



DEPARTMENT ISSUES

Police

- Resolution: 2022 Law Enforcement Training Grant Jay Parrish

Communications & Tourism

- Tourism Update for 3rd Quarter 2022 Robyn Lynch

Community & Economic Development

- **Public Hearing Item: November 1, 2022 Council Meeting** Abb Hayes
Request from **Atlantic Leasing, LLC** to annex two tracts totaling 1.0± acre located on the west side of Hudgins Street and the east side of Browns Bridge Avenue, north of Browns Bridge Road (a/k/a **1411 Hudgins Street and 1506 Browns Bridge Avenue**) and to establish a zoning of General Business (G-B). **Ward Number: Five.** Tax Parcel Number: 00-123-008-003A and 028. **Request: Combining properties.**
- **Public Hearing Item: November 1, 2022 Council Meeting** Abb Hayes
Request from **William B. Stark Jr.** for a special use on a 1.0± acre tract located on the north side of Washington Street between West Academy Street and West Avenue (a/k/a **614 Washington Street, NW**), having a zoning of Neighborhood Business (N-B). **Ward Number: Four.** Tax Parcel Number(s): 01-026-001-043. **Request: Five residential duplexes.**

CITY MANAGER ISSUES

MAYOR/COUNCIL ISSUES

- Ex-Officio Report(s)

CITY ATTORNEY ISSUES

- **Ordinance 2022-24 Annex Victory Street Property** Abb Hayes
(Tabled at the August 2, 2022 and October 18, 2022 Council Meeting)
AN ORDINANCE ANNEXING ALL OF VICTORY STREET RIGHT-OF-WAY CONSISTING OF 0.66± ACRE, LOCATED BETWEEN JESSE JEWELL PARKWAY AND SPRING STREET ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
- **Ordinance 2022-25 Zone Victory Street Property** Abb Hayes
(Tabled at the August 2, 2022 and October 18, 2022 Council Meeting)
AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON ALL OF VICTORY STREET RIGHT-OF-WAY CONSISTING OF 0.66± ACRE, LOCATED BETWEEN JESSE JEWELL PARKWAY AND SPRING STREET AT THE TIME OF ANNEXATION AS PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); TO REPEAL

CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

CITY CLERK ISSUES

EXECUTIVE SESSION

ADJOURNMENT

Final: Tuesday, October 25, 2022, 10:10 AM



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: October 17, 2022
Date Submitted: October 17, 2022
Final Approval Date: October 25, 2022
Presenter: Jay Parrish, Chief of Police
Item of Business: Resolution: 2022 Law Enforcement Training Grant
Meeting Date: October 27, 2022

Purpose of Request:

To accept the grant funding.

Facts & Issues / History & Background:

The 2022 Law Enforcement Training Grant Committee has indicated that the Gainesville Police Department will receive \$100,000.

Department Recommendation:

To accept the grant funding.

Department Director:

Jay Parrish

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

Amount Requested:

Sources of Funds: Grant

Finance Comments: 100,000

Administrative Comments:

Attachments:

1. Resolution: 2022 Law Enforcement Training Grant

RESOLUTION GR-2022 - ____

2022 LAW ENFORCEMENT TRAINING GRANT

WHEREAS, the 2022 Law Enforcement Training Grant Committee has selected the Gainesville Police Department to receive grant funding; and

WHEREAS, the 2022 Law Enforcement Training Grant Committee has indicated that the Gainesville Police Department will receive \$100,000; and

WHEREAS, the Gainesville Police Department has needs which are related to the purchase of equipment, supplies, and travel directly related to training in Use of Force, De-escalation/Mental Health, Officer Mental Health, and School Safety.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby authorizes the acceptance of said funds awarded by the 2022 Law Enforcement Training Grant Committee.

Adopted this ____ day of _____, 2022.

W. Samuel Couvillon, 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:

Denise O. Jordan, City Clerk



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: October 19, 2022
Date Submitted: October 25, 2022
Final Approval Date:
Presenter: Robyn Lynch, Tourism Director
Item of Business: Tourism Update for 3rd Quarter 2022
Meeting Date: October 27, 2022

Purpose of Request:

To present to the Mayor and Council information on activities and statistics in the 3rd quarter of the year.

Facts & Issues / History & Background:

Department Recommendation:

Department Director:

Robyn Lynch

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Presentation: 3rd quarter tourism update July-Sept 2022



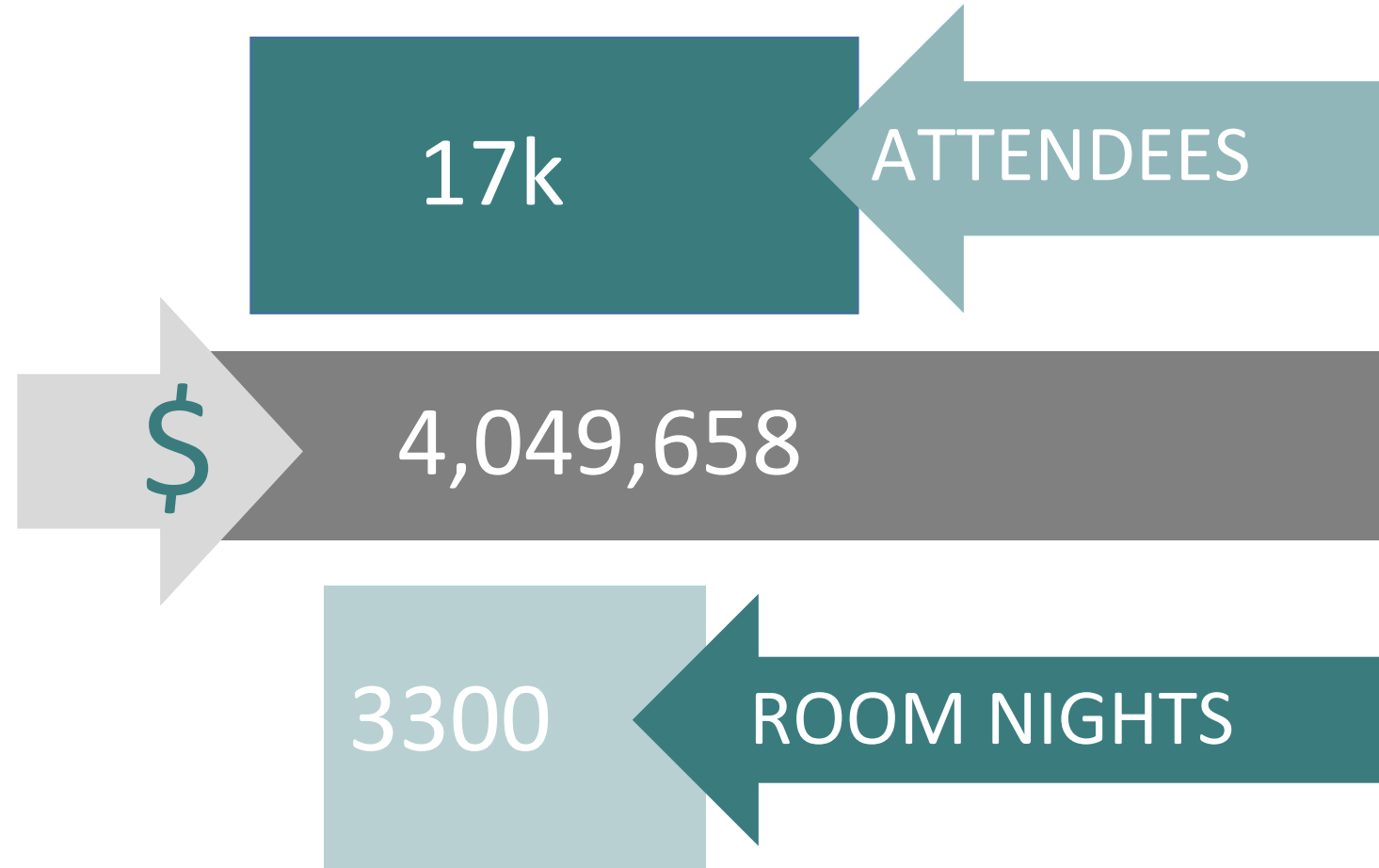
QUARTERLY UPDATE

July-September 2022



3rd Quarter EVENTS & ECONOMIC IMPACT

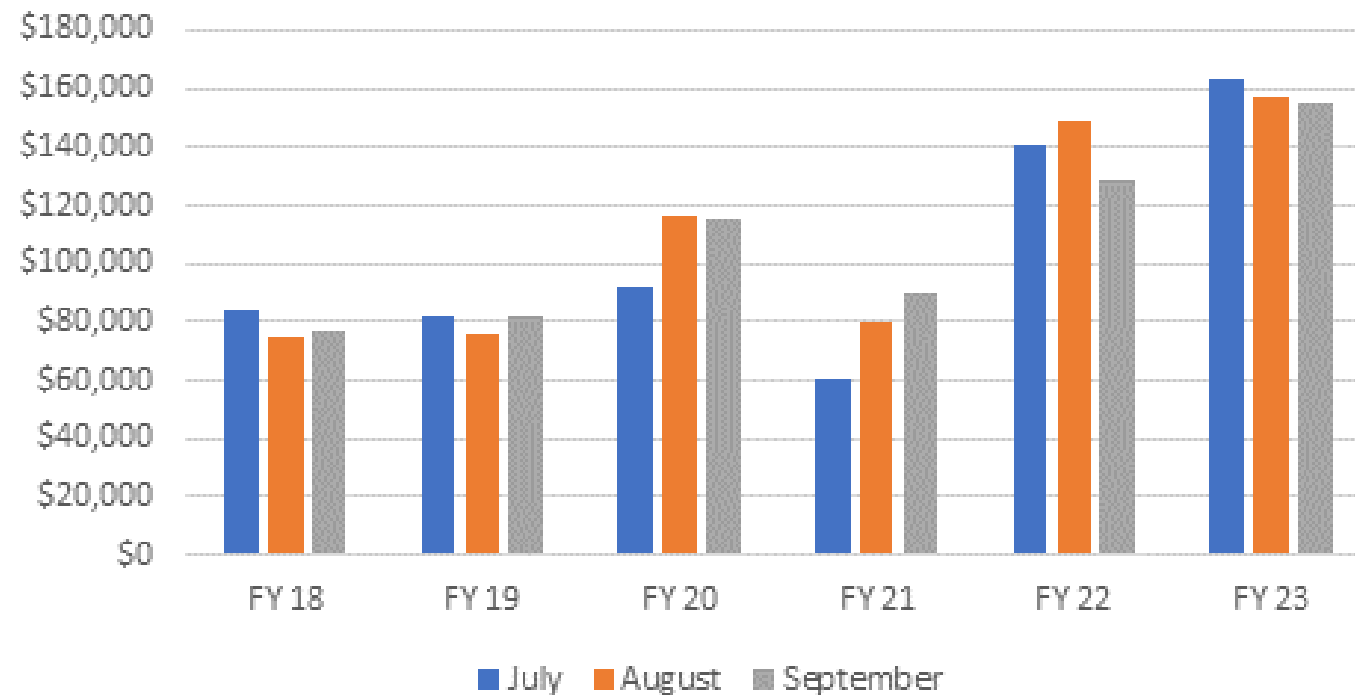
- Ga Peach Triathlon
- Beach Bash
- Wicked Weekend RC
- CWSA Wakeboard
- First Friday
- Food Truck Friday
- Tiger Takeover
- Atlanta Hong Kong Dragonboat Festival
- Georgia Square Dance Convention
- Mizuno Golf Tournament
- Georgia Public Library Directors Conference
- Georgia Beekeepers Conference
- Swim Across America
- Petit LeMans



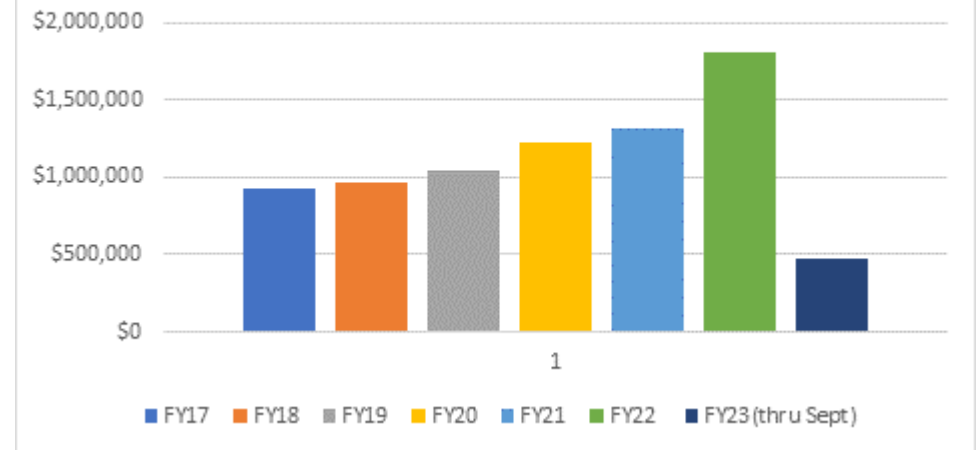


HOTEL/MOTEL STATS

3rd Quarter Comparison



Fiscal Year Comparisons





SOCIAL MEDIA



- @Explore Gainesville
- @Downtown Gainesville
- @Greater Gainesville Sports Alliance
- @Lake Lanier Olympic Park
- @John Ferriss Regatta



- @Explore Gainesville
- @Downtown Gainesville
- @Lake Lanier Olympic Park
- @Greater Gainesville Sports Alliance

Over 420,000 reached this quarter!

Conferences

Ga Square Dance Conference

Sept 16-18, 2022

- 400+
- Rented entire Civic Center
- Estimated 600 room nights
- CVB information table at event to send guests to attractions and dining



Georgia Public Library Directors Conference

September 21-23, 2022

- 100
- Stayed at Hampton Inn
- Activities downtown including "Dewey decimal Dash"
- Shuttled to Atlanta Botanical Garden for wine stroll
- Shopped and dined on Downtown Square

Georgia BeeKeepers Conference

September 22-25, 2022

- 400+
- Estimated 650 room nights
- Lanier Ramsey Center
- CVB invested \$800 for hotel nights for speakers



Sports

RC Wicked Weekend

7/28-31/2022

- 150 participants
- Rent entire Guest Lodge
- Event at Chicopee Ag Center
 - 5 years in Gainesville



Mizuno Golf Tournament

September 18-20, 2022

- Chattahoochee Golf Club
 - Partnership with UNG/GGSA/Mizuno
- Returning annually
- CVB assisted with hotels



Petit LeMans

September 29-October 2, 2022

- Hotel rooms within 20+ miles booked- Gainesville rooms substantial amount of rooms
 - Estimated rooms-
- Gainesville CVB staff assisted with hospitality at event
- One of the largest impact events for Gainesville-2.3 million



Sports

Atlanta Hong Kong Dragon Boat Festival

September 10, 2022

- 60 teams
- 170k economic impact

Gainesville Fire
Department Team



1st Place
Public Safety Division

Tourism/PR/Public
Works Team



1st Place
Recreation Division

Swim Across America

September 24, 2022

- Hundreds of swimmers
- 10 Olympians were at the event
- Fundraiser for Aflac Cancer and Blood Disorders Center of Children's Healthcare of Atlanta
 - Economic impact of over 200k
- Return event for Lake Lanier Olympic Park



City Sponsored

First Friday Concert Series

- Average 3,500 attendees



Food Truck Friday Series

- Average 3,000 attendees



Beach Bash

- 3,000 attendees



Other Notable Activities

Gainesville Trolley

- Downtown Dining
- Beach Bash Shuttle
- Dragon Boat Shuttle
- Mule Camp Shuttle
- NCAA Golf Shuttle
- Food Truck Friday Shuttle



LatinoFest

- 3,000 attendees
- Received Main Street Event Grant



The Boathouse

- Groundbreaking in July
- Demo and Grading



Plaza Pavilion

- Under Construction
- Completion Date - November



S.P.O.R.T.S. RELATIONSHIP CONFERENCE



- Met with planners throughout the conference
- 2 days of interviews
- Georgia Sports hosted opening night



WINNER WINNER...



SUCCESSFUL BIDS

- March 2023 Ferriss Regatta
- March 2023 American College of Dance Association Conference
- May 2023- NCAA Women's Golf Regionals
- February 2023- Skeeter 2 day Fishing Tournament
- April 2023- Gathering of the Guards Conference
- April 2023- SE Juniors Rowing Regatta
- June 2023- Bike Ride Across Georgia
- October 2023- Palmetto Boat Trail College Series
- November 2023- NCAA Cross Country Regionals
- May 2024- NCAA Men's Golf Regionals
- October 2024- Georgia Theater Arts Conference
- May 2026- NCAA Rowing Championships





CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: October 13, 2022

Date Submitted: October 17, 2022

Final Approval Date: October 25, 2022

Presenter: Abb Hayes, City Attorney

Item of Business: **Public Hearing Item: November 1, 2022 Council Meeting**
Request from **Atlantic Leasing, LLC** to annex two tracts totaling 1.0± acre located on the west side of Hudgins Street and the east side of Browns Bridge Avenue, north of Browns Bridge Road (a/k/a **1411 Hudgins Street and 1506 Browns Bridge Avenue**) and to establish a zoning of General Business (G-B). **Ward Number: Five**. Tax Parcel Number: 00-123-008-003A and 028. **Request: Combining properties.**

Meeting Date: October 27, 2022

Purpose of Request:

The purpose of this request is to provide an overview of the zoning request as presented at the October 11, 2022 Planning and Appeals Board meeting.

Facts & Issues / History & Background:

The applicant is proposing to annex the subject properties with a zoning of General Business (G-B). Both properties are zoned Residential-I (R-I) and are adjacent to the city limits to the south and east. The property located at 1411 Hudgins Street is 0.51± acre in size and the property located at 1506 Browns Bridge Avenue is 0.49± acre in size. The intent is to combine the two properties with the adjacent Jim Hardman auto dealership property. No other use is proposed at this time. Both properties previously contained a single-family home and have since been cleared, grassed and fenced. The adjacent properties include the Jim Hardman car dealership and single-family homes.

Department Recommendation:

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

SAMPLE MOTIONS:

Approval of Ordinance 2022- :

I move to approve the ordinance to annex the subject property for combining properties as presented.

Approval of Ordinance 2022- :

I move to approve the ordinance to establish zoning as General Business (G-B) with two 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. Combined Legal Ad
2. PAB Recommendation Report
3. Proposed Annexation Ordinance
4. Proposed Zoning Ordinance
5. Location Maps
6. Narrative
7. Survey
8. Pictures

Ralph L. Taylor, III
Hunt & Taylor Law
Group, LLC
1001 Riverside Drive,
Suite A Gainesville, GA
30501
770-831-7770
770-532-6128 (Fax)
1 1 1 9 0 3
9/14,21,28,10/5



NOTICE OF SECOND DUI
CONVICTION WITHIN 5
YEARS
TO BE PUBLISHED
NAME: TURNER ASHBY
BLALOCK
CITY: GAINESVILLE, GA
COUNTY: HALL
ZIP CODE: 30506
ARREST DATE:
07/15/2022
ARREST TIME: 08:53 PM
ARREST LOCATION:
PRICE ROAD @ PRICE DR
DISPOSITION: GUILTY
Hall County Superior &
State Court
Charles Baker, Clerk
225 Green Street, SE
Gainesville, GA 30501
PUBLISHED PURSUANT
TO O.C.G.A. 40-6-391A1
2022SR5096N
112495 9/21

Name Changes

Hall County Superior
Court
Notice of Name Change
– Alan Mijangos
CIVIL ACTION FILE NO:
2022CV1417C
NOTICE TO CHANGE
NAME OF A MINOR
CHILD
In Re: Alan Mijangos,
a minor child, Petition
of Irma Florentina
Mijangos Martinez for
Declaratory Judgment
and for Name Change of
a Minor Child to change
the name of her minor
child born in 2009,
from Alan Mijangos to
Alan Castillo Mijangos;
Petition filed by Weaver
Law Firm on August
10th, 2022 on behalf
of Petitioner in the Hall
County Superior Court.
Pursuant to O.C.G.A. §
19-12-2, any interested
party wishing to file an
objection to said name
change has 30 d11ays
from the date of filing to
register said complaint
with the court.
By order of the Court for
service by publication
dated August 10th,
2022, you are hereby
notified that on August
10th, 2022, Irma
Florentina Mijangos
Martinez, filed a
Petition for Declaratory
Judgment and for Name
Change of a Minor Child
in the Superior Court of
Hall County, Georgia.
You are required to file
an answer in writing to
said Complaint with the
Clerk of the Superior
Court, and to serve
same upon Petitioner's
attorney, Destin M.
Gillum, P.O. Box
414, Gainesville, Georgia
30503, within sixty (60)
days from the date of
the first publication
date.
111722 9/7, 14, 21, 28

HALL COUNTY
SUPERIOR COURT
STATE OF GEORGIA
Civil Action Case
Number 2022CV1563A
NOTICE OF PETITION
TO CHANGE NAME OF
ADULT
Jose Guadalupe
Saldana Cisneros filed
a petition in the Hall
County Superior Court
on August 31, 2022,
to change the name from
Jose Guadalupe Saldana
Cisneros to Kassandra
Guadalupe Saldana
Cisneros. Any interested
party has the right to
appear in this case and
file objections within 30
days after the Petition
was filed.
Dated 08/31/2022
Petitioner, Pro Se
Name: Jose G. Saldana
Cisneros
Address: 2932 Gillsville
Hwy Gainesville, GA
30507
Phone (day) (770)369-
2943
111801 9/7, 14, 21, 2 8

