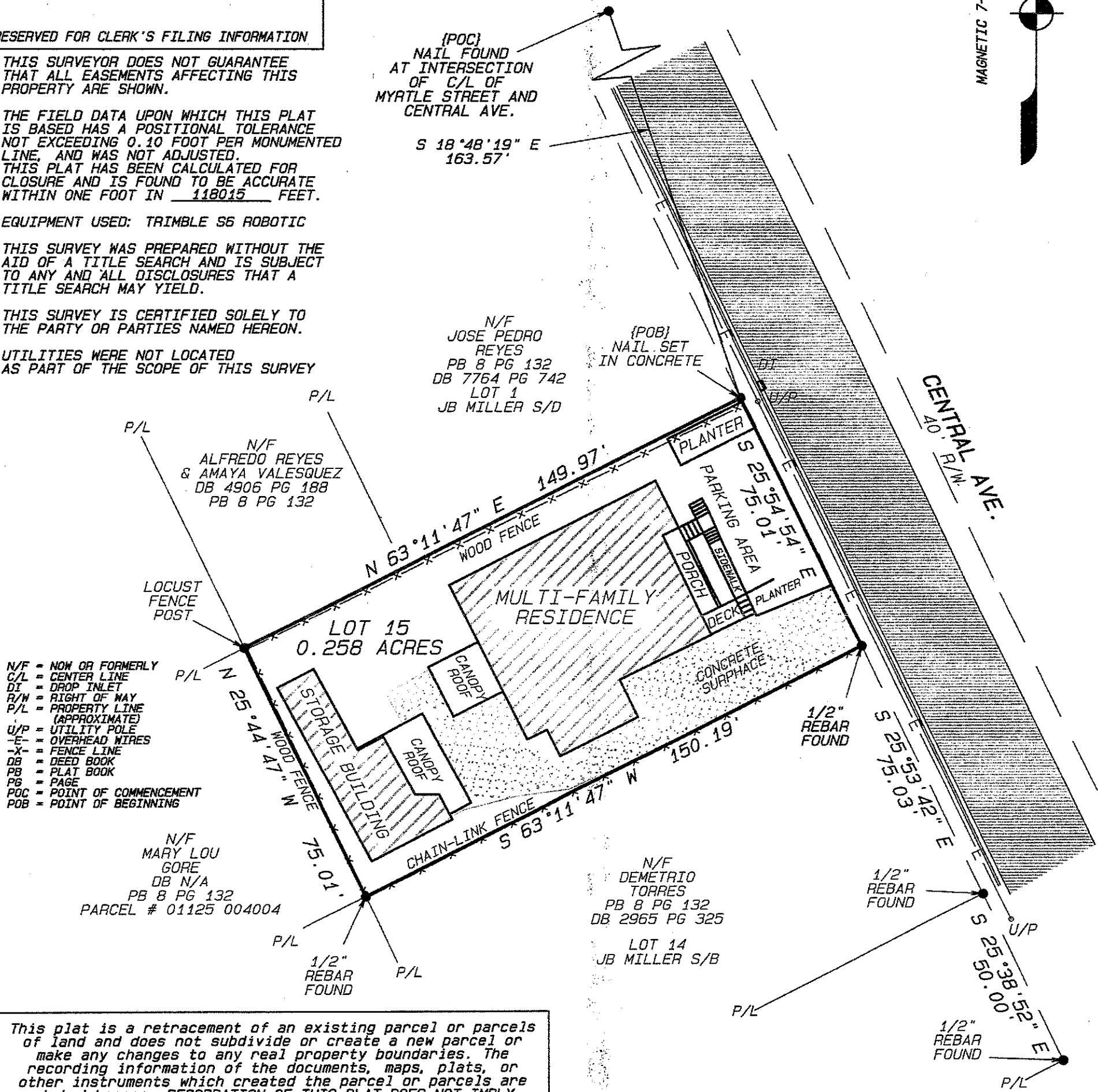
THE FIELD DATA UPON WHICH THIS PLAT
IS BASED HAS A POSITIONAL TOLERANCE
NOT EXCEEDING 0.10 FOOT PER MONUMENTED
LINE, AND WAS NOT ADJUSTED.
THIS PLAT HAS BEEN CALCULATED FOR
CLOSURE AND IS FOUND TO BE ACCURATE
WITHIN ONE FOOT IN 118015 FEET.

EQUIPMENT USED: TRIMBLE S6 ROBOTIC

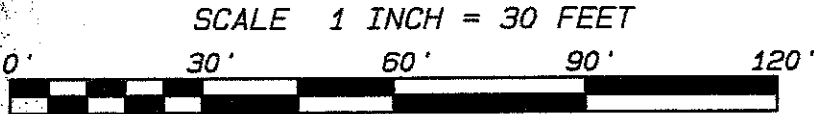
THIS SURVEY WAS PREPARED WITHOUT THE
AID OF A TITLE SEARCH AND IS SUBJECT
TO ANY AND ALL DISCLOSURES THAT A
TITLE SEARCH MAY YIELD.

THIS SURVEY IS CERTIFIED SOLELY TO
THE PARTY OR PARTIES NAMED HEREON.

UTILITIES WERE NOT LOCATED
AS PART OF THE SCOPE OF THIS SURVEY



This plat is a retracement of an existing parcel or parcels
of land and does not subdivide or create a new parcel or
make any changes to any real property boundaries. The
recording information of the documents, maps, plats, or
other instruments which created the parcel or parcels are
stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY
APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF
PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS,
OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.
Furthermore, the undersigned land surveyor certifies that
this plat complies with the minimum technical standards
for property surveys in Georgia as set forth in the rules
and regulations of the Georgia Board of Registration for
Professional Engineers and Land Surveyors and as set
forth in O.C.G.A. Section 15-6-67.



John T. Gaston



PLAT OF BOUNDARY RETRACEMENT & IMPROVEMENTS SURVEY FOR
ARMANDO & MARGARITA AGUIRRE

LOT 14, JB MILLER SUBDIVISION
LAND LOT 166, 9TH DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

LSF # 1074: ALTASURV LLC dba

GEOIMAGE

LAND SURVEYING, LAND PLANNING & DESIGN
21 ENOTA STREET, DAHLONEGA, GA 30533, (706) 864-7298

PLAT DATE: AUGUST 08, 2019
FIELD DATE: JULY 29, 2019

FIELD CREW: JDH/PDA
DRAWN BY: PDA

DRWG FILE: ARMANDO AGUIRRE
JOB # 4304