IN THE SUPERIOR COURT
OF HALL COUNTY STATE
OF GEORGIA
In Re The Name Change
of, Rebecca Preiss,
Petitioner.
CIVIL ACTION
FILE NO. 2022CV1407W
NOTICE OF PETITION
TO NAME CHANGE OF
ADULT
I, REBECCA PREISS
filed a petition in the
Superior Court of Hall
County on 9th day of
August, 2022 to change
my name from REBECCA
JANE PREISS to REBECCA
JANE ELKINS. Any

interested party has the
right to appear in the
case and file objections
within 30 days after the
petition was filed.
Signed this 12th day of
August
Prepared by:
The Law Office of Natalie
K. Howard, LLC
3675 Crestwood
Parkway NW
Suite 400
Duluth, GA 30096
Office: 678-252-2150
Fax: 678-252-2183
nhoward@nkhlegal.com
111787 9/7, 14, 21, 28

IN THE SUPERIOR COURT
OF HALL COUNTY STATE
OF GEORGIA
IN RE: The Name Change
of
LINDSEY SAMANTHA
PARKER, Petitioner
CIVIL ACTION FILE NO:
2 0 2 2 - C V - 1 5 9 6 W
NOTICE OF PETITION
TO CHANGE NAME OF
ADULT

An action was filed in the
Superior Court of Hall
County on September
7, 2022, to change the
Petitioner's name as
follows:
Petitioner's Name:
LINDSEY SAMANTHA
PARKER Desired New
Name: Lindsey
Parker Winslett
Any interested party
has the right to appear
in this case and file
objection before
the Final Judgment is
ordered in this case.
This 7th day of
September, 2022.
LYDIA J. SARTAIN, P.C.
303 Jesse Jewell
Parkway, SE Suite 200
Gainesville, GA 30501
(470) 252-5001
dwinslett@lydiajsartain.
com
/s/ Drew Winslett
Drew Winslett
Georgia Bar No. 361875
Attorney for Petitioner
112033
9/14,21,28,10/5

SUPERIOR COURT OF
HALL COUNTY
STATE OF GEORGIA
In re the Name Change
of Child(ren):
Evan Ledbetter
Hali Ledbetter
Petitioner,
v.
Aubrey Dodson
CIVIL ACTION FILE NO.:
2022CV1441W
NOTICE OF FILING
PETITION TO CHANGE
NAME(S) OF MINOR
CHILD(REN)
A petition was filed in
the Superior Court of
Hall County on August
12, 2022 to change the
name of the following
minor child(ren):
From Evan Ledbetter
Proposed New Name
Evan Dodson
Any interested party
has the right to appear
in this case and file
objections within the
timeprescribed in OCGA
see. 19-12-1(0)02) and
(3).
Dated: 8/12/22
Hali Ledbetter Petitioner
Pro se
Name: Hali Ledbetter
Address: 5410 Green
Hunter Ln Gainesville,
GA 30501
Phone: 678-316-2016
Email: hali.1992@yahoo.
com
111523 8/31, 9/7,14,21

SUPERIOR COURT OF
HALL COUNTY
STATE OF GEORGIA
In re the Name Change
of Child(ren):
Jensen Ledbetter
Hali Ledbetter
Petitioner,
v.
Aubrey Dodson
CIVIL ACTION FILE NO.:
2022CV1441W
NOTICE OF FILING
PETITION TO CHANGE
NAME(S) OF MINOR
CHILD(REN)
A petition was filed in
the Superior Court of
Hall County on August
12, 2022 to change the
name of the following
minor child(ren):
From Jensen Ledbetter
Proposed New Name
Jensen Dodson
Any interested party
has the right to appear
in this case and file
objections within the
timeprescribed in OCGA
see. 19-12-1(0)02) and
(3).
Dated: 8/12/22
Hali Ledbetter Petitioner
Pro se
Name: Hali Ledbetter
Address: 5410 Green
Hunter Ln Gainesville,
GA 30501
Phone: 678-316-2016
Email: hali.1992@yahoo.
com
111522 8/31, 9/7,14,21

SUPERIOR COURT HALL
COUNTY
STATE OF GEORGIA
In re the Name Change
of
Peyton Shane Wehunt,
Petitioner
Civil Action File NO.:
2022CV1634C
NOTICE OF PETITION

TO CHANGE NAME OF
ADULT
An action was filed in the
Superior Court of Hall
County on September
9th, 2022 to change the
Petitioner's names as
Follows:
Petitioner's name:
Peyton Shane Wehunt
Desired new name:
Peyton Shelby West
Any interested party
has the right to appear
in this case and file
objection before the
final judgment is
ordered in this case.
Dated: 9/9/22
Peyton Wehunt
Petitioner Pro se
Name: Peyton Shane
Wehunt
Address: 3326 Campus
Point Circle Gainesville,
GA 30504
Phone: 678-936-2220
E m a i l :
p e t y o n g o e s w e s t @
outlook.com
112172
9/14, 28, 10/5, 12

Public Hearings

NOTICE OF PLANNING
AND APPEALS BOARD
PUBLIC HEARING
Notice is hereby given
that the Gainesville
Planning and Appeals
Board will conduct
a public hearing on
Tuesday, October 11,
2022 at 5:30 p.m. in
the Gainesville Justice
Center (Municipal
Courtroom at the Public
Safety Complex), 701
Queen City Parkway
in Gainesville on the
following requests:
1) Request from Atlantic
Leasing, LLC to annex
two tracts totaling 1.0±
acre located on the
west side of Hudgins
Street and the east
side of Browns Bridge
Avenue, north of
Browns Bridge Road
(a/k/a 1411 Hudgins
Street and 1506 Browns
Bridge Avenue) and to
establish a zoning of
General Business (G-B).
Ward Number: Five
Tax Parcel
Number(s): 00-123-008-
003A and 028
Request: Combining
properties
2) Request from William
B. Stark Jr. for a special
use on a 1.0± acre tract
located on the north
side of Washington
Street between West
Academy Street and
West Avenue (a/k/a
614 Washington Street,
NW), having a zoning of
Neighborhood Business
(N-B).
Ward Number: Four
Tax Parcel Number(s):
01-026-001-043
Request: Five residential
duplexes
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, November
1, 2022 at 5:30 p.m. in
the Gainesville Justice
Center (Municipal
Courtroom at the Public
Safety Complex), 701
Queen City Parkway
in Gainesville on the
following requests:
1) Request from Atlantic
Leasing, LLC to annex
two tracts totaling 1.0±
acre located on the
west side of Hudgins
Street and the east
side of Browns Bridge
Avenue, north of
Browns Bridge Road
(a/k/a 1411 Hudgins
Street and 1506 Browns
Bridge Avenue) and to
establish a zoning of
General Business (G-B).
Ward Number: Five
Tax Parcel
Number(s): 00-123-008-
003A and 028
Request: Combining
properties2) Request
from William B. Stark
Jr. for a special use
on a 1.0± acre tract
located on the north
side of Washington
Street between West
Academy Street and
West Avenue (a/k/a
614 Washington Street,
NW), having a zoning of
Neighborhood Business
(N-B).
Ward Number: Four
Tax Parcel Number(s):
01-026-001-043
Request: Five residential
duplexes
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 has made,
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 the
Planning 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)).
112363 9/21

PUBLIC MEETING
NOTICE
The Town of Braselton
will hold a Public
Hearing on October
6, 2022 at 4:00 pm in
the Braselton Police
and Municipal Court
Facility located at 5040
Highway 53 to discuss
the 2023-2027 Capital
Improvement Element
update for Braselton. The
purpose of this hearing
is to inform the public
about the objective of
the plan and the process
to be followed in the
preparation of the plan
update, as well as to
elicit community input
on needs and goals.
Questions concerning
this plan update should
be directed to Jennifer
Scott, Town Manager at
706-654-5720 or email
jscott@braselton.net.
112370 9/21

The City of Buford
Planning and Zoning
Board will meet on
Tuesday, October 11,
2022 at 7:00 p.m. at
Buford City Hall, 2300
Buford Highway, Buford,
Georgia 30518 and the
Buford City Commission
will meet on Monday,
October 7, 2022 at 7:00
p.m. at Buford City
Arena, 2795 Sawnee
Avenue, Buford, Georgia
30518 to consider a
special use permit at
1046 Parkway Court,
Suites A, B, C, D, and E for
Powerstroke Specialty,
LLC. The special use
permit requested is to
allow Ford diesel
pickup truck repair and
restoration
112236
9/21,28,10/5,12,19, 26

Public Sales/Auctions

Notice of Public Auction
Notice of Public Auction
Boardwalk Storage-
Clermont, pursuant to
the "Self Service Storage
Act" (1981 Alabama
Acts, Number 81-769,
page 1321 and Section
1), hereby gives Notice
of Sale under said act,
to wit. Notice of Public
Auction. Boardwalk
Storage - Clermont
Will be holding a
public auction online
at Lockerfox.com On
October 06, 2022 @
11:30 am Only credit
cards will be accepted.
All sales are final and
the units must be
cleaned out completely
in 48 hours. A 100.00
cash cleaning deposit
is required and will be
refunded upon unit
inspection. Unit must
be clean of all items and
swept.
We currently have 1
unit(s) available: Unit
B19/26 Lisa LaValley
770-983-5453 - 6720
Cleveland Highway,
Clermont, GA 30527
112113 9/21,28

Auction of General
Household &
Commercial Goods
Lotta Space Storage
3825 Old Flowery
Branch Rd
Oakwood, GA 30566
Phone: 770-297-1708
Wednesday, October 5,
2022 12:00 Noon

C02 LUZ ARMENDARIZ,
C12 BENJAMIN DAVIS,
C13 CHERYL
SCUPAKUS, D08
CHERYL SCKUPAKUS,
F04 KIMBERLY PAYNE
VENTURA, I02 TREY
PLACEK, I06 MA DURAN,
I30 PATTY YATES,
J01 TRACY POWELL, J13
CHRIS HULSEY,
J16 PATRICIA
UNDERWOOD, K10
RASHAD LASHLEY,
K12 MYA REID, K21
ABRAHAM KHAIPPE,
K63 SEAN POE, K64
CHERYL SCKUPAKUS,
L02 BELINDA JOHNSON,
L14 PENNY MILLWOOD,
L19 CELENA RHYMER,
M11 MARIO DAVIS

Georgia Code, Article 5,
Section 10-4-2010, et.
seq. JMA AB2904, AU
3877 Terms of Sale: Cash,
15% Buyer Premium
111552
9/7,14,21,28,10/1

Auction of General
Household &
Commercial Goods
North Lanier Storage
5335 Browns Bridge
Road
Gainesville, GA 30504
Phone: 678-321-8000
Wednesday, October 5,
2022 10:00AM

39 Cora Lanning, 51
Hannah Day, 63 Teresa
Morris, 98
Christopher
Standridge, A30 Roger
Jackson, B116 Rex Martin, B145
Rhoshonda Powell,
B150 James Womack,
B152 Barry Jenkins,
B160 Sharon Parkman,
C02 Melissa Karcher,
C03 Linda Shane, C04
Janette Tozer, D55
Nanette Gossette

Georgia Code, Article 5,
Section 10-4-2010, et.
seq. JMA AB2904, AU
3877 Terms of Sale: Cash,
15% Buyer Premium
111551
9/7,14,21,28,10/2

Auction on Sept. 29th
at 11am at OakRidge
Mini Storage 3736
Old Flowery Branch
Rd. Oakwood. Unit
15 Oletta Griffin, Unit
94 Sheri Moschella
both(20ft long units).
contain household
goods and will be sold
to the highest bidder.
Questions Call OakRidge
Storage 7705321733
112313 9/21, 28

Notice is hereby given
that on September
23, 2022 at 10:00 AM
First Place Storage, 912
Gainesville Highway,
Ste. A, Buford, GA 30518,
the undersigned will
sell at public auction
by competitive bidding
on www.bid13.com
the following personal
belongings stored at
this facility. All sales are
paid in cash only and all
items must be removed
from the unit within72
hours.
Management reserves
the right to withdraw
any unit from sale.
Unit No: B021
Name: MICHAEL SMOCK
Address: 6A
STONEHENGE DRIVE
BUFORD, GEORGIA
30518

Unit No: B108
Name: KARL KAUTTER
Adress: 4977 LANIER
ISLAND PKWY
BUFORD, GEORGIA
30518

Unit No: B232
N a m e : M I R I A M
CONCEPCION
Address: 3925 BARK
CAMP PLACE
GAINESVILLE, GEORGIA
30506
General description of
goods: Household and
miscellaneous items
112076 9/14, 21

NOTICE OF PUBLIC SALE
Sunrise Cove Marina will
sell at public auction
the below described
property on October 1,
2022, at 5715 Flat Creek
Rd, Gainesville, GA
30504 at 11:00 A.M.

Notice is hereby given
to Quincy Cobb that a
2004, 27' Rinker Cruiser,
with all attachments,
riggings, fixtures,
equipment, personality,
improvements and
contents located at
5725 Flat Creek Rd,
Gainesville, GA in which
they are listed as owners,
has been abandoned.

Notice is hereby given
to Quincy Cobb that a
1995, 42' Trojan Cruiser,
with all attachments,
riggings, fixtures,
equipment, personality,
improvements and
contents located at
5725 Flat Creek Rd,
Gainesville, GA in which
they are listed as owners,
has been abandoned

Notice is hereby
given to Benjamin
Chastain that a 1973,
30' Pearson Sailboat,
with all attachments,
riggings, fixtures,
equipment, personality,
improvements and
contents located at
5725 Flat Creek Rd,
Gainesville, GA in which
they are listed as owners,
has been abandoned

Notice is hereby
given to Maryann
Buckner that a 1978,
25' Ericson Sailboat,
with all attachments,
riggings, fixtures,
equipment, personality,
improvements and
contents located at
5725 Flat Creek Rd,
Gainesville, GA in which
they are listed as owners,
has been abandoned

who is in possession of
said vessels. Proceeds
will be used to satisfy
debt created by account
holders to Sunrise Cove
Marina. All boats sold
"as is". Payment must be
made by certified funds
at time of purchase.
For further information,
please contact Janice
Wagner at 770-536-
8599.

112386 9/21, 28

Notice of Sale. Notice
is Hereby given that My
Storage Space, 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 10-4-215.
The undersigned will
sell at public sale by
competitive bidding
on Thursday, October
6, 2022 at 10:00AM on
the premises where said
property is being stored
and which is located
at, My Storage Space,
5671 Wayne Dr, Flowery
Branch, GA 30542,
County of Hall, State of
Georgia. 770-967-2130.
The personal property
found in units: B6 Leta
Robinson: B33 Leta
Robinson: C12 Shane
Sims: C41 Shane Sims:
B36 Debra Whitley. All
sales are Cash Only
and all items must be
removed from the unit
within 48 hours. All
items are sold as is. Sale
is subject to cancellation
and Tenant has the right
to redeem prior to sell.
General description of
goods: Household and
miscellaneous items.
112371 9/21, 28

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 10-4-215.
The undersigned will
sell at public sale by
competitive bidding
on Friday, September
30th at 09:00am 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: A033- Stephen
Huger- electrical
components, files;
A061-Mauryssa Brooks-
weights, clothes; B026-
Geraldine Longstreet-
home goods, chafers;
B016- Felicia Marsh-
Chest Freezer, Refrig,
furniture; C005-Taylor
Marett- Furniture, Chest,
Boxes; D034- Katalin
Nagy- Furniture, Boxes,
Household items; D028-
Cynthia Humphries- Roll
top Desk, furniture,TV's,
Beds; J011-Jammie
Pinkston-Furniture,
Household items; K012-
Mysha Parks- Totes,
Suitcase; K010-Anthony
Moss- Tools, Totes, Rug,
Jack; B038- Thomas
Mims- Files, Boxes, Office
Furniture. 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.
112034 9/14, 21

Notice of Self Storage
Sale

Please take notice Mid-
gard Self Storage -
Gainesville GA at 1405
NW McEver Rd Gaines-
ville GA, 30504 intends
to hold a public sale to
sell the property stored
in the following units
stored at the Facility. The
public sale to the highest
bidder will occur at an
online auction via www.
storageauctions.com on
10/12/2022 at 1:00pm.
Unless stated otherwise
the description of the
contents are household
goods and furnishes-
ings. Lportia B Haynes
unit #2014; Kathryn
Lounell Regina Scott
unit #2090; Karen Wa-
ters unit #B227; Nelson
Gonzalez unit #D136;
Kendall E Carnes unit
#F138; Terica Tanisha N
Martin unit #F149; Ha-
noi Acosta Santiago unit
#G120. All property is
being stored at the above
self-storage facility. This
sale may be withdrawn at
any time without notice.

Certain terms and condi-
tions apply. See manager
for details.
112308 9/21, 28

Notice of Self Storage
Sale
Please take notice
Midgard Self Storage
- Gainesville2 at 2779
Dawsonville Hwy,
Gainesville, GA 30506
intends to hold a public
sale to sell the property
stored in the following
units stored at the
Facility. The public sale
will occur at an online
auction via www.
storageauctions.com on
10/12/2022 at 1:00pm.
Unless stated otherwise
the description of the
contents are household
goods and furnishings.
Glenda Saucier unit
#174; Darchele N
Barnard unit #362;
Jason M Ayers units
#4, #420 & #421; Erik
Mosqueda units #487 &
#642; Kimberly Mincey
unit #637. All property
is being stored at the
above self-storage
facility. This sale may be
withdrawn at any time
without notice. Certain
terms and conditions
apply. See manager for
details.
112307 9/21, 28

Pursuant to the Georgia
Self-Service Storage
Facility Act, notice
is hereby given that SS
Flowery Branch,
LLC d/b/a Simply Self
Storage at 6121 Spout
Springs Road, Flowery
Branch GA 30542 will
sell at public auction
the personal property
in the below-listed
occupants' leased unit(s)
to satisfy the owner's
lien. The personal
property stored therein
by the following
occupants may include
but is not limited to
general household,
office and personal
items, furniture, boxes,
clothes, and appliances.
The unit(s) will be
sold at public auction
through online auction
services of www.
storageauctions.com
with bids opening at
10/13/22 at 12:00pm
and closing on 10/20/22
at 12:00pm. Unit
158 – Jeff Chassey –
Refrigerator, Unit 468
– Deborah Kirkpatrick
– Furniture, Boxes,
clothes.
112028 9/21, 28

Probate Notices

IN THE PRO BATE COURT
OF HALL COUNTY STATE
OF GEORGIA
IN RE:
RICHARD CHARLES
BELLOW, DECEASED
ESTATE NO. E-22-522
NOTICE OF PETITION
TO FILE FOR YEAR'S
SUPPORT
The petition of Marilyn
Therese Schorn-
Bellows, for a year's
support from the estate
of
Richard Charles.
Bellows, deceased, for
decedent's (surviving
spouse), having been
duly filed, all interested
persons are hereby
notified to show cause,
if any they have, on
or before October
7th,2022, 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 on or before
the time stated in the
preceding sentence. All
objections
should be sworn to
before a notary public
or before a probate
court clerk, and filing
fees 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
111838 9/7,14,21,28
(address) 116 Spring
Street SE, First
Floor, Gainesville,
Georgia) (scheduled
at a later date). If no
objections are filed the
petition may be granted
without ~ hearing.
Patty Walters Laine
Judge of the Probate Co
urt
By: Cohnren Williams
Clerk of the Probate Co
urt
116 Spring Street SE,
First Floor,
Gainesville, GA 30501
Address
770-535-9710 Ext 7011
Telephone Number

IN THE PROBATE COURT
OF HALL COUNTY STATE
OF GEORGIA
INRE: ESTATE OF
JOHN BRUCE a/k/a

GAINESVILLE PLANNING and APPEALS BOARD RECOMMENDATION

Applicant and Property Owner	Atlantic Leasing, LLC
Location	1411 Hudgins Street 1506 Browns Bridge Avenue
Request	Annex, with G-B zoning
Total Acres	1.0± acres total 0.51± acre- 1411 Hudgins Street 0.49± acre- 1506 Browns Bridge Avenue
Ward	Five
Proposed Use	Combining properties
Planning Division Staff Recommendation	Approval, with conditions
Planning & Appeals Board Recommendation	Approval, with conditions
Date	October 11, 2022

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

The applicant is proposing to annex the subject properties with a zoning of General Business (G-B). Both properties are zoned Residential-I (R-I) and are adjacent to the city limits to the south and east. The property located at 1411 Hudgins Street is 0.51± acre in size and the property located at 1506 Browns Bridge Avenue is 0.49± acre in size. The intent is to combine the two properties with the adjacent Jim Hardman auto dealership property. No other use is proposed at this time. Both properties previously contained a single-family home and have since been cleared, grassed and fenced. The applicant desires to bring all of the properties under the same zoning and jurisdiction.

- **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes; Auto repair shop	Residential-I (R-I) -County
South	Jim Hardman dealership	General Business (G-B) -City
East	Jim Hardman dealership	General Business (G-B) -City
West	Single-family homes	Residential-I (R-I) -County Office and Institutional (O-I) -City

- **Zoning History**

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

2021 – A request by the Two Capital Partners to rezone a 24.857± acres tract located at 600, 610 and 622 Shallowford Road, SW; 1515 Skelton Road, SW and 1448 and 1450 Hudgins Street, SW from Neighborhood Business (N-B) and General Business (G-B) to Planned Unit Development (P-U-D) was approved with conditions for a master planned mixed-use rental community.

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

2018 – A request by REB Land Development, LLC to rezone a 2.744± acres tract located at 621 Lakeshore Drive from Residential-I (R-I) to General Business (G-B) for a multi-tenant retail, office and restaurant was withdrawn.

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

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

Analysis

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

The subject properties consist of a grassed area and fencing which serves as a buffer to the adjacent residential homes. The applicant desires to bring all of the property under one jurisdiction with the same zoning. There is no change in use proposed.

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

The proposal will function in a similar manner as it currently does in the County. The properties previously contained single-family homes that were demolished by the property owner. According to the applicant, additional buffer trees will be planted within a 10-foot wide buffer strip next to the existing fence. However, the proposed zoning of G-B would allow for the expansion of the existing car dealership if proposed in the future.

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

The Future Development Map for the City of Gainesville places the property located at 1506 Browns Bridge Road within the *Commercial* land use category and 1411 Hudgins Street within the *Multi-family Residential* land use category. The Commercial land use category includes areas focused on retail, office, and or other commercial service activities such as grocery stores, banks, restaurants, hotels and automotive-related businesses. The Multi-family Residential land use category includes areas containing or planned for single-family attached or multi-family housing at densities at a minimum of four dwelling units per acre.

As well, the Character Area map for the City of Gainesville places the subject property within the *West Side* character area. Land uses allowed in the West Side include higher density residential, mixed-use, commercial, light industrial, public and institutional and parks and recreation.

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

The applicant desires to have all of the property owned by Atlantic Leasing, LLC (Jim Hardman) under one jurisdiction and zoning of General Business (G-B). This appears to be reasonable as the adjacent larger property operated within the city limits under a zoning of G-B.

(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 change from County jurisdiction to City jurisdiction should not substantially affect public facilities or services at this time. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and the nearest City of Gainesville Fire Station #1 is approximately 1.7 miles from the subject property. No impacts to the City school system are anticipated.

(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?

The subject properties will be combined with the larger parent tract that fronts Brown Bridge Road. Properties fronting Browns Bridge Road are expected to remain commercial. The residential properties located along Hudgins Street and Browns Bridge Avenue have been established since the 1950's and 1960's and provide for affordable single-family housing. It is staff's opinion that the proposal appears to be consistent with existing and expected uses for the area.

(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 existing use of the subject properties and their proximity to the existing car dealership, the proposal appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

Recommendation

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

Conditions

1. 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, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
2. A staggered row of evergreen trees consisting of a mixture of Cryptomeria, Thuja Green Giant Arborvitae, Eastern Red Cedar and/or Holly trees shall be required within the buffer area adjacent to the single-family properties to the north. The location, size and type of buffer trees shall be subject to the approval of the Community and Economic Development Department Director.

Excerpts from the October 11, 2022 PAB Meeting Minutes

Applicant Presentation: Jim Hardman, 1592 Browns Bridge Road, stated he purchased the two properties years ago. Mr. Hardman purchased the property and said the house wasn't worth restoring and he had spent \$18,000 to abate the asbestos and contained a pool that had not been used in forty years. Mr. Hardman stated he demolished the house at Browns Bridge Avenue but had contained two levels that was divided into five apartments which was

built without any permits/approvals. He stated with the properties combined, it would make it just over 5 acres, which is a General Motors requirement.

FAVOR: None

OPPOSE: None

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

Conditions

- 1. 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, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 2. A staggered row of evergreen trees consisting of a mixture of Cryptomeria, Thuja Green Giant Arborvitae, Eastern Red Cedar and/or Holly trees shall be required within the buffer area adjacent to the single-family properties to the north. The location, size and type of buffer trees shall be subject to the approval of the Community and Economic Development Department Director.**

Motion made by Board Member White

Motion seconded by Board Member Martin

Vote – 6 favor, 1 absent (Carter)

Passed: _____

AN ORDINANCE

No. 2022-

AN ORDINANCE ANNEXING TWO TRACTS TOTALING 1.0± ACRE LOCATED ON THE WEST SIDE OF HUDGINS STREET AND THE EAST SIDE OF BROWNS BRIDGE AVENUE, NORTH OF BROWNS BRIDGE ROAD (A/K/A 1411 HUDGINS STREET AND 1506 BROWNS BRIDGE AVENUE) ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE; 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

Tract 2

All that tract or parcel of land lying and being in Land Lot 170, 9th Land District, Hall County, Georgia being more fully shown and delineated as Tract-2 on a Survey for Atlantic Leasing, LLC prepared by Patton Land Surveying, Chris M. Patton, Georgia Registered Land Surveyor No. 2647 having a survey date of August 31, 2011 and having a last revised plat date of August 03, 2022, and being more particularly described as follows:

To locate the TRUE POINT OF BEGINNING commence at a concrete monument found on the northern right of way of State Route No. 369, a/k/a Browns Bridge Road (being 40 feet from the centerline) and the eastern right-of-way of Browns Bridge Avenue (right-of-way varies) and said point being the POINT OF BEGINNING,

Thence leaving said State Route No. 369, a/k/a Browns Bridge Road (being 40 feet from the centerline) and following along the eastern right of way of Browns Bridge Avenue (right-of-way varies at this point) in a north westerly direction the following courses:

Thence North 53 degrees 01 minutes 23 seconds West for a distance of 36.01 feet to a ½ inch crimp top pin found at a disturbed concrete monument found (being 20 feet from the centerline of Browns Bridge Avenue); Thence North 30 degrees 43 minutes 41 seconds West for a distance of 211.47 feet to a ½ inch crimp top pin found (being 20 feet from

ORDINANCE NO. 2022 -

the centerline of Browns Bridge Avenue) ; Thence North 30 degrees 50 minutes 06 seconds West for a distance of 100.00 feet to a $\frac{3}{4}$ inch crimp top pin found at a brick column (20 feet from the centerline of Browns Bridge Avenue) and said point being the TRUE POINT OF BEGINNING;

Thence following along the eastern right of way of said Browns Bridge Avenue (having a 40 feet right-of-way) in a north westerly direction the following course:

Thence North 31 degrees 20 minutes 00 seconds West for a distance of 150.01 feet to a nail found at the base of a disturbed $\frac{1}{2}$ inch open top pin found; Thence leaving said Browns Bridge Avenue (having a 40 feet right-of-way) the following courses:

Thence North 60 degrees 37 minutes 36 seconds East for a distance of 142.53 feet to a $\frac{1}{2}$ inch rebar pin found; Thence South 30 degrees 53 minutes 47 seconds East for a distance of 30.64 feet to a $\frac{3}{4}$ inch crimp top pin found; Thence South 31 degrees 19 minutes 44 seconds East for a distance of 89.92 feet to a 1 inch open top pin found; Thence South 31 degrees 19 minutes 44 seconds East for a distance of 29.00 feet to a $\frac{1}{2}$ inch crimp top pin found; Thence South 60 degrees 26 minutes 44 seconds West for a distance of 142.27 feet to a $\frac{3}{4}$ inch crimp top pin found at a brick column and said point being the TRUE POINT OF BEGINNING.

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

Said property contains 21,305 square feet or 0.49 acres more or less.

Tract 5

All that tract or parcel of land lying and being in Land Lot 170, 9th Land District, Hall County, Georgia being more fully shown and delineated as Tract-5 on a survey for Atlantic Leasing, LLC prepared by Patton Land Surveying, Chris M. Patton, Georgia Registered Land Surveyor No. 2647 having a survey date of August 31, 2011 and having a last revised plat date of August 03, 2022, and being more particularly described as follows:

To locate the TRUE POINT OF BEGINNING commence at a $\frac{1}{2}$ inch crimp top pin found on the northern right-of-way of State Route No. 369, a/k/a Browns Bridge Road (being 40 feet from the centerline) and the western right-of-way of Hudgins Street (right-of-way varies) and said point being the POINT OF BEGINNING.

Thence leaving said State Route No. 369, a/k/a Browns Bridge Road (being 40 feet from the centerline) and following along the western right-of-way of Hudgins Street (right-of-way varies at this point) in a northerly direction the following courses:

Thence North 07 degrees 32 minutes 31 seconds East for a distance of 27.83 feet to a $\frac{1}{2}$ inch crimp top pin found; Thence North 33 degrees 13 minutes 50 seconds West for a distance of 169.71 feet to a P.K. Nail Found; Thence North 56 degrees 46 minutes 10 seconds East for a distance of 19.36 feet to a P.K. Nail Found (15 feet from the centerline of Hudgins Street); Thence North 33 degrees 13 minutes 50 seconds West for a distance of 202.88 feet to a $\frac{1}{2}$ inch crimp top pin found (15 feet from the centerline of Hudgins Street); Thence North 32 degrees 45 minutes 28 seconds West for a distance of 90.00 feet to a $\frac{3}{4}$ inch crimp top pin found (15 feet from the centerline of Hudgins Street); Thence North 32 degrees 56 minutes 43 seconds West for a distance of 89.99 feet to a $\frac{3}{4}$ inch crimp top pin found (15 feet from the centerline of Hudgins Street) and said point being the TRUE POINT OF BEGINNING;

ORDINANCE NO. 2022 -

Thence leaving the western right-of-way of said Hudgins Street (having a 30 foot of right-of-way) the following courses:

Thence North 68 degrees 46 minutes 43 seconds East for a distance of 252.31 feet to a $\frac{3}{4}$ inch crimp top found at the base of chain link fence corner; Thence North 31 degrees 11 minutes 32 seconds West for a distance of 38.33 feet to a 1 inch open top pin found; Thence North 30 degrees 52 minutes 52 seconds West for a distance of 50.98 feet to a $\frac{3}{4}$ inch crimp top pin found; Thence North 68 degrees 48 minutes 32 seconds East for a distance of 249.63 feet to a calculated point located on the western right-of-way of Hudgins Street; Thence following said Hudgins Street (having a 30 foot right-of-way) the following course: Thence South 32 degrees 43 minutes 06 seconds East for a distance of 89.68 feet to a $\frac{3}{4}$ inch crimp top pin found and said point being the TRUE POINT OF BEGINNING.

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

Said property contains 22,076 square feet or 0.51 acres more or less.

The annexation is to include all that portion of the right-of-way known as Hudgins Street located between the subject property and the existing city limits as 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.

W. Samuel Couvillon, Mayor

ORDINANCE NO. 2022 -

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:

Denise O. Jordan, City Clerk

Passed: _____

AN ORDINANCE

No. 2022-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON TWO TRACTS TOTALING 1.0± ACRE LOCATED ON THE WEST SIDE OF HUDGINS STREET AND THE EAST SIDE OF BROWNS BRIDGE AVENUE, NORTH OF BROWNS BRIDGE ROAD (A/K/A 1411 HUDGINS STREET AND 1506 BROWNS BRIDGE AVENUE) AT THE TIME OF ANNEXATION AS 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. 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, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 2. A staggered row of evergreen trees consisting of a mixture of Cryptomeria, Thuja Green Giant Arborvitae, Eastern Red Cedar and/or Holly trees shall be required within the buffer area adjacent to the single-family properties to the north. The location, size and type of buffer trees shall be subject to the approval of the Community and Economic Development Department Director.**

Legal Description

Tract 2

All that tract or parcel of land lying and being in Land Lot 170, 9th Land District, Hall County, Georgia being more fully shown and delineated as Tract-2 on a Survey for Atlantic Leasing, LLC prepared by Patton Land Surveying, Chris M. Patton, Georgia Registered Land Surveyor No. 2647 having a survey date of August 31, 2011 and having a last revised plat date of August 03, 2022, and being more particularly described as follows:

ORDINANCE NO. 2022 -

To locate the TRUE POINT OF BEGINNING commence at a concrete monument found on the northern right of way of State Route No. 369, a/k/a Browns Bridge Road (being 40 feet from the centerline) and the eastern right-of-way of Browns Bridge Avenue (right-of-way varies) and said point being the POINT OF BEGINNING,

Thence leaving said State Route No. 369, a/k/a Browns Bridge Road (being 40 feet from the centerline) and following along the eastern right of way of Browns Bridge Avenue (right-of-way varies at this point) in a north westerly direction the following courses:

Thence North 53 degrees 01 minutes 23 seconds West for a distance of 36.01 feet to a ½ inch crimp top pin found at a disturbed concrete monument found (being 20 feet from the centerline of Browns Bridge Avenue); Thence North 30 degrees 43 minutes 41 seconds West for a distance of 211.47 feet to a ½ inch crimp top pin found (being 20 feet from the centerline of Browns Bridge Avenue); Thence North 30 degrees 50 minutes 06 seconds West for a distance of 100.00 feet to a ¾ inch crimp top pin found at a brick column (20 feet from the centerline of Browns Bridge Avenue) and said point being the TRUE POINT OF BEGINNING;

Thence following along the eastern right of way of said Browns Bridge Avenue (having a 40 feet right-of-way) in a north westerly direction the following course:

Thence North 31 degrees 20 minutes 00 seconds West for a distance of 150.01 feet to a nail found at the base of a disturbed ½ inch open top pin found; Thence leaving said Browns Bridge Avenue (having a 40 feet right-of-way) the following courses:

Thence North 60 degrees 37 minutes 36 seconds East for a distance of 142.53 feet to a ½ inch rebar pin found; Thence South 30 degrees 53 minutes 47 seconds East for a distance of 30.64 feet to a ¾ inch crimp top pin found; Thence South 31 degrees 19 minutes 44 seconds East for a distance of 89.92 feet to a 1 inch open top pin found; Thence South 31 degrees 19 minutes 44 seconds East for a distance of 29.00 feet to a ½ inch crimp top pin found; Thence South 60 degrees 26 minutes 44 seconds West for a distance of 142.27 feet to a ¾ inch crimp top pin found at a brick column and said point being the TRUE POINT OF BEGINNING.

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

Said property contains 21,305 square feet or 0.49 acres more or less.

Tract 5

All that tract or parcel of land lying and being in Land Lot 170, 9th Land District, Hall County, Georgia being more fully shown and delineated as Tract-5 on a survey for Atlantic Leasing, LLC prepared by Patton Land Surveying, Chris M. Patton, Georgia Registered Land Surveyor No. 2647 having a survey date of August 31, 2011 and having a last revised plat date of August 03, 2022, and being more particularly described as follows:

To locate the TRUE POINT OF BEGINNING commence at a ½ inch crimp top pin found on the northern right-of-way of State Route No. 369, a/k/a Browns Bridge Road (being 40 feet from the centerline) and the western right-of-way of Hudgins Street (right-of-way varies) and said point being the POINT OF BEGINNING.

Thence leaving said State Route No. 369, a/k/a Browns Bridge Road (being 40 feet from

ORDINANCE NO. 2022 -

the centerline) and following along the western right-of-way of Hudgins Street (right-of-way varies at this point) in a northerly direction the following courses:

Thence North 07 degrees 32 minutes 31 seconds East for a distance of 27.83 feet to a ½ inch crimp top pin found; Thence North 33 degrees 13 minutes 50 seconds West for a distance of 169.71 feet to a P.K. Nail Found; Thence North 56 degrees 46 minutes 10 seconds East for a distance of 19.36 feet to a P.K. Nail Found (15 feet from the centerline of Hudgins Street); Thence North 33 degrees 13 minutes 50 seconds West for a distance of 202.88 feet to a ½ inch crimp top pin found (15 feet from the centerline of Hudgins Street); Thence North 32 degrees 45 minutes 28 seconds West for a distance of 90.00 feet to a ¾ inch crimp top pin found (15 feet from the centerline of Hudgins Street); Thence North 32 degrees 56 minutes 43 seconds West for a distance of 89.99 feet to a ¾ inch crimp top pin found (15 feet from the centerline of Hudgins Street) and said point being the TRUE POINT OF BEGINNING;

Thence leaving the western right-of-way of said Hudgins Street (having a 30 foot of right-of-way) the following courses:

Thence North 68 degrees 46 minutes 43 seconds East for a distance of 252.31 feet to a ¾ inch crimp top found at the base of chain link fence corner; Thence North 31 degrees 11 minutes 32 seconds West for a distance of 38.33 feet to a 1 inch open top pin found; Thence North 30 degrees 52 minutes 52 seconds West for a distance of 50.98 feet to a ¾ inch crimp top pin found; Thence North 68 degrees 48 minutes 32 seconds East for a distance of 249.63 feet to a calculated point located on the western right-of-way of Hudgins Street; Thence following said Hudgins Street (having a 30 foot right-of-way) the following course: Thence South 32 degrees 43 minutes 06 seconds East for a distance of 89.68 feet to a ¾ inch crimp top pin found and said point being the TRUE POINT OF BEGINNING.

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

Said property contains 22,076 square feet or 0.51 acres more or less.

The annexation is to include all that portion of the right-of-way known as Hudgins Street located between the subject property and the existing city limits as shown on the location map.

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

ORDINANCE NO. 2022 -

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.

W. Samuel Couvillon, Mayor

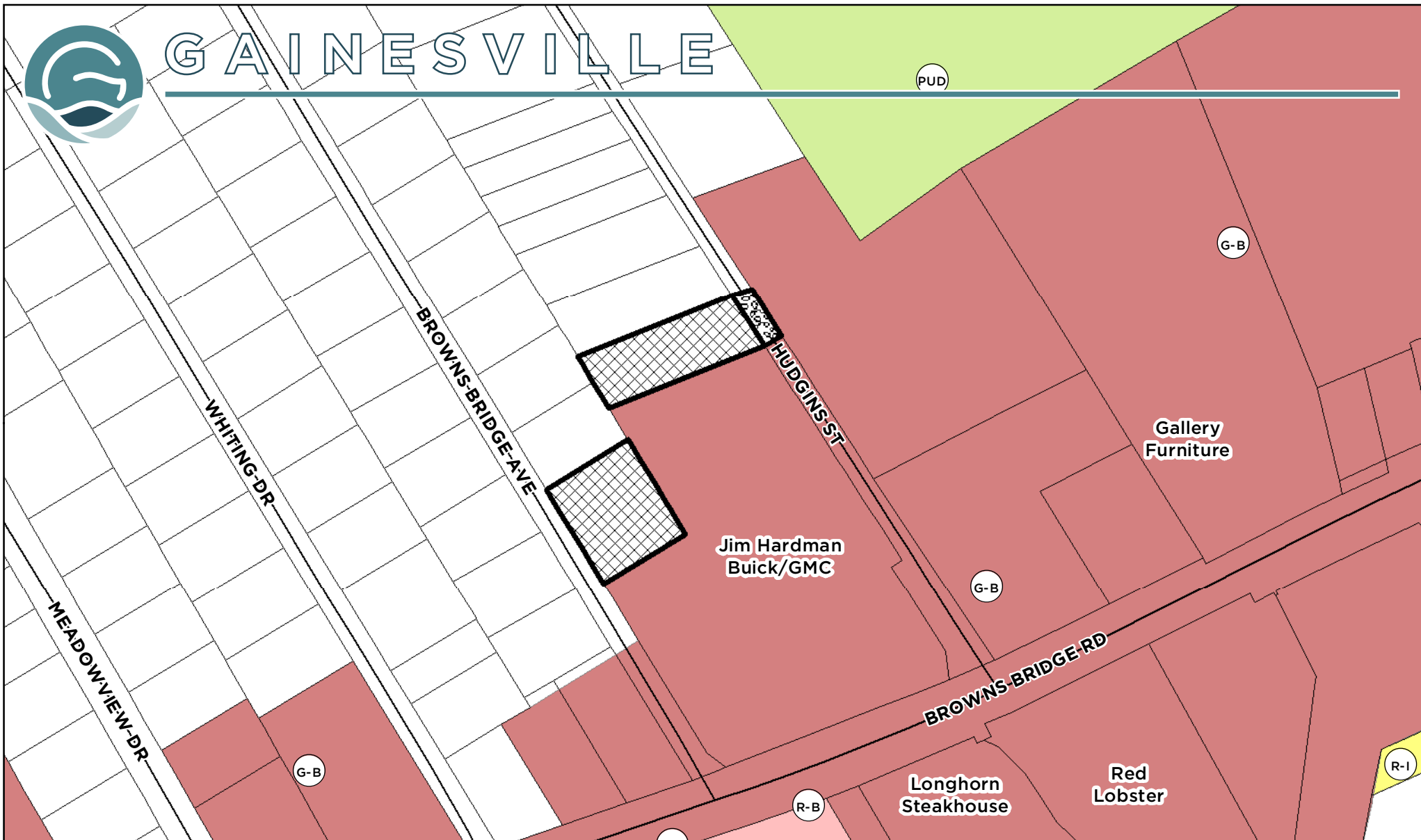
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



GAINESVILLE



Applicant: **ATLANTIC LEASING, LLC**

ANNEXATION REQUEST

Subject Property Address:
1411 Hudgins Street &
1506 Browns Bridge Avenue

Tax Parcel:
00123 008003A &
00123 008028

Request:

Annex two tracts totaling +/- 1 AC with General Business (G-B) zoning to combine lots with adjacent property.



Subject Property



ROW to be Annexed



Meeting Date: 10/11/2022

Map Prepared: 08/25/2022

0 100 200 300 400 Feet

SCALE: 1" = 200'



GAINESVILLE



Applicant:

ATLANTIC LEASING, LLC

ANNEXATION REQUEST

Subject Property Address:

1411 Hudgins Street &
1506 Browns Bridge Avenue

Tax Parcel:

00123 008003A &
00123 008028

Request:

Annex two tracts totaling +/- 1 AC with General Business (G-B) zoning to combine lots with adjacent property.



Subject Property



ROW to be Annexed

Aerial from 2021

Meeting Date: 10/11/2022

Map Prepared: 08/25/2022

0 100 200 300 400 Feet

SCALE: 1" = 200'



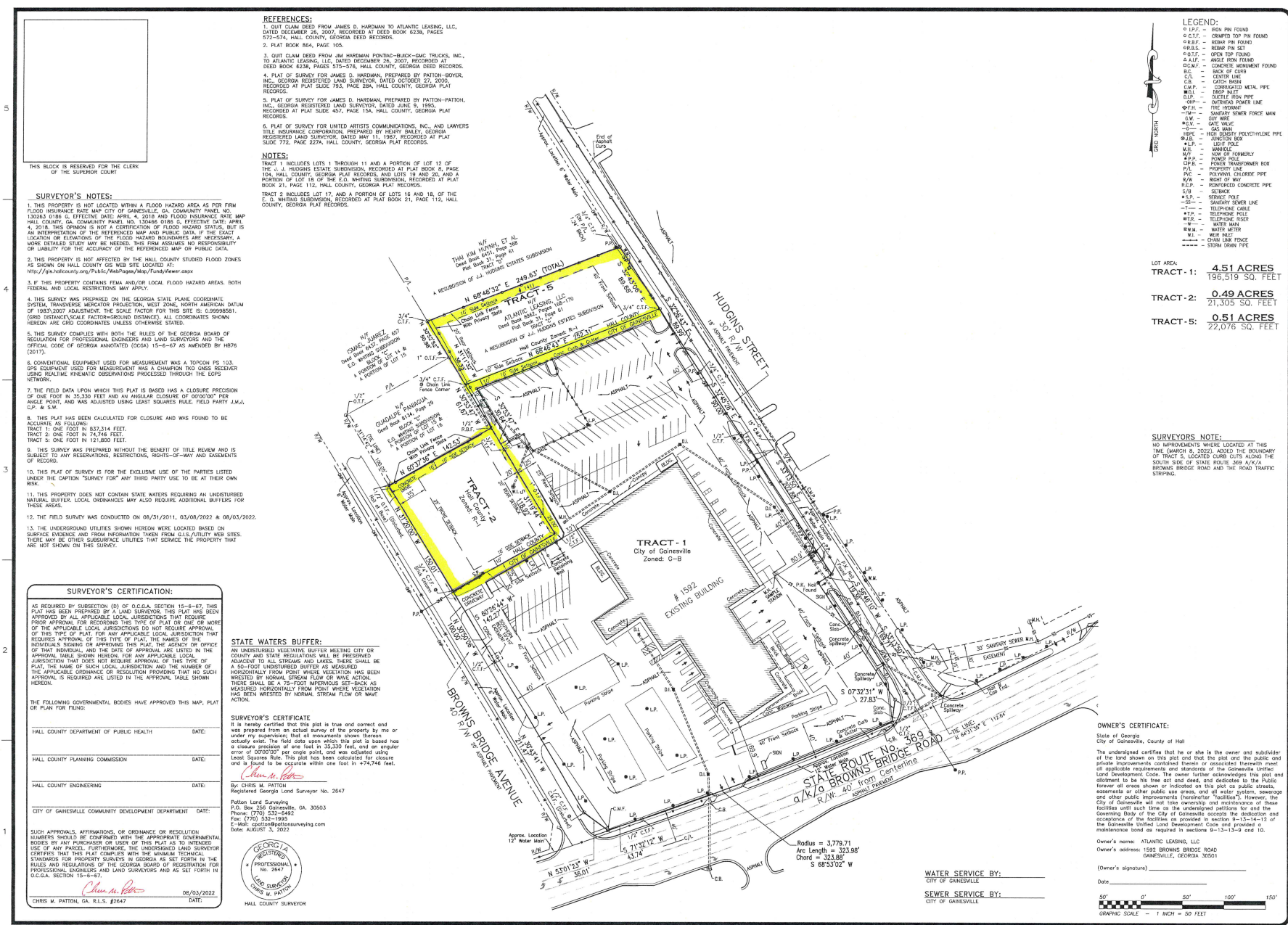
Narrative for Annexation Request
1411 Hudgins Street and 1506 Browns Bridge Avenue

I would like to annex 1411 Hudgins Street (0.51 acres) and 1506 Browns Bridge Avenue (0.49 acres) and combine both properties with the adjacent property located at 1592 Browns Bridge Road (Jim Hardman Buick GMC) with a zoning request of General Business (G-B).

I have installed a black coated chain link fence with privacy slats along the outer boundaries adjacent to the existing residential properties. I also will be planting a landscape buffer along the adjacent residential properties in the fall of this year.

A 10' wide buffer will be provided to include the existing privacy fence and landscape buffer.

I am not proposing any curb cuts for access or any site improvements at this time, but merely want to combine the properties so that I have one contiguous piece of property.



REGISTERED PROFESSIONAL LAND SURVEYOR

P.O. BOX 296
GAINESVILLE, FL 32602
PHONE: (770) 532-8492
FAX: (770) 532-1995
www.pattonsurveying.com

PATTON

LAND SURVEYING, LLC

COMPILED BY: C.M.P.
DRAWN BY: J.A.L., C.P. & S.W.
CHECKED BY: C.M.P.

REPLACEMENT SURVEY FOR:

ATLANTIC LEASING, LLC

— LOCATED IN —

LAND LOT 170, 8TH LAND DISTRICT
CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

REVISIONS

NO.	DATE	DESCRIPTION

SHEET NUMBER:
1 of 1

SCALE: 1" = 50'

SURVEY DATE: 06/31/2011

PLAT DATE: 09/12/2011

REVISED SURVEY & PLAT DATE:
08/03/2012

11-161.04.dwg
JN. 11-161



1411 Hudgins Street



1506 Browns Bridge Ave



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: October 13, 2022

Date Submitted: October 17, 2022

Final Approval Date: October 25, 2022

Presenter: Abb Hayes, City Attorney

Item of Business: **Public Hearing Item: November 1, 2022 Council Meeting**
Request from **William B. Stark Jr.** for a special use on a 1.0± acre tract located on the north side of Washington Street between West Academy Street and West Avenue (a/k/a **614 Washington Street, NW**), having a zoning of Neighborhood Business (N-B). **Ward Number: Four.** Tax Parcel Number(s): 01-026-001-043. **Request: Five residential duplexes.**

Meeting Date: October 27, 2022

Purpose of Request:

The purpose of this request is to provide an overview of the zoning request as presented at the October 11, 2022 Planning and Appeals Board meeting.

Facts & Issues / History & Background:

The applicant is proposing a special use within Neighborhood Business (N-B) zoning to allow five duplex apartments for a total of 10 units. The property contains no structures and is heavily wooded. According to the applicant's concept plan, each unit will be designed as a two-story residence and approximately 1,300 square feet in size with 2 bedrooms and 2.5 bathrooms and 2 parking spaces per unit. Access will be provided off of Washington Street. The exterior of the proposed duplex structures will include a mixture of vertical and horizontal Hardie board (fiber cement) siding. The adjacent properties include the Gainesville Business Center office complex, Towne Creek Apartments, Rochester & Associates, CASA and the Intowne Business Center.

Department Recommendation:

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

SAMPLE MOTIONS:

Approval of Resolution ZR-2022- :

I move to approve the resolution to allow five residential duplexes within Neighborhood Business (N-B) zoning district with three 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. Combined Legal Ad
2. PAB Recommendation Report
3. Proposed Resolution
4. Exhibit: Architectural Renderings - Elevation A Option A & B
5. Exhibit: Architectural Rendering - Elevation B-C Composite
6. Location Maps
7. Narrative
8. Site plan
9. Survey

Ralph L. Taylor, III
Hunt & Taylor Law
Group, LLC
1001 Riverside Drive,
Suite A Gainesville, GA
30501
770-831-7770
770-532-6128 (Fax)
1 1 1 9 0 3
9/14,21,28,10/5



NOTICE OF SECOND DUI
CONVICTION WITHIN 5
YEARS
TO BE PUBLISHED
NAME: TURNER ASHBY
BLALOCK
CITY: GAINESVILLE, GA
COUNTY: HALL
ZIP CODE: 30506
ARREST DATE:
07/15/2022
ARREST TIME: 08:53 PM
ARREST LOCATION:
PRICE ROAD @ PRICE DR
DISPOSITION: GUILTY
Hall County Superior &
State Court
Charles Baker, Clerk
225 Green Street, SE
Gainesville, GA 30501
PUBLISHED PURSUANT
TO O.C.G.A. 40-6-391A1
2022SR5096N
112495 9/21

Name Changes

Hall County Superior
Court
Notice of Name Change
– Alan Mijangos
CIVIL ACTION FILE NO:
2022CV1417C
NOTICE TO CHANGE
NAME OF A MINOR
CHILD
In Re: Alan Mijangos,
a minor child, Petition
of Irma Florentina
Mijangos Martinez for
Declaratory Judgment
and for Name Change of
a Minor Child to change
the name of her minor
child born in 2009,
from Alan Mijangos to
Alan Castillo Mijangos;
Petition filed by Weaver
Law Firm on August
10th, 2022 on behalf
of Petitioner in the Hall
County Superior Court.
Pursuant to O.C.G.A. §
19-12-2, any interested
party wishing to file an
objection to said name
change has 30 d11ays
from the date of filing to
register said complaint
with the court.
By order of the Court for
service by publication
dated August 10th,
2022, you are hereby
notified that on August
10th, 2022, Irma
Florentina Mijangos
Martinez, filed a
Petition for Declaratory
Judgment and for Name
Change of a Minor Child
in the Superior Court of
Hall County, Georgia.
You are required to file
an answer in writing to
said Complaint with the
Clerk of the Superior
Court, and to serve
same upon Petitioner's
attorney, Destin M.
Gillum, P.O. Box
414, Gainesville, Georgia
30503, within sixty (60)
days from the date of
the first publication
date.
111722 9/7, 14, 21, 28

HALL COUNTY
SUPERIOR COURT
STATE OF GEORGIA
Civil Action Case
Number 2022CV1563A
NOTICE OF PETITION
TO CHANGE NAME OF
ADULT
Jose Guadalupe
Saldana Cisneros filed
a petition in the Hall
County Superior Court
on August 31, 2022, to
change the name from
Jose Guadalupe Saldana
Cisneros to Kassandra
Guadalupe Saldana
Cisneros. Any interested
party has the right to
appear in this case and
file objections within 30
days after the Petition
was filed.
Dated 08/31/2022
Petitioner, Pro Se
Name: Jose G. Saldana
Cisneros
Address: 2932 Gillsville
Hwy Gainesville, GA
30507
Phone (day) (770)369-
2943
111801 9/7, 14, 21, 2 8

IN THE SUPERIOR COURT
OF HALL COUNTY STATE
OF GEORGIA
In Re The Name Change
of, Rebecca Preiss,
Petitioner.
CIVIL ACTION
FILE NO. 2022CV1407W
NOTICE OF PETITION
TO NAME CHANGE OF
ADULT
I, REBECCA PREISS
filed a petition in the
Superior Court of Hall
County on 9th day of
August, 2022 to change
my name from REBECCA
JANE PREISS to REBECCA
JANE ELKINS. Any

interested party has the
right to appear in the
case and file objections
within 30 days after the
petition was filed.
Signed this 12th day of
August
Prepared by:
The Law Office of Natalie
K. Howard, LLC
3675 Crestwood
Parkway NW
Suite 400
Duluth, GA 30096
Office: 678-252-2150
Fax: 678-252-2183
nhoward@nkhlegal.com
111787 9/7, 14, 21, 28

IN THE SUPERIOR COURT
OF HALL COUNTY STATE
OF GEORGIA
IN RE: The Name Change
of

LINDSEY SAMANTHA
PARKER, Petitioner
CIVIL ACTION FILE NO:
2 0 2 2 - C V - 1 5 9 6 W
NOTICE OF PETITION
TO CHANGE NAME OF
ADULT

An action was filed in the
Superior Court of Hall
County on September
7, 2022, to change the
Petitioner's name as
follows:
Petitioner's Name:
LINDSEY SAMANTHA
PARKER Desired New
Name: Lindsey
Parker Winslett
Any interested party
has the right to appear
in this case and file
objection before
the Final Judgment is
ordered in this case.
This 7th day of
September, 2022.
LYDIA J. SARTAIN, P.C.
303 Jesse Jewell
Parkway, SE Suite 200
Gainesville, GA 30501
(470) 252-5001
dwinslett@lydiajsartain.
com
/s/ Drew Winslett
Drew Winslett
Georgia Bar No. 361875
Attorney for Petitioner
112033
9/14,21,28,10/5

SUPERIOR COURT OF
HALL COUNTY
STATE OF GEORGIA
In re the Name Change
of Child(ren):
Evan Ledbetter
Hali Ledbetter
Petitioner,
v.
Aubrey Dodson
CIVIL ACTION FILE NO.:
2022CV1441W
NOTICE OF FILING
PETITION TO CHANGE
NAME(S) OF MINOR
CHILD(REN)
A petition was filed in
the Superior Court of
Hall County on August
12, 2022 to change the
name of the following
minor child(ren):
From Evan Ledbetter
Proposed New Name
Evan Dodson
Any interested party
has the right to appear
in this case and file
objections within the
timeprescribed in OCGA
see. 19-12-1(0)02) and
(3).
Dated: 8/12/22
Hali Ledbetter Petitioner
Pro se
Name: Hali Ledbetter
Address: 5410 Green
Hunter Ln Gainesville,
GA 30501
Phone: 678-316-2016
Email: hali.1992@yahoo.
com
111523 8/31, 9/7,14,21

SUPERIOR COURT OF
HALL COUNTY
STATE OF GEORGIA
In re the Name Change
of Child(ren):
Jensen Ledbetter
Hali Ledbetter
Petitioner,
v.
Aubrey Dodson
CIVIL ACTION FILE NO.:
2022CV1441W
NOTICE OF FILING
PETITION TO CHANGE
NAME(S) OF MINOR
CHILD(REN)
A petition was filed in
the Superior Court of
Hall County on August
12, 2022 to change the
name of the following
minor child(ren):
From Jensen Ledbetter
Proposed New Name
Jensen Dodson
Any interested party
has the right to appear
in this case and file
objections within the
timeprescribed in OCGA
see. 19-12-1(0)02) and
(3).
Dated: 8/12/22
Hali Ledbetter Petitioner
Pro se
Name: Hali Ledbetter
Address: 5410 Green
Hunter Ln Gainesville,
GA 30501
Phone: 678-316-2016
Email: hali.1992@yahoo.
com
111522 8/31, 9/7,14,21

SUPERIOR COURT HALL
COUNTY
STATE OF GEORGIA
In re the Name Change
of Peyton Shane Wehunt,
Petitioner
Civil Action File NO.:
2022CV1634C
NOTICE OF PETITION

TO CHANGE NAME OF
ADULT
An action was filed in the
Superior Court of Hall
County on September
9th, 2022 to change the
Petitioner's names as
Follows:
Petitioner's name:
Peyton Shane Wehunt
Desired new name:
Peyton Shelby West
Any interested party
has the right to appear
in this case and file
objection before the
final judgment is
ordered in this case.
Dated: 9/9/22
Peyton Wehunt
Petitioner Pro se
Name: Peyton Shane
Wehunt
Address: 3326 Campus
Point Circle Gainesville,
GA 30504
Phone: 678-936-2220
E m a i l :
petyongoeswest@
outlook.com
112172
9/14, 28, 10/5, 12

Public Hearings

NOTICE OF PLANNING
AND APPEALS BOARD
PUBLIC HEARING
Notice is hereby given
that the Gainesville
Planning and Appeals
Board will conduct
a public hearing on
Tuesday, October 11,
2022 at 5:30 p.m. in
the Gainesville Justice
Center (Municipal
Courtroom at the Public
Safety Complex), 701
Queen City Parkway
in Gainesville on the
following requests:
1) Request from Atlantic
Leasing, LLC to annex
two tracts totaling 1.0±
acre located on the
west side of Hudgins
Street and the east
side of Browns Bridge
Avenue, north of
Browns Bridge Road
(a/k/a 1411 Hudgins
Street and 1506 Browns
Bridge Avenue) and to
establish a zoning of
General Business (G-B).
Ward Number: Five
Tax Parcel
Number(s): 00-123-008-
003A and 028
Request: Combining
properties
2) Request from William
B. Stark Jr. for a special
use on a 1.0± acre tract
located on the north
side of Washington
Street between West
Academy Street and
West Avenue (a/k/a
614 Washington Street,
NW), having a zoning of
Neighborhood Business
(N-B).
Ward Number: Four
Tax Parcel Number(s):
01-026-001-043
Request: Five residential
duplexes

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, November
1, 2022 at 5:30 p.m. in
the Gainesville Justice
Center (Municipal
Courtroom at the Public
Safety Complex), 701
Queen City Parkway
in Gainesville on the
following requests:
1) Request from Atlantic
Leasing, LLC to annex
two tracts totaling 1.0±
acre located on the
west side of Hudgins
Street and the east
side of Browns Bridge
Avenue, north of
Browns Bridge Road
(a/k/a 1411 Hudgins
Street and 1506 Browns
Bridge Avenue) and to
establish a zoning of
General Business (G-B).
Ward Number: Five
Tax Parcel
Number(s): 00-123-008-
003A and 028
Request: Combining
properties2) Request
from William B. Stark
Jr. for a special use
on a 1.0± acre tract
located on the north
side of Washington
Street between West
Academy Street and
West Avenue (a/k/a
614 Washington Street,
NW), having a zoning of
Neighborhood Business
(N-B).
Ward Number: Four
Tax Parcel Number(s):
01-026-001-043
Request: Five residential
duplexes

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 has made,
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 the
Planning 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)).
112363 9/21

PUBLIC MEETING NOTICE

The Town of Braselton
will hold a Public
Hearing on October
6, 2022 at 4:00 pm in
the Braselton Police
and Municipal Court
Facility located at 5040
Highway 53 to discuss
the 2023-2027 Capital
Improvement Element
update for Braselton. The
purpose of this hearing
is to inform the public
about the objective of
the plan and the process
to be followed in the
preparation of the plan
update, as well as to
elicit community input
on needs and goals.
Questions concerning
this plan update should
be directed to Jennifer
Scott, Town Manager at
706-654-5720 or email
jscott@braselton.net.
112370 9/21

The City of Buford
Planning and Zoning
Board will meet on
Tuesday, October 11,
2022 at 7:00 p.m. at
Buford City Hall, 2300
Buford Highway, Buford,
Georgia 30518 and the
Buford City Commission
will meet on Monday,
October 7, 2022 at 7:00
p.m. at Buford City
Arena, 2795 Sawnee
Avenue, Buford, Georgia
30518 to consider a
special use permit at
1046 Parkway Court,
Suites A, B, C, D, and E for
Powerstroke Specialty,
LLC. The special use
permit requested is to
allow Ford diesel
pickup truck repair and
restoration
112236
9/21,28,10/5,12,19, 26

Public Sales/Auctions

Notice of Public Auction
Notice of Public Auction
Boardwalk Storage-
Clermont, pursuant to
the "Self Service Storage
Act" (1981 Alabama
Acts, Number 81-769,
page 1321 and Section
1), hereby gives Notice
of Sale under said act,
to wit. Notice of Public
Auction. Boardwalk
Storage - Clermont
Will be holding a
public auction online
at Lockerfox.com On
October 06, 2022 @
11:30 am Only credit
cards will be accepted.
All sales are final and
the units must be
cleaned out completely
in 48 hours. A 100.00
cash cleaning deposit
is required and will be
refunded upon unit
inspection. Unit must
be clean of all items and
swept.
We currently have 1
unit(s) available: Unit
B19/26 Lisa LaValley
770-983-5453 - 6720
Cleveland Highway,
Clermont, GA 30527
112113 9/21,28

Auction of General
Household &
Commercial Goods
Lotta Space Storage
3825 Old Flowery
Branch Rd
Oakwood, GA 30566
Phone: 770-297-1708
Wednesday, October 5,
2022 12:00 Noon

C02 LUZ ARMENDARIZ,
C12 BENJAMIN DAVIS,
C13 CHERYL
SCUPAKUS, D08
CHERYL SCKUPAKUS,
F04 KIMBERLY PAYNE
VENTURA, I02 TREY
PLACEK, I06 MA DURAN,
I30 PATTY YATES,
J01 TRACY POWELL, J13
CHRIS HULSEY,
J16 PATRICIA
UNDERWOOD, K10
RASHAD LASHLEY,
K12 MYA REID, K21
ABRAHAM KHAPEE,
K63 SEAN POE, K64
CHERYL SCKUPAKUS,
L02 BELINDA JOHNSON,
L14 PENNY MILLWOOD,
L19 CELENA RHYMER,
M11 MARIO DAVIS

Georgia Code, Article 5,
Section 10-4-2010, et.
seq. JMA AB2904, AU
3877 Terms of Sale: Cash,
15% Buyer Premium
111552
9/7,14,21,28,10/1

Auction of General
Household &
Commercial Goods
North Lanier Storage
5335 Browns Bridge
Road
Gainesville, GA 30504
Phone: 678-321-8000
Wednesday, October 5,
2022 10:00AM

39 Cora Lanning, 51
Hannah Day, 63 Teresa
Morris, 98
Christopher
Standridge, A30 Roger
Jackson, B116 Rex Martin, B145
Rhoshonda Powell,
B150 James Womack,
B152 Barry Jenkins,
B160 Sharon Parkman,
C02 Melissa Karcher,
C03 Linda Shane, C04
Janette Tozer, D55
Nanette Gossette

Georgia Code, Article 5,
Section 10-4-2010, et.
seq. JMA AB2904, AU
3877 Terms of Sale: Cash,
15% Buyer Premium
111551
9/7,14,21,28,10/2

Auction on Sept. 29th
at 11am at OakRidge
Mini Storage 3736
Old Flowery Branch
Rd. Oakwood. Unit
15 Oletta Griffin, Unit
94 Sheri Moschella
both(20ft long units).
contain household
goods and will be sold
to the highest bidder.
Questions Call OakRidge
Storage 7705321733
112313 9/21, 28

Notice is hereby given
that on September
23, 2022 at 10:00 AM
First Place Storage, 912
Gainesville Highway,
Ste. A, Buford, GA 30518,
the undersigned will
sell at public auction
by competitive bidding
on www.bid13.com
the following personal
belongings stored at
this facility. All sales are
paid in cash only and all
items must be removed
from the unit within72
hours.
Management reserves
the right to withdraw
any unit from sale.
Unit No: B021
Name: MICHAEL SMOCK
Address: 6A
STONEHENGE DRIVE
BUFORD, GEORGIA
30518

Unit No: B108
Name: KARL KAUTTER
Adress: 4977 LANIER
ISLAND PKWY
BUFORD, GEORGIA
30518

Unit No: B232
N a m e : M I R I A M
CONCEPCION
Address: 3925 BARK
CAMP PLACE
GAINESVILLE, GEORGIA
30506
General description of
goods: Household and
miscellaneous items
112076 9/14, 21

NOTICE OF PUBLIC SALE
Sunrise Cove Marina will
sell at public auction
the below described
property on October 1,
2022, at 5715 Flat Creek
Rd, Gainesville, GA
30504 at 11:00 A.M.

Notice is hereby given
to Quincy Cobb that a
2004, 27' Rinker Cruiser,
with all attachments,
riggings, fixtures,
equipment, personality,
improvements and
contents located at
5725 Flat Creek Rd,
Gainesville, GA in which
they are listed as owners,
has been abandoned.

Notice is hereby given
to Quincy Cobb that a
1995, 42' Trojan Cruiser,
with all attachments,
riggings, fixtures,
equipment, personality,
improvements and
contents located at
5725 Flat Creek Rd,
Gainesville, GA in which
they are listed as owners,
has been abandoned

Notice is hereby
given to Benjamin
Chastain that a 1973,
30' Pearson Sailboat,
with all attachments,
riggings, fixtures,
equipment, personality,
improvements and
contents located at
5725 Flat Creek Rd,
Gainesville, GA in which
they are listed as owners,
has been abandoned

Notice is hereby
given to Maryann
Buckner that a 1978,
25' Ericson Sailboat,
with all attachments,
riggings, fixtures,
equipment, personality,
improvements and
contents located at
5725 Flat Creek Rd,
Gainesville, GA in which
they are listed as owners,
has been abandoned

who is in possession of
said vessels. Proceeds
will be used to satisfy
debt created by account
holders to Sunrise Cove
Marina. All boats sold
"as is". Payment must be
made by certified funds
at time of purchase.
For further information,
please contact Janice
Wagner at 770-536-
8599.

112386 9/21, 28

Notice of Sale. Notice
is Hereby given that My
Storage Space, 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 10-4-215.
The undersigned will
sell at public sale by
competitive bidding
on Thursday, October
6, 2022 at 10:00AM on
the premises where said
property is being stored
and which is located
at, My Storage Space,
5671 Wayne Dr, Flowery
Branch, GA 30542,
County of Hall, State of
Georgia. 770-967-2130.
The personal property
found in units: B6 Leta
Robinson: B33 Leta
Robinson: C12 Shane
Sims: C41 Shane Sims:
B36 Debra Whitley. All
sales are Cash Only
and all items must be
removed from the unit
within 48 hours. All
items are sold as is. Sale
is subject to cancellation
and Tenant has the right
to redeem prior to sell.
General description of
goods: Household and
miscellaneous items.
112371 9/21, 28

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 10-4-215.
The undersigned will
sell at public sale by
competitive bidding
on Friday, September
30th at 09:00am 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: A033- Stephen
Huger- electrical
components, files;
A061-Mauryssa Brooks-
weights, clothes; B026-
Geraldine Longstreet-
home goods, chafers;
B016- Felicia Marsh-
Chest Freezer, Refrig,
furniture; C005-Taylor
Marett- Furniture, Chest,
Boxes; D034- Katalin
Nagy- Furniture, Boxes,
Household items; D028-
Cynthia Humphries- Roll
top Desk, furniture,TV's,
Beds; J011-Jammie
Pinkston-Furniture,
Household items; K012-
Mysha Parks- Totes,
Suitcase; K010-Anthony
Moss- Tools, Totes, Rug,
Jack; B038- Thomas
Mims- Files, Boxes, Office
Furniture. 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.
112034 9/14, 21

Notice of Self Storage
Sale

Please take notice Mid-
gard Self Storage -
Gainesville GA at 1405
NW McEver Rd Gaines-
ville GA, 30504 intends
to hold a public sale to
sell the property stored
in the following units
stored at the Facility. The
public sale to the highest
bidder will occur at an
online auction via www.
storageauctions.com on
10/12/2022 at 1:00pm.
Unless stated otherwise
the description of the
contents are household
goods and furnishes-
ings. Lportia B Haynes
unit #2014; Kathryn
Lounell Regina Scott
unit #2090; Karen Wa-
ters unit #B227; Nelson
Gonzalez unit #D136;
Kendall E Carnes unit
#F138; Terica Tanisha N
Martin unit #F149; Ha-
noi Acosta Santiago unit
#G120. All property is
being stored at the above
self-storage facility. This
sale may be withdrawn at
any time without notice.

Certain terms and condi-
tions apply. See manager
for details.
112308 9/21, 28

Notice of Self Storage
Sale
Please take notice
Midgard Self Storage
- Gainesville2 at 2779
Dawsonville Hwy,
Gainesville, GA 30506
intends to hold a public
sale to sell the property
stored in the following
units stored at the
Facility. The public sale
will occur at an online
auction via www.
storageauctions.com on
10/12/2022 at 1:00pm.
Unless stated otherwise
the description of the
contents are household
goods and furnishings.
Glenda Saucier unit
#174; Darchele N
Barnard unit #362;
Jason M Ayers units
#4, #420 & #421; Erik
Mosqueda units #487 &
#642; Kimberly Mincey
unit #637. All property
is being stored at the
above self-storage
facility. This sale may be
withdrawn at any time
without notice. Certain
terms and conditions
apply. See manager for
details.
112307 9/21, 28

Pursuant to the Georgia
Self-Service Storage
Facility Act, notice
is hereby given that SS
Flowery Branch,
LLC d/b/a Simply Self
Storage at 6121 Spout
Springs Road, Flowery
Branch GA 30542 will
sell at public auction
the personal property
in the below-listed
occupants' leased unit(s)
to satisfy the owner's
lien. The personal
property stored therein
by the following
occupants may include
but is not limited to
general household,
office and personal
items, furniture, boxes,
clothes, and appliances.
The unit(s) will be
sold at public auction
through online auction
services of www.
storageauctions.com
with bids opening at
10/13/22 at 12:00pm
and closing on 10/20/22
at 12:00pm. Unit
158 – Jeff Chassey –
Refrigerator, Unit 468
– Deborah Kirkpatrick
– Furniture, Boxes,
clothes.
112028 9/21, 28

Probate Notices

IN THE PRO BATE COURT
OF HALL COUNTY STATE
OF GEORGIA
IN RE:
RICHARD CHARLES
BELLOW, DECEASED
ESTATE NO. E-22-522
NOTICE OF PETITION
TO FILE FOR YEAR'S
SUPPORT
The petition of Marilyn
Therese Schorn-
Bellows, for a year's
support from the estate
of
Richard Charles.
Bellows, deceased, for
decendent's (surviving
spouse), having been
duly filed, all interested
persons are hereby
notified to show cause,
if any they have, on
or before October
7th,2022, 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 on or before
the time stated in the
preceding sentence. All
objections
should be sworn to
before a notary public
or before a probate
court clerk, and filing
fees 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
111838 9/7,14,21,28
(address) 116 Spring
Street SE, First
Floor, Gainesville,
Georgia) (scheduled
at a later date). If no
objections are filed the
petition may be granted
without ~ hearing.
Patty Walters Laine
Judge of the Probate Co
urt
By: Cohnren Williams
Clerk of the Probate Co
urt
116 Spring Street SE,
First Floor,
Gainesville, GA 30501
Address
770-535-9710 Ext 7011
Telephone Number

IN THE PROBATE COURT
OF HALL COUNTY STATE
OF GEORGIA
INRE: ESTATE OF
JOHN BRUCE a/k/a

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant.....William B. Stark Jr
Property Owner.....Frankie Luna
Location.....614 Washington Street, NW
Request.....Special use request within N-B zoning
Total Acres1.0± acres tract
Ward.....Four
Proposed Use.....Five residential duplexes
Planning Division Staff Recommendation.....**Approval, with conditions**
Planning & Appeals Board Recommendation.....**Approval, with conditions**
DateOctober 11, 2022

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

The applicant is proposing a special use within Neighborhood Business (N-B) zoning to allow five duplex apartments for a total of ten residential units. The property is currently undeveloped and is partially wooded. According to the applicant's concept plan, each unit will be designed as a two-story residence and approximately 1,300 square feet in size with 2 bedrooms and 2.5 bathrooms and 2 surface level parking spaces per unit. Access will be provided off of Washington Street. The applicant is exploring whether an access easement will be allowed to the rear of the property to access to Oak Street. The exterior of the proposed duplex structures will include a mixture of vertical and horizontal Hardie board (fiber cement) siding.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Towne Creek Apartments and offices fronting Oak Street	Planned Unit Development (P-U-D) and General Business (G-B)
South	Intowne Business Center and CASA office	Neighborhood Business (N-B)
East	Gainesville Business Center office complex	Neighborhood Business (N-B)
West	Towne Creek Apartments	Planned Unit Development (P-U-D)

▪ **Other Departmental Comments**

There were no other departmental comments regarding this request.

▪ **Zoning History**

2022 - A request by Ricky and Janice Hames to rezone a 0.24± acre tract located at 721 Oak Street, NW from General Business (G-B) to Residential-I (R-I) was conditionally approved for a single-family residence.

2021 - A request by Dave Odom to rezone a 0.50± acre tract located at 341 and 361 Oak Street, NW, from General Business (G-B) to Planned Unit Development (P-U-D) was conditionally approved for mixed-use residential and commercial.

2020 – A request by Juan Luna for a special use within Neighborhood Business (N-B) zoning on a 1.66± acres tract located at 0, 903, 915, 919, 921, 925 and 927 Washington Street, NW was conditionally approved for twenty apartments.

2018 – A request by KRM 2016, LLC for a special use within Neighborhood Business (N-B) zoning on a 0.82± acre tract located at 520 Washington Street, NW was conditionally approved for five duplex apartments.

▪ **Staff Analysis**

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

The proposed residential use appears to be supported by the mixture of surrounding uses and zoning districts. The surrounding uses include offices, single-family and multi-family residential with zonings Planned Unit Development (P-U-D), Neighborhood Business (N-B) and General Business (G-B).

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

The proposed use should have minimal affects to the surrounding and nearby properties as the proposed development is small in scale as it includes only 10 residential units. The property is currently unused. Sufficient parking, storm water detention and landscaping will be provided that will improve the function and aesthetics of the property. Any traffic generated should be minimal given the scale of the project but additional turning movements on Washington Street will occur given that the property is undeveloped. There appears to be sufficient sight distance for the proposed driveway.

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

The Future Development Map for the City of Gainesville places the subject property within the *General Mixed Use* land use category. This category includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and detached or attached residential.

According to the Character Area map for the City of Gainesville, the subject property is located within the westside of the *Central Core* Character Area known as the “*Five Points*” area of Gainesville. The Central Core character area is the historic heart of Gainesville, centered on the Square and extending to the east, west and south. Land uses allowed within this area include higher density single-family residential and multi-family residential. Specifically, diverse new housing opportunities are encouraged targeting mixed-income, high quality multi-family housing.

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

The property is zoned Neighborhood Business (N-B) which is intended for neighborhood scale commercial and office uses, but allows residential where appropriate as a special use. The property has historically functioned as a residential use which previously contained a single-family home that was demolished approximately 20 years ago. The proposed development will

provide for quality housing downtown and is within N-B zoning density range of 10 dwelling units per acre.

(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?

City water, sewer and public safety services are currently provided to the property. Gainesville Fire Station #1 is located off of Queen City Parkway and is approximately 1.0± mile from the subject property.

The proposal will slightly increase ingress and egress traffic movements along Washington Street. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the duplex apartments on average could generate 67± new trips per day, 6± A.M. and 7± P.M. peak hour trips.

The proposed use will have minimal impact on the Gainesville City School System given there are only 10 residential units proposed. Nearby larger residential developments such as the Towne Creek Apartments have children that attend City schools which are provided bus service.

(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?

The Comprehensive Plan identifies the need for quality housing within the downtown area. The subject property is conducive for residential purposes as it is situated within an area that is walkable to numerous offices, retail, restaurant and public uses. Development along the Washington Street corridor has consisted of small specialty shops, professional offices, as well as multi-family residential and limited single-family residential.

(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 mixture of uses, the proposed special use request with the recommended conditions appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Additional Special Use Criteria**

(1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.

Washington Street serves as a connector road between the downtown central business district and the Lakeshore Mall/Dawsonville Highway regional shopping district. The existing street is adequate to serve the proposed development. Additionally, the developer will be required to address solid waste services and a mail kiosk placement on project site.

(2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.

The applicant's concept plan appears to provide for sufficient access for pedestrian safety, parking and access for emergency vehicles.

- (3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.**

The existing public facilities are adequate to serve the proposed use given its small scale.

- (4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.**

The proposed residential use is less intense than the neighboring uses. According to the concept plan, there appears to be sufficient parking and landscaping provided to reduce any impacts on adjacent properties. It is intended that individual trash receptacles will be provided for each duplex home.

- (5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.**

The proposal is for residential duplex apartments which by nature are considered less intense than some office/commercial uses. The duplex units will be occupied throughout all hours of the day which is similar to nearby properties.

- (6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.**

The proposed duplex homes will be two story. The height, size and location of the proposed structures appear consistent with other structures located along Washington Street which include a variety of residential, office, semi-public and commercial uses.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this Special Use request based on the Comprehensive Plan and the adjacent mixture of uses.

Conditions

- 1. The development shall be generally consistent with the site plan and the architectural style of the two elevation drawings labeled "A" Elevation- Option A and "B-C Composite" Elevation submitted with this special use application. In addition, the roof shall be constructed with architectural shingles and the front and two sides of each duplex building shall be constructed with a minimum 3-foot tall watermark of brick or stone material.**
- 2. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and 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 developer/property owner.**
- 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.**

Excerpts from the October 11, 2022 PAB Meeting Minutes

Applicant Presentation: **Bradley Dunckel** with Rochester & Associates, 425 Oak Street, representing Bill Stark & Stark Properties said the property has been vacant for many years. He stated the demand for rental housing continues to increase and recognized the need for this type of product. Mr. Dunckel explained it would be more of a roommate plan rather than a family unit with two bedrooms upstairs of the same size for possibly college students or young professionals. He agrees with the conditions recommended by the planning staff.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the special use request for five residential duplexes having a zoning of Neighborhood Business (N-B) with the following conditions:

Conditions

1. The development shall be generally consistent with the site plan and the architectural style of the two elevation drawings labeled “A” Elevation- Option A and “B-C Composite” Elevation submitted with this special use application. In addition, the roof shall be constructed with architectural shingles and the front and two sides of each duplex building shall be constructed with a minimum 3-foot tall watermark of brick or stone material.
2. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and 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 developer/property owner.
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 Delgado

Vote – 6 favor, 1 absent (Carter)

RESOLUTION ZR-2022-____

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

WHEREAS, under **Chapter 9-6-2 Neighborhood Business (N-B)** zoning district of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-2-2 Permitted and Special Uses** allows for a *dwelling, two-family (duplex)* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **William B. Stark, Jr.** to allow *five residential duplexes* within a Neighborhood Business (N-B) zoning district identified as follows:

01-026-001-043
614 Washington Street, NW
Ward Four

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

WHEREAS, the **Gainesville Planning and Appeals Board**, held a public hearing regarding this matter on **October 11, 2022**.

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

Conditions

- 1. The development shall be generally consistent with the site plan and the architectural style of the two elevation drawings labeled "A" Elevation- Option A and "B-C Composite" Elevation submitted with this special use application. In addition, the roof shall be constructed with architectural shingles and the front and two sides of each duplex building shall be constructed with a minimum 3-foot tall watermark of brick or stone material.**
- 2. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and 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 developer/property owner.**
- 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.**

RESOLUTION ZR-2022-____

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

Adopted this _____ day of _____, 2022.

W. Samuel Couvillon, 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:

Denise O. Jordan, City Clerk



**Stark Properties
22' Wide Duplex
"A" Elevation - Option B**

07.28.22

GMD-GA 22046



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
©2021 gmd design group of ga, inc.



**Stark Properties
22' Wide Duplex
"A" Elevation- Option A**

07.28.22

GMD-GA 22046



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, structural, and MEP design requirements, unit plan / floor plan changes, etc.)
© 2022 gmddesigngroup of ga, inc.



"C"

"B"

1x6 Fascia
1x6 Frieze
1x4 Trim
1x8 Band

**Pinegrove Partners
22' Wide Duplex
"B-C Composite" Elevation**

07.26.22

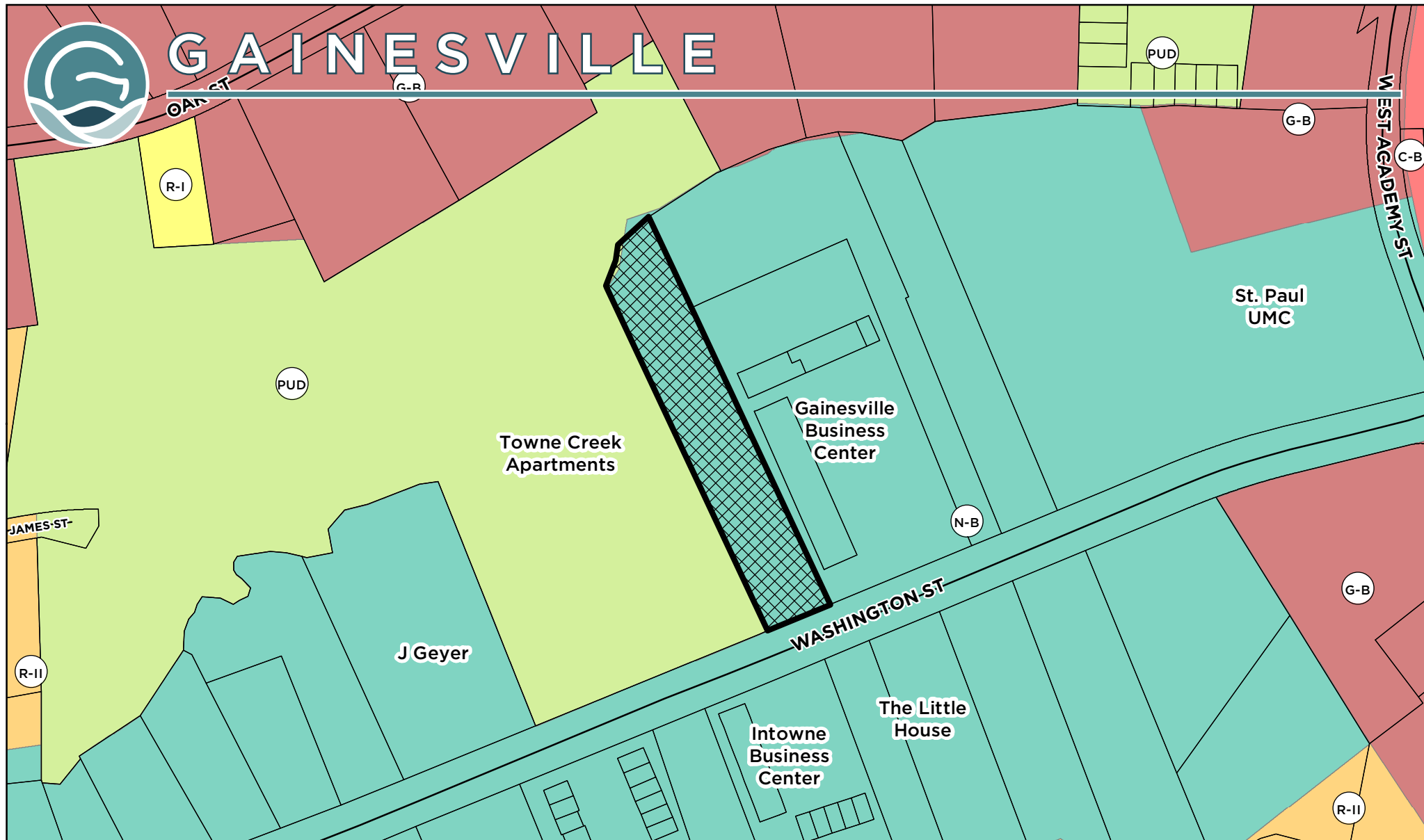
GMD-GA22046



The drawings presented are illustrative of character and design intent only, and are subject to change based upon final design considerations (i.e. applicable codes, standards, and MEP design requirements, unit price / floor plan changes, etc.)
©2022 gmdesigngroup of ga, inc.



GAINESVILLE



Applicant: **WILLIAM B. STARK, JR.**

SPECIAL USE REQUEST

Subject Property Address:
614 Washington Street, NW

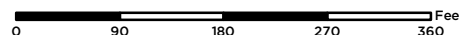
Tax Parcel:
01-026-001-043

Request:

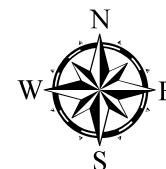
Special use on a 1.0+/- acre tract within Neighborhood Business (N-B) zoning district for five residential duplexes



Subject Property



SCALE: 1" = 167'



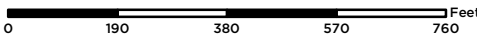
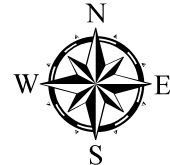
Meeting Date: 10/11/2022

Map Prepared: 09/07/2022



GAINESVILLE



Applicant: WILLIAM B. STARK, JR.		Request: Special use on a 1.0+/- acre tract within Neighborhood Business (N-B) zoning district for five residential duplexes	
SPECIAL USE REQUEST			
Subject Property Address: 614 Washington Street, NW	Tax Parcel: 01-026-001-043	 Subject Property	Aerial from 2021
Meeting Date: 10/11/2022	Map Prepared: 09/07/2022	 SCALE: 1" = 333'	 Page 52 of 78

614 Washington Street

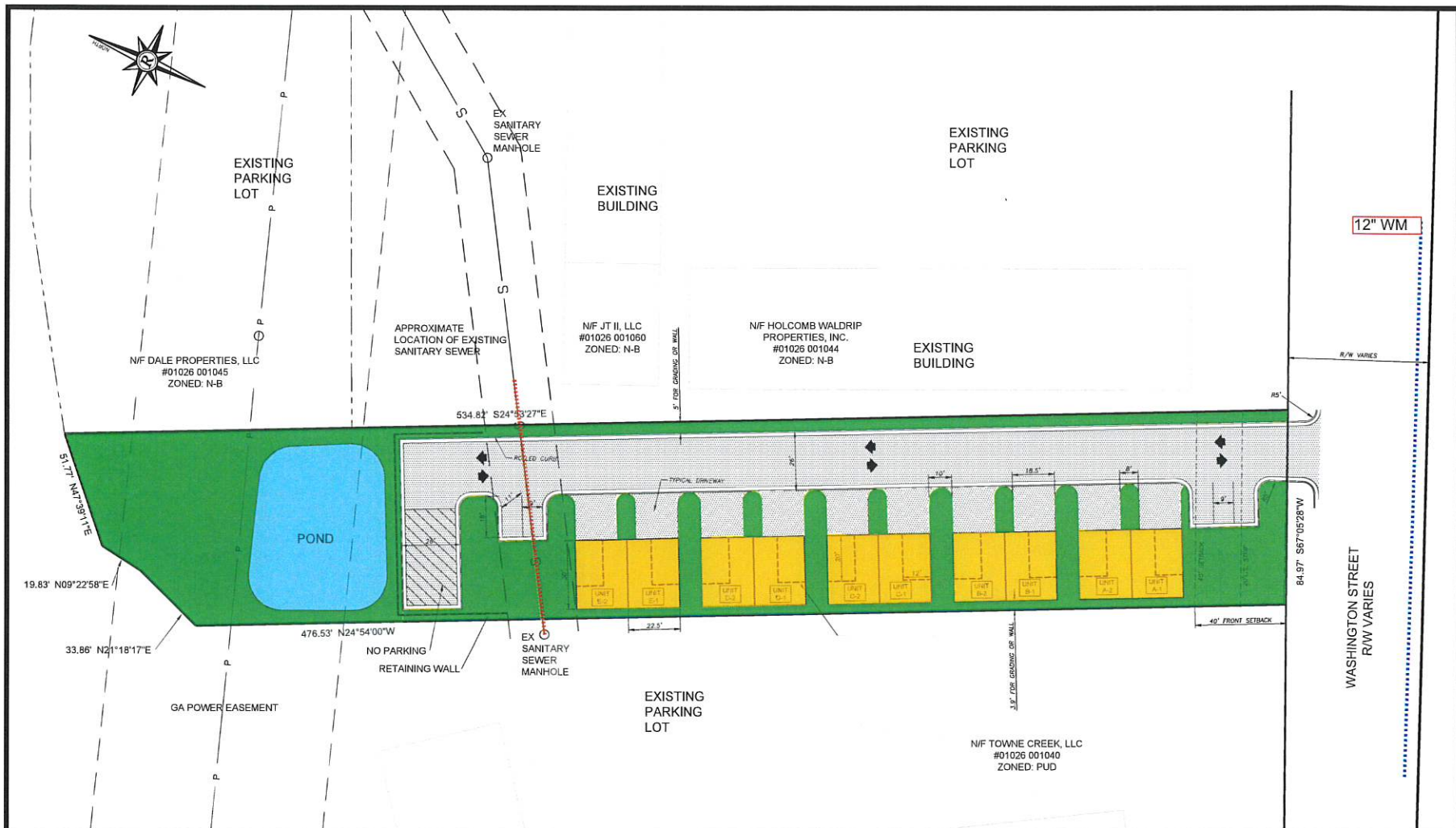
Redevelopment Narrative

There is currently no onsite structure or building. The legal address is 614 Washington St NW Gainesville, GA and is +/- 1 acres. The application for a special use permit will be used to develop 5 single family duplexes (10 total units) on the said property. This development is designed to provide a safe and livable environment for Gainesville citizens working in and around the downtown area. A zoning change is not needed, and there are no physical or environmental impacts to the adjoining property owners.

Since Washington street is predominantly residential with a handful of commercial parcels mixed in, there will be no negative impacts burdens to public facilities and services. Each 2 story building will be approximately 2,600 SF and each unit will be 1,300 SF of heated space with 2 bedrooms, 2.5 bathrooms, and 2 parking spaces per unit. This design will attract all demographics including single adults, young couples, older couples, and small families. The tenants will enter and exit off Washington Street with a proposed exit option through the property on Oak Street.

All public services including schools, fire department, police department, and local hospitals and medical care clinics are all adequate to serve this proposed use. The height and size of the units will be consistent with the adjoining and surrounding multi family and office buildings. The desire of this development is to provide appealing housing that is walking distance from the historical Gainesville Square and to be built in a way that is safe and enjoyable to the tenants as well as the community.

614 Washington St has been sitting empty for some time now. The proposed duplex homes will provide and encourage a healthy lifestyle as walking and biking to nearby restaurants and attractions will be possible. As many multi-family and large apartment complexes are being constructed around Gainesville, there is a need for smaller residential developments that are centrally located to Downtown and the surrounding businesses.



APPLICANT INFORMATION:

WEST AVENUE PARTNERS, LLC.
FRANK SIMPSON
425 SPRING STREET, SE #200
GAINESVILLE, GA 30501

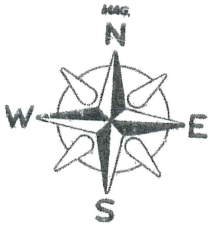
PROPERTY NOTES:

- BOUNDARY AND SITE DATA TAKEN FROM SURVEY PERFORMED BY TOWNE CREEK & ASSOCIATES, DATED 3/16/1994.
- NO FLOODPLAIN PRESENT ON SITE FROM OR HALL FUTURE FLOOD.
- PROPERTY ZONING: N-B (NEIGHBORHOOD BUSINESS)
EXISTING USE: VACANT
PROPOSED USE: MULTIFAMILY RES. (DUPLEXES)
- DIMENSIONAL REQUIREMENTS
BUILDING COVERAGE: 6,750 SF (15.58%)
IMPERVIOUS AREA: 23,181 SF (53.2%)
Maximum Lot Width: 75'
Maximum Density: 12 units per acre (1.00 x 12 = 12.00)
UNITS PROPOSED: 10
FLOORS PROPOSED: 2
- SETBACKS
Front: 40'
Side: none
Rear: none
Landscape Strip: 20' along R/W
- PARKING REQUIRED
Duplex: 2 per unit min., 3 per unit max.
10 UNITS = 20 SPACES REQUIRED
25 SPACES PROVIDED (8' x 16')

TRASH SERVICE TO BE PROVIDED BY ROLLOUT CANS

HATCH LEGEND	
	STANDARD DUTY ASPHALT PAVING
	BUILDING

REVISIONS	
NO.	DATE

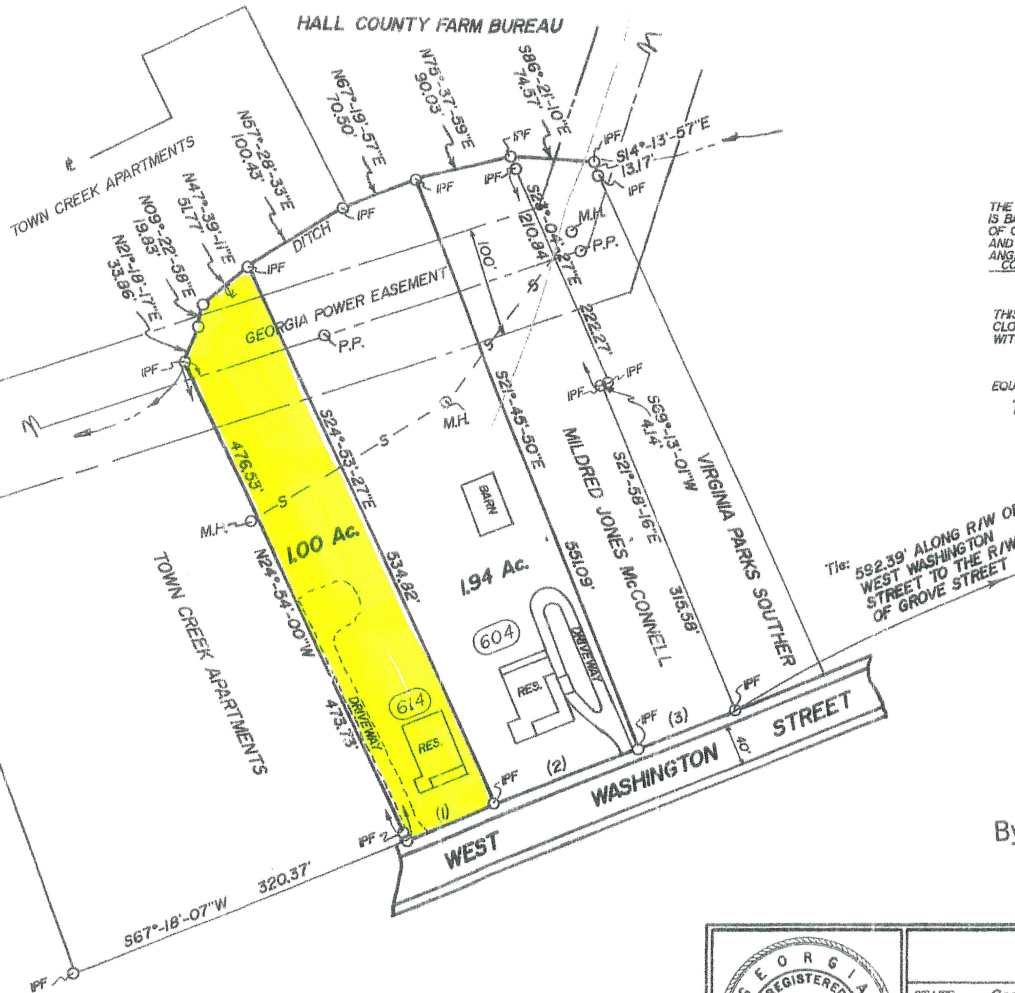


LEGEND

- (1) S67°-05'-28"W 84.97'
- (2) S67°-05'-28"W 140.0'
- (3) N67°-07'-20"E 91.38'

SYMBOLS

IPF - IRON PIN FOUND
IRS - IRON PIN SET (# 4 RE-BAR)
INT. - INTERSECTION
R/W - RIGHT OF WAY
P.P. - POWER POLE
L - PROPERTY LINE
S - SANITARY SEWER
M.H. - MAN HOLE



0' 100' 200'
GRAPHIC SCALE

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 34781 FEET AND AN ANGULAR ERROR OF 2" PER ANGLE POINT AND WAS ADJUSTED USING COMPOUND RULE.

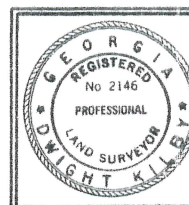
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 397727 FEET.

EQUIPMENT USED FOR MEASUREMENT:
ANGULAR - GTS-2B
LINEAR - GTS-2B

Georgia, Hall County, Clerk Superior Court
Filed in office this 19th day of March 1994
Page 1018
Dwight S. Wood, Clerk

RECORDING PERMIT

By *[Signature]* 3/14/94
GAINESVILLE PLANNING COMMISSION



ERA H. PARKS

SURVEY FOR

STATE	Georgia	LAND LOT	154
COUNTY	Hall	SECTION	
CITY	Gainesville	LAND DIST.	9th
DATE	5-18-90	G. M. D.	
SCALE	1" = 100'	E/C =	# 90024

DWIGHT KILBY & ASSOCIATES



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: October 25, 2022

Date Submitted: October 25, 2022

Final Approval Date: October 25, 2022

Presenter: Abb Hayes, City Attorney

Item of Business: **Ordinance 2022-24 Annex Victory Street Property
(Tabled at the August 2, 2022 and October 18, 2022 Council Meeting)**
AN ORDINANCE ANNEXING ALL OF VICTORY STREET RIGHT-OF-WAY CONSISTING OF 0.66± ACRE, LOCATED BETWEEN JESSE JEWELL PARKWAY AND SPRING STREET ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Meeting Date: October 27, 2022

Purpose of Request:

To address the zoning request previously tabled at the August 2, 2022 and October 18, 2022 Mayor/Council Meeting.

Facts & Issues / History & Background:

The City of Gainesville is proposing to annex all of Victory Street which is currently zoned Residential-II (R-II) in the County and is located within the Limestone Parkway Overlay Zone. Victory Street is a narrow two-lane road approximately 20 feet wide with no sidewalks. Upon annexation, the road will be improved to City standards to address vehicular/pedestrian access and safety to include widening the right-of-way and road bed, installation of curb, gutters, sidewalks, decorative street lights, street trees and on-street parallel parking. The improvements will be constructed and paid for by the developer of the proposed commercial grocery retail center within the adjacent Limestone Greenway mixed-use development to provide secondary access. The additional land needed to widen Victory Street will be dedicated by the adjacent commercial land owner to the City of Gainesville and maintained as a public street. The adjacent uses include New Holland Mill residential community and future commercial uses within the Limestone Greenway mixed-use development.

Department Recommendation:

Approve the Ordinance as presented.

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. Proposed Ordinance 2022-24 COG Victory St annex ord
2. Location Maps
3. Plat
4. Architectural Renderings

Passed: _____

AN ORDINANCE

No. 2022-24

AN ORDINANCE ANNEXING ALL OF VICTORY STREET RIGHT-OF-WAY CONSISTING OF 0.66± ACRE, LOCATED BETWEEN JESSE JEWELL PARKWAY AND SPRING STREET ADJACENT TO BUT NOT NOW WITHIN THE CORPORATE LIMITS OF THE CITY OF GAINESVILLE; 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 Land Lot 133, 9th Land District, City of Gainesville, Hall County, Georgia as shown on a sketch and description prepared by Patton Land Surveying, LLC, for the City of Gainesville, dated May 25th, 2022 and being more particularly described as follows:

Commencing at the Centerline Intersection of State Route 365 (Business) (Jesse Jewell Parkway) (varying width right-of-way) and U.S. Highway 11 (State Route 129) (Limestone Parkway) (varying width right-of-way) (having a coordinate value of Northing: 1568809.49 Easting: 2408275.75 based on the Georgia State Plane Coordinate System, North American Datum of 1983/1990 adjustment, Georgia West Zone;

Thence South 36 degrees 09 minutes 54 seconds West for a distance of 874.72 feet to the point of intersection of the Northerly right-of-way line of said Jesse Jewell Parkway with the Westerly right-of-way line of Victory Street (32' wide right-of-way) and said point being the TRUE POINT OF BEGINNING:

Thence leaving said Jesse Jewell Parkway and following the Westerly right-of-way line of said Victory Street the following courses:

Thence North 20 degrees 54 minutes 06 seconds West for a distance of 321.56 feet to a point; Thence along a curve to the left having a radius of 1457.31 feet and an arc length of 124.63 feet, being subtended by a chord of North 23 degrees 21 minutes 06 seconds West for a distance of 124.59 feet to a point; Thence along a curve to the left having a radius of 23748.56

ORDINANCE NO. 2022-24

feet and an arc length of 232.38 feet, being subtended by a chord of North 26 degrees 04 minutes 55 seconds West for a distance of 232.38 feet to a point;

Thence continuing along the Westerly right-of-way line of said Victory Street and the Northerly extension thereof, the following course:

Thence North 26 degrees 21 minutes 44 seconds West for a distance of 233.08 feet to a point on the Easterly right-of-way line of said Victory Street;

Thence following the Easterly right-of-way line of said Victory Street the following courses:

Thence along a curve to the right having a radius of 63.31 feet and an arc length of 66.75 feet, being subtended by a chord of South 56 degrees 31 minutes 01 seconds East for a distance of 63.71 feet to a point; Thence South 26 degrees 21 minutes 44 seconds East for a distance of 177.99 feet to a point; Thence along a curve to the right having a radius of 23780.55 feet and an arc length of 232.69 feet, being subtended by a chord of South 26 degrees 04 minutes 55 seconds East for a distance of 232.69 feet to a point; Thence along a curve to the right having a radius of 1489.31 feet and an arc length of 127.37 feet, being subtended by a chord of South 23 degrees 21 minutes 06 seconds East for a distance of 127.33 feet to a point; Thence South 20 degrees 54 minutes 06 seconds East for a distance of 226.23 feet to a 1/2" rebar pin set;

Thence leaving the Easterly right-of-way of said Victory Street and following the Southeasterly extension of the Easterly right-of-way of said Victory Street the following course:

Thence South 20 degrees 54 minutes 06 seconds East for a distance of 95.24 feet to a point;

Thence leaving said Southeasterly extension the following course:

Thence South 68 degrees 54 minutes 52 seconds West for a distance of 32.00 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 0.66 acres more or less.

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

ORDINANCE NO. 2022-24

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.

W. Samuel Couvillon, Mayor

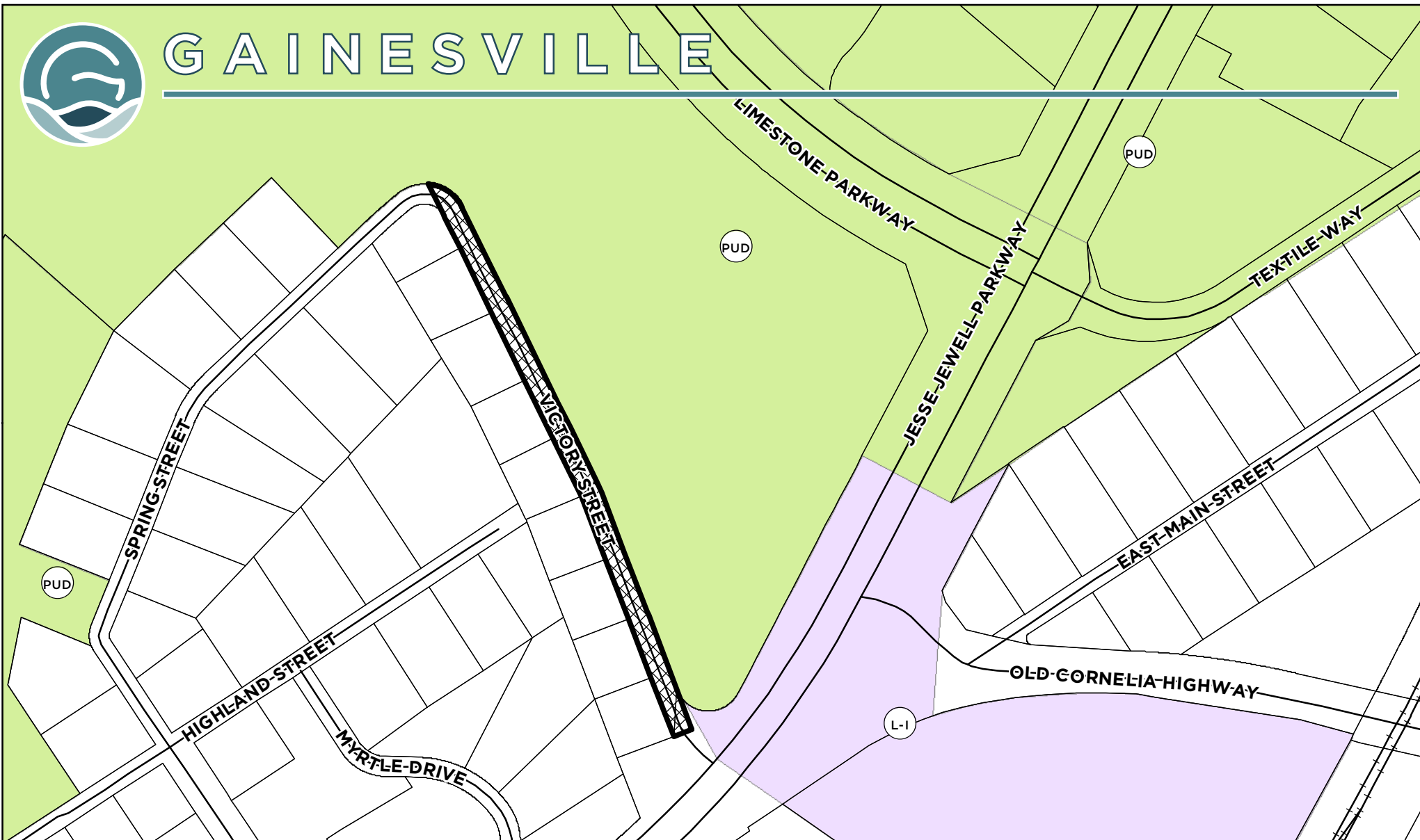
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



GAINESVILLE



Applicant: **CITY OF GAINESVILLE**

ANNEXATION REQUEST

Request:

Annex all of Victory Street ROW (+/- 0.66 AC) with a zoning of Planned Unit Development (P-U-D)

Subject Property Address:

Tax Parcel:



Subject Property



Meeting Date: 07/12/2022

Map Prepared: 06/02/2022

0 100 200 300 400 Feet

SCALE: 1" = 200'



GAINESVILLE



Applicant:

CITY OF GAINESVILLE

ANNEXATION REQUEST

Subject Property Address:

Tax Parcel:

Request:

Annex all of Victory Street ROW (+/- 0.66 AC) with a zoning of Planned Unit Development (P-U-D)



Subject Property

Aerial from 2021



Meeting Date: 07/12/2022

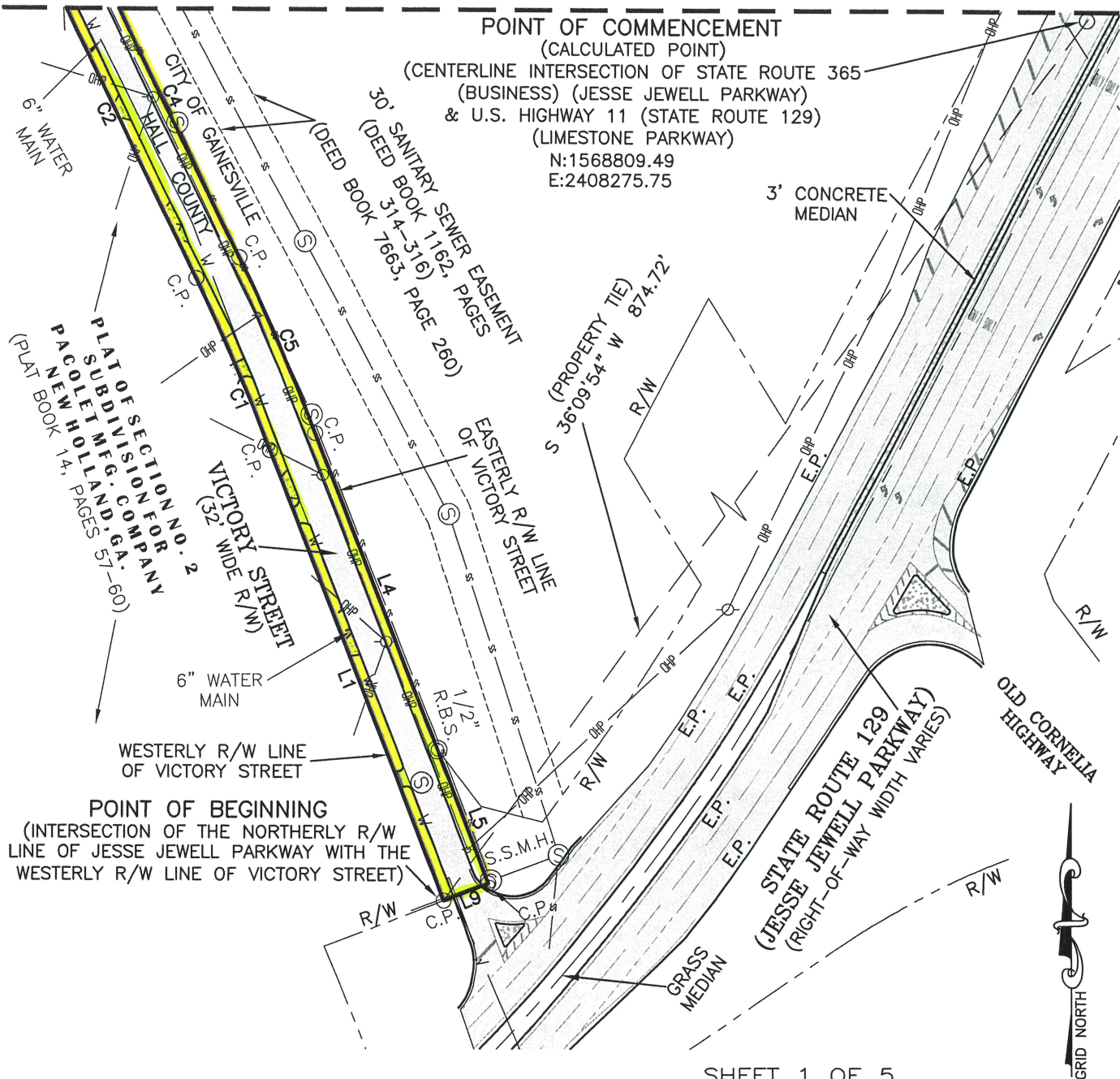
Map Prepared: 06/02/2022

0 100 200 300 400 Feet

SCALE: 1" = 200'

* SEE SHEET 3 FOR LINE &
CURVE TABLE

MATCH LINE "A" (SEE SHEET 2 OF 5)



SHEET 1 OF 5



LAND SURVEYING, LLC
REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
www.pattonsurveying.com

LAND SURVEYING FIRM CERTIFICATE OF
AUTHORIZATION NUMBER LSF 001029

SKETCH & LEGAL DESCRIPTION FOR:

CITY OF GAINESVILLE
(VICTORY STREET ANNEXATION)

- LOCATED IN -

LAND LOTS 133
9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA



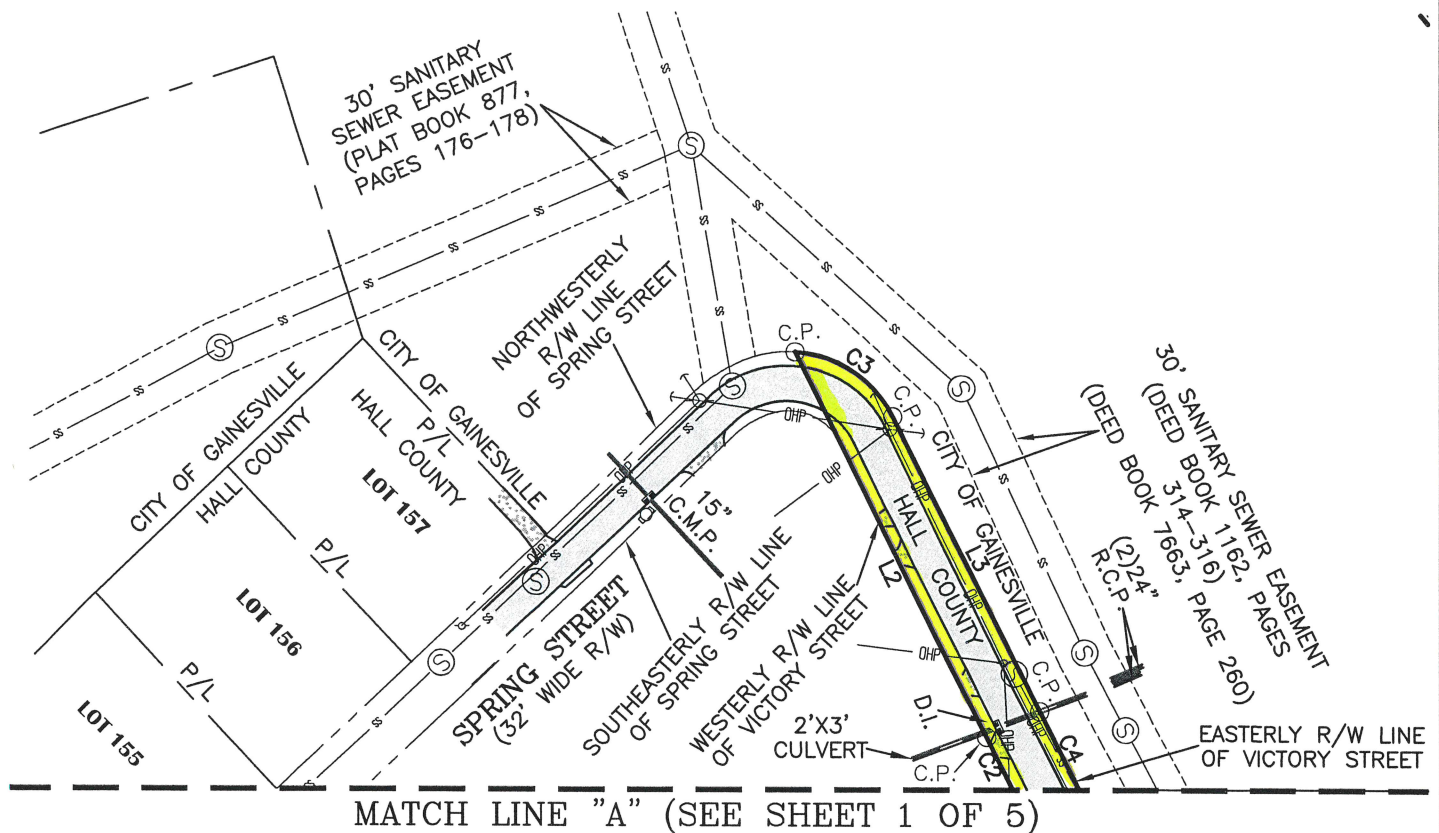
HALL COUNTY SURVEYOR

SCALE:
1" = 100'

DATE:
05/25/2022

21-259.02-VICTORY-STREET.dwg
JN. 21-259

* SEE SHEET 3 FOR LINE &
CURVE TABLE



MATCH LINE "A" (SEE SHEET 1 OF 5)

SHEET 2 OF 5



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HALL COUNTY, GEORGIA

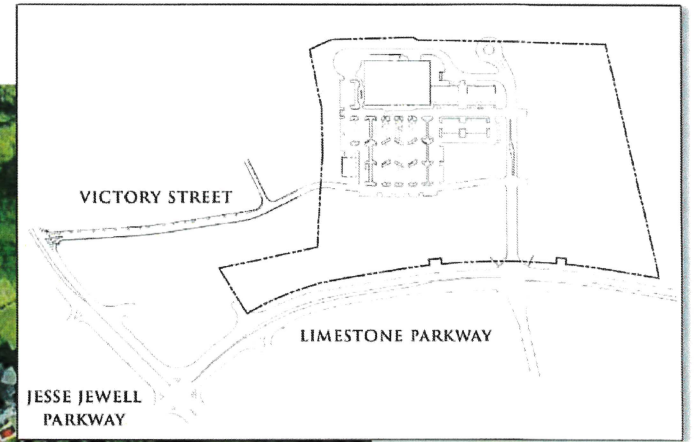


HALL COUNTY SURVEYOR

SCALE:
1" = 100'

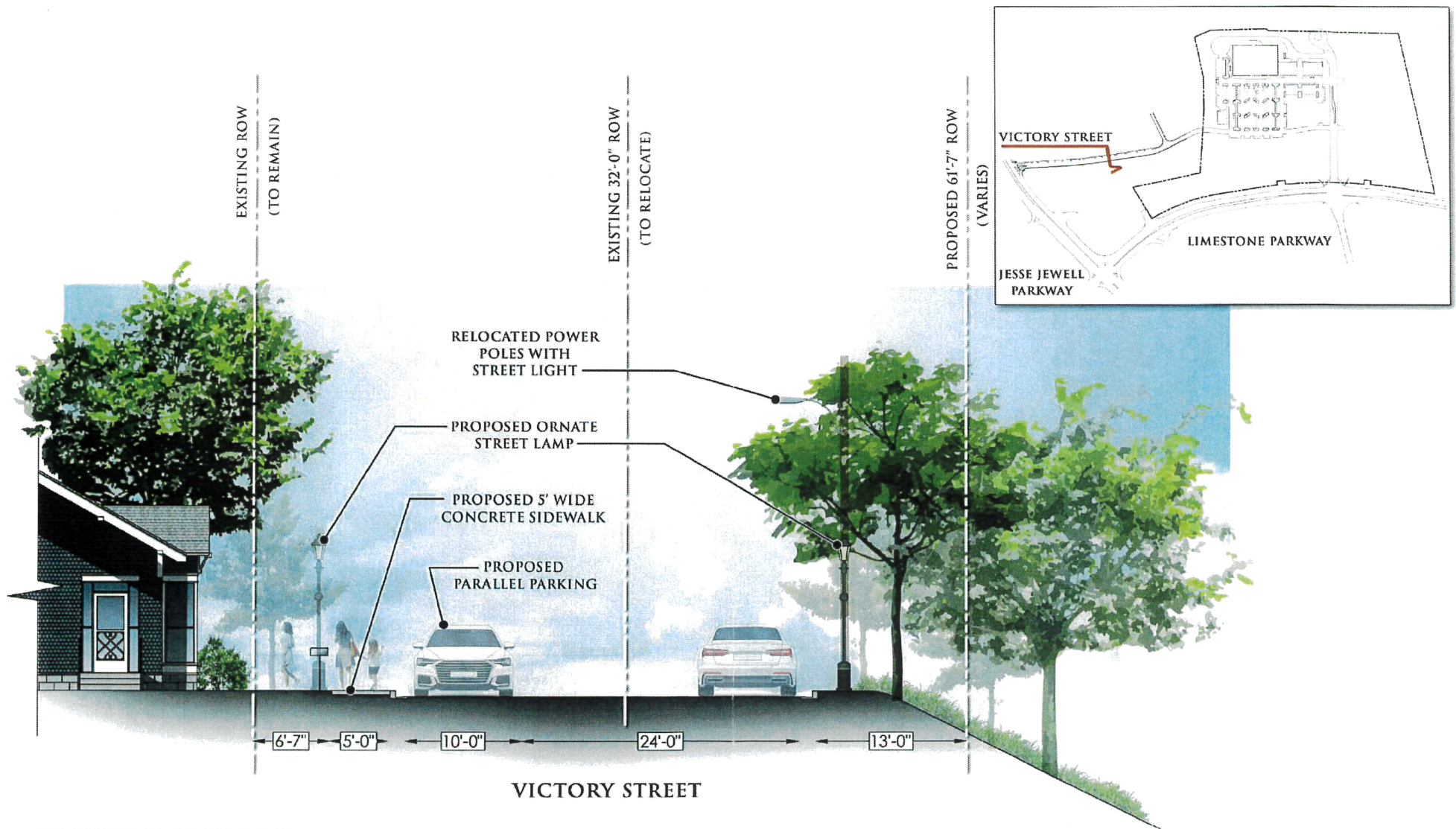
DATE:
05/25/2022

21-259.02-VICTORY-STREET.dwg
JN. 21-259



LIMESTONE GREENWAY

VICTORY STREET ROADWAY SECTION
 GAINESVILLE, GEORGIA
 04.01.2022



LIMESTONE GREENWAY

VICTORY STREET ROADWAY SECTION
GAINESVILLE, GEORGIA
04.01.2022



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: October 25, 2022

Date Submitted: October 25, 2022

Final Approval Date: October 25, 2022

Presenter: Abb Hayes, City Attorney

Item of Business: **Ordinance 2022-25 Zone Victory Street Property
(Tabled at the August 2, 2022 and October 18, 2022 Council Meeting)**
AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON ALL OF VICTORY STREET RIGHT-OF-WAY CONSISTING OF 0.66± ACRE, LOCATED BETWEEN JESSE JEWELL PARKWAY AND SPRING STREET AT THE TIME OF ANNEXATION AS PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

Meeting Date: October 27, 2022

Purpose of Request:

To address the zoning request previously tabled at the August 2, 2022 and October 18, 2022 Mayor/Council Meeting.

Facts & Issues / History & Background:

The City of Gainesville is proposing to annex all of Victory Street which is currently zoned Residential-II (R-II) in the County and is located within the Limestone Parkway Overlay Zone. Victory Street is a narrow two-lane road approximately 20 feet wide with no sidewalks. Upon annexation, the road will be improved to City standards to address vehicular/pedestrian access and safety to include widening the right-of-way and road bed, installation of curb, gutters, sidewalks, decorative street lights, street trees and on-street parallel parking. The improvements will be constructed and paid for by the developer of the proposed commercial grocery retail center within the adjacent Limestone Greenway mixed-use development to provide secondary access. The additional land needed to widen Victory Street will be dedicated by the adjacent commercial land owner to the City of Gainesville and maintained as a public street. The adjacent uses include New Holland Mill residential community and future commercial uses within the Limestone Greenway mixed-use development.

Department Recommendation:

Approve the Ordinance 2022-25 with conditions as presented.

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. Proposed Ordinance 2022-25 COG Victory St zon ord
2. Exhibit A
3. Location Maps
4. Plat
5. Architectural Renderings

Passed: _____

AN ORDINANCE

No. 2022-25

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON ALL OF VICTORY STREET RIGHT-OF-WAY CONSISTING OF 0.66± ACRE, LOCATED BETWEEN JESSE JEWELL PARKWAY AND SPRING STREET AT THE TIME OF ANNEXATION AS PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-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 **Planned Unit Development, with conditions (P-U-D-c)**.

Conditions

- 1. Prior to a Certificate of Occupancy being issued for the adjacent grocery retail shopping center, Victory Street shall be improved to meet City of Gainesville standards as depicted on Exhibit “A” entitled “Victory Street Roadway Section”, per the approval of the Gainesville Public Works Director.**
- 2. No commercial delivery trucks with 10 wheels or more shall be allowed to access Victory Street. Signage restricting thru truck traffic shall be installed near the intersection of Victory Street and Jesse Jewell Parkway and near the entrance of the future commercial access driveway, per the approval of the Gainesville Public Works Director.**

Legal Description

All that tract or parcel of land lying and being in Land Lot 133, 9th Land District, City of Gainesville, Hall County, Georgia as shown on a sketch and description prepared by Patton Land Surveying, LLC, for the City of Gainesville, dated May 25th, 2022 and being more particularly described as follows:

Commencing at the Centerline Intersection of State Route 365 (Business) (Jesse Jewell Parkway) (varying width right-of-way) and U.S. Highway 11 (State Route 129) (Limestone Parkway) (varying width right-of-way) (having a coordinate value of Northing: 1568809.49 Easting: 2408275.75 based on the Georgia State Plane Coordinate System, North American Datum of 1983/1990 adjustment, Georgia West Zone;

ORDINANCE NO. 2022-25

Thence South 36 degrees 09 minutes 54 seconds West for a distance of 874.72 feet to the point of intersection of the Northerly right-of-way line of said Jesse Jewell Parkway with the Westerly right-of-way line of Victory Street (32' wide right-of-way) and said point being the TRUE POINT OF BEGINNING:

Thence leaving said Jesse Jewell Parkway and following the Westerly right-of-way line of said Victory Street the following courses:

Thence North 20 degrees 54 minutes 06 seconds West for a distance of 321.56 feet to a point; Thence along a curve to the left having a radius of 1457.31 feet and an arc length of 124.63 feet, being subtended by a chord of North 23 degrees 21 minutes 06 seconds West for a distance of 124.59 feet to a point; Thence along a curve to the left having a radius of 23748.56 feet and an arc length of 232.38 feet, being subtended by a chord of North 26 degrees 04 minutes 55 seconds West for a distance of 232.38 feet to a point;

Thence continuing along the Westerly right-of-way line of said Victory Street and the Northerly extension thereof, the following course:

Thence North 26 degrees 21 minutes 44 seconds West for a distance of 233.08 feet to a point on the Easterly right-of-way line of said Victory Street;

Thence following the Easterly right-of-way line of said Victory Street the following courses:

Thence along a curve to the right having a radius of 63.31 feet and an arc length of 66.75 feet, being subtended by a chord of South 56 degrees 31 minutes 01 seconds East for a distance of 63.71 feet to a point; Thence South 26 degrees 21 minutes 44 seconds East for a distance of 177.99 feet to a point; Thence along a curve to the right having a radius of 23780.55 feet and an arc length of 232.69 feet, being subtended by a chord of South 26 degrees 04 minutes 55 seconds East for a distance of 232.69 feet to a point; Thence along a curve to the right having a radius of 1489.31 feet and an arc length of 127.37 feet, being subtended by a chord of South 23 degrees 21 minutes 06 seconds East for a distance of 127.33 feet to a point; Thence South 20 degrees 54 minutes 06 seconds East for a distance of 226.23 feet to a 1/2" rebar pin set;

Thence leaving the Easterly right-of-way of said Victory Street and following the Southeasterly extension of the Easterly right-of-way of said Victory Street the following course:

Thence South 20 degrees 54 minutes 06 seconds East for a distance of 95.24 feet to a point;

Thence leaving said Southeasterly extension the following course:

Thence South 68 degrees 54 minutes 52 seconds West for a distance of 32.00 feet to a point and said point being the POINT OF BEGINNING.

Said property contains 0.66 acres more or less.

SECTION II

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

SECTION III

ORDINANCE NO. 2022-25

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.

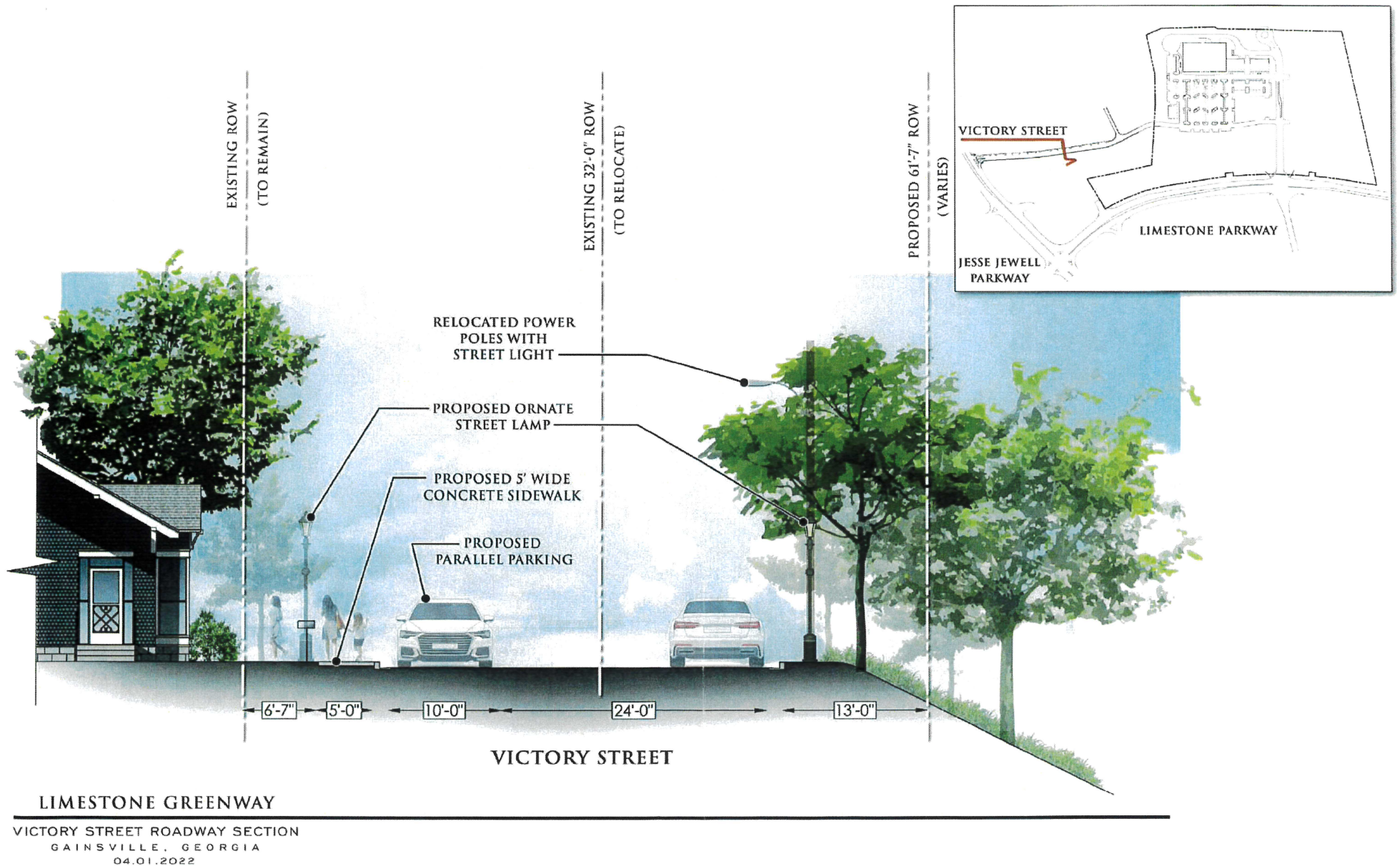
W. Samuel Couvillon, Mayor

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:

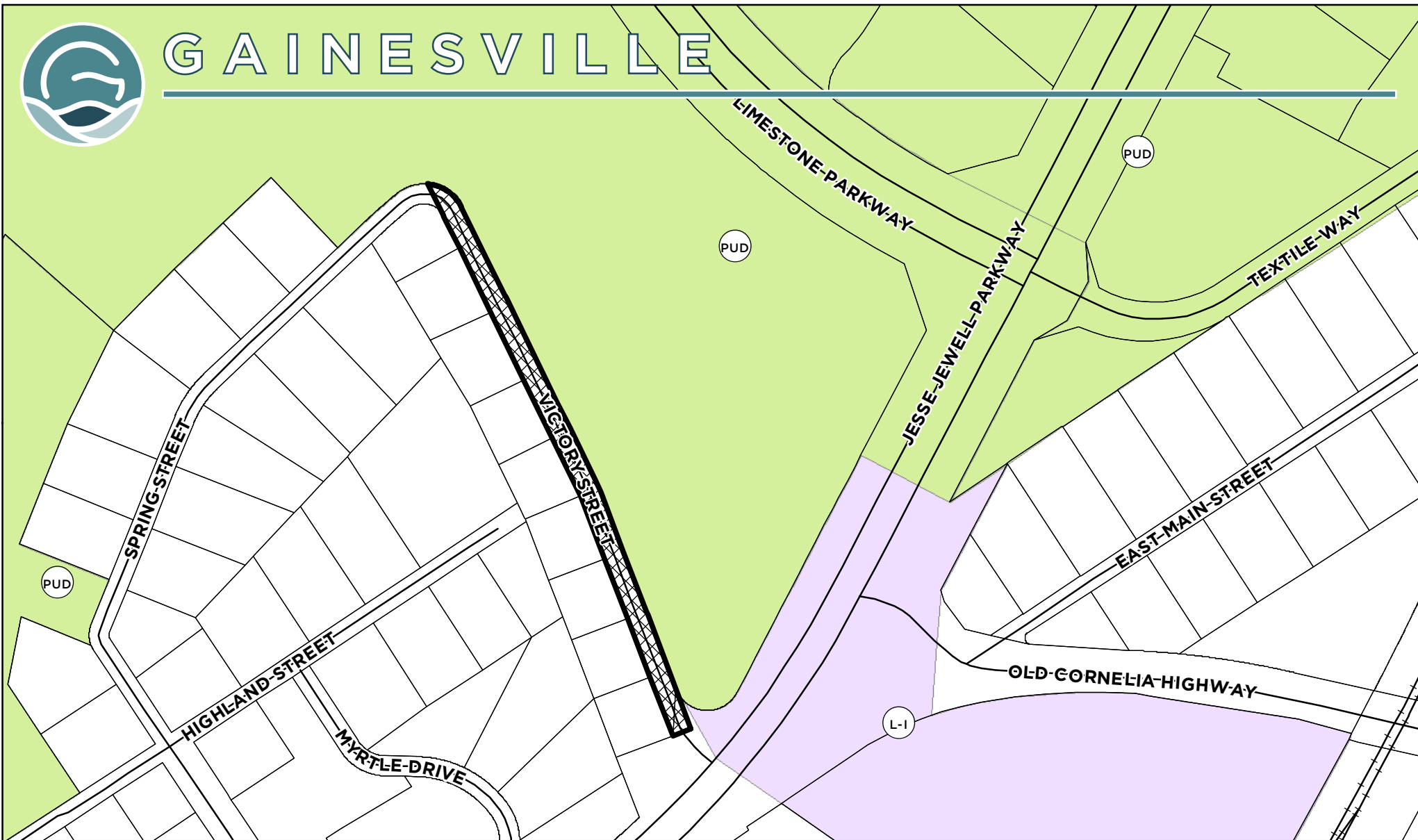
Denise O. Jordan, City Clerk

Exhibit "A"





GAINESVILLE



Applicant:

CITY OF GAINESVILLE

ANNEXATION REQUEST

Subject Property Address:

Tax Parcel:

Request:

Annex all of Victory Street ROW (+/- 0.66 AC) with a zoning of Planned Unit Development (P-U-D)



Subject Property



Meeting Date: 07/12/2022

Map Prepared: 06/02/2022

0 100 200 300 400 Feet

SCALE: 1" = 200'



GAINESVILLE



Applicant: **CITY OF GAINESVILLE**

ANNEXATION REQUEST

Request:

Annex all of Victory Street ROW (+/- 0.66 AC) with a zoning of Planned Unit Development (P-U-D)

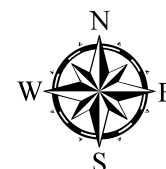
Subject Property Address:

Tax Parcel:



Subject Property

Aerial from 2021



Meeting Date: 07/12/2022

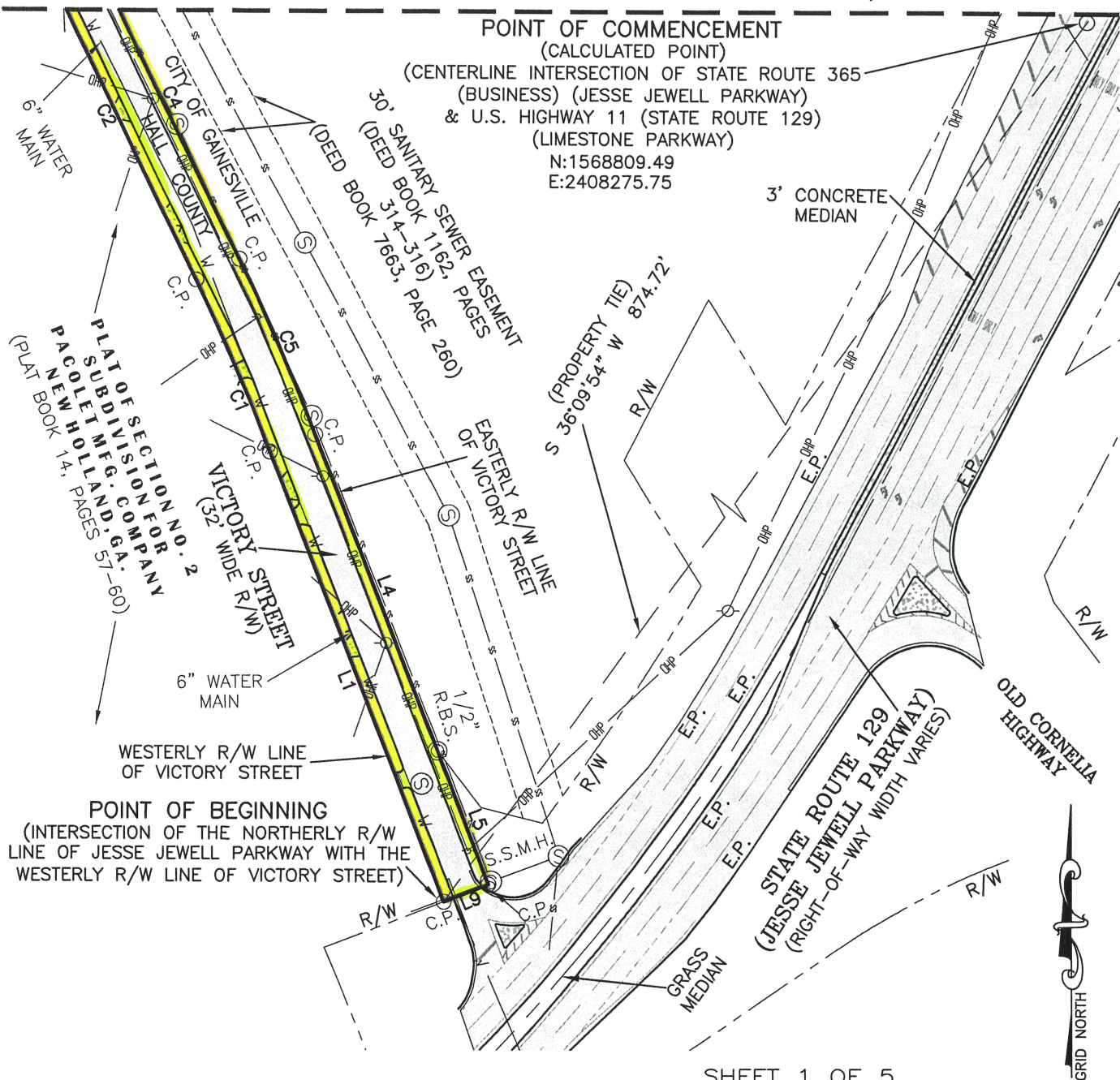
Map Prepared: 06/02/2022

0 100 200 300 400 Feet

SCALE: 1" = 200'

* SEE SHEET 3 FOR LINE &
CURVE TABLE

MATCH LINE "A" (SEE SHEET 2 OF 5)



SHEET 1 OF 5



PATTON
LAND SURVEYING, LLC
REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
www.pattonsurveying.com

LAND SURVEYING FIRM CERTIFICATE OF
AUTHORIZATION NUMBER LSF 001029

SKETCH & LEGAL DESCRIPTION FOR:

CITY OF GAINESVILLE
(VICTORY STREET ANNEXATION)

- LOCATED IN -

LAND LOTS 133
9TH LAND DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GEORGIA



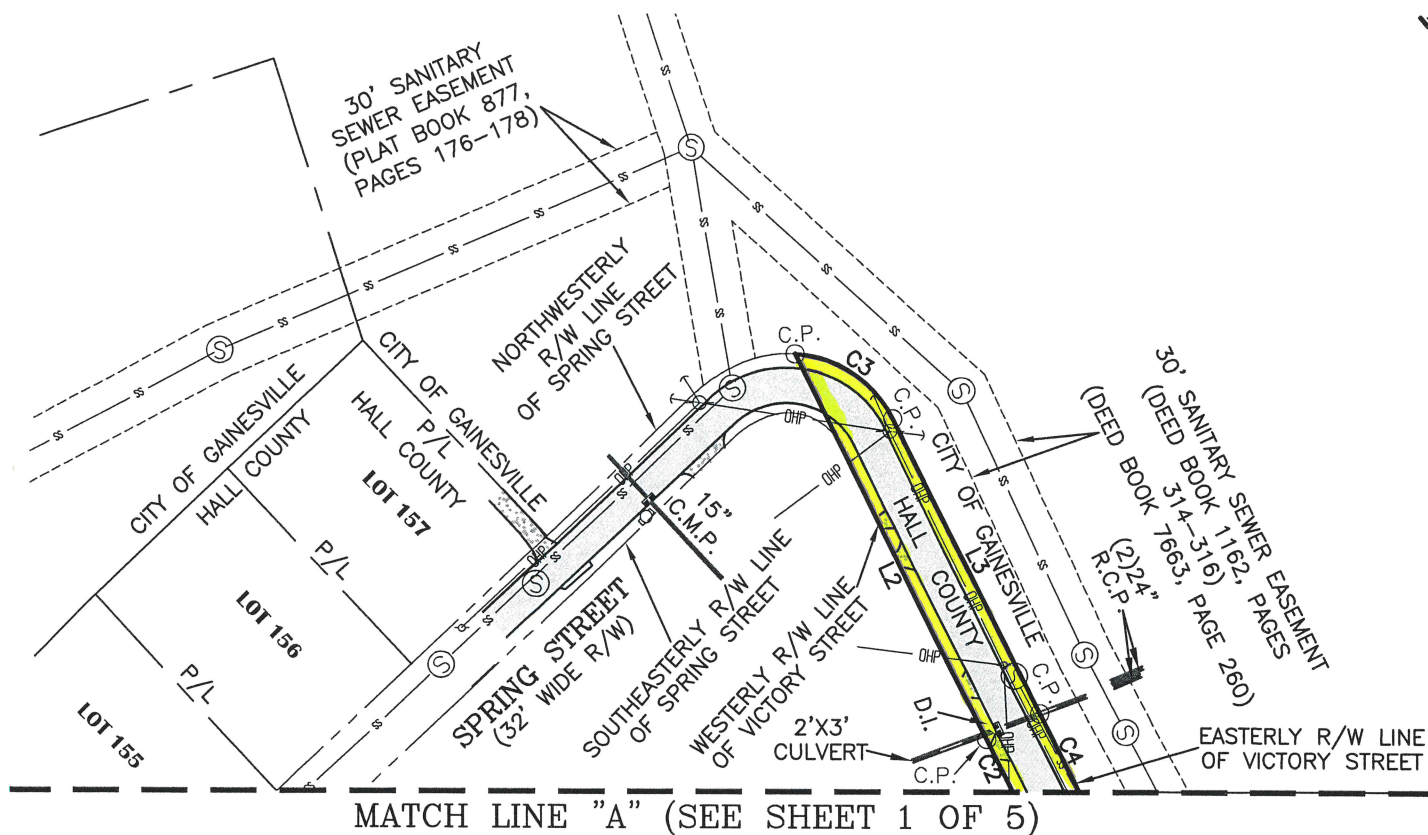
HALL COUNTY SURVEYOR

SCALE:
1" = 100'

DATE:
05/25/2022

21-259.02-VICTORY-STREET.dwg
JN. 21-259

* SEE SHEET 3 FOR LINE &
CURVE TABLE



MATCH LINE "A" (SEE SHEET 1 OF 5)

SHEET 2 OF 5



LAND SURVEYING, LLC
REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
www.pattonsurveying.com

LAND SURVEYING FIRM CERTIFICATE OF
AUTHORIZATION NUMBER LSF 001029

SKETCH & LEGAL DESCRIPTION FOR:
CITY OF GAINESVILLE
(VICTORY STREET ANNEXATION)

- LOCATED IN -

LAND LOTS 133
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HALL COUNTY, GEORGIA

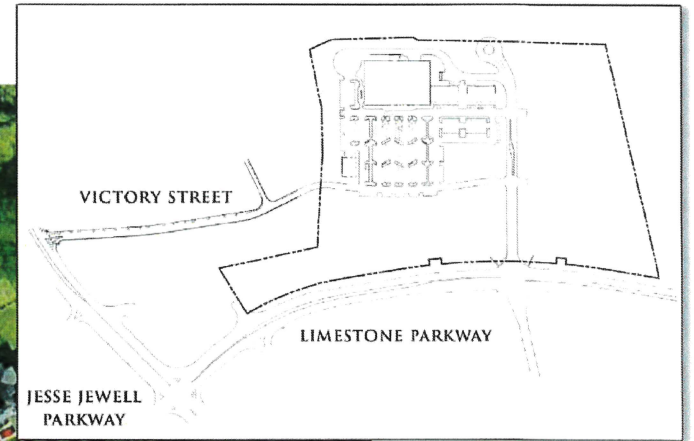


HALL COUNTY SURVEYOR

SCALE:
1" = 100'

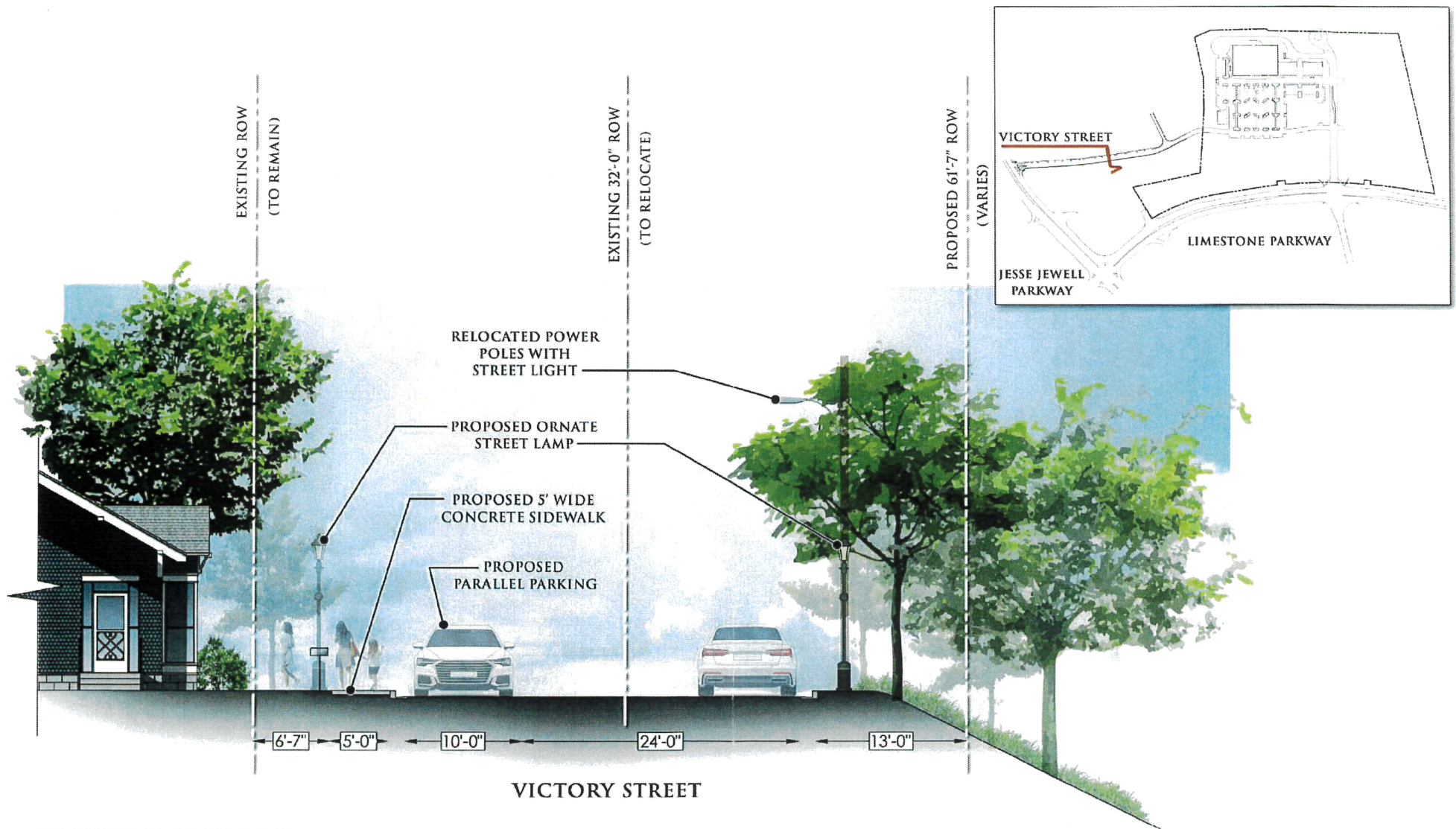
DATE:
05/25/2022

21-259.02-VICTORY-STREET.dwg
JN. 21-259



LIMESTONE GREENWAY

VICTORY STREET ROADWAY SECTION
GAINESVILLE, GEORGIA
04.01.2022



LIMESTONE GREENWAY

VICTORY STREET ROADWAY SECTION
 GAINESVILLE, GEORGIA
 04.01.2022