



Planning and Appeals Board Meeting Agenda
Tuesday, July 11, 2023, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501

CALL TO ORDER

MINUTES

A. Minutes of June 13, 2023

OLD BUSINESS

A. Special Use

- 1) Request from **Northeast Georgia Health System, Inc.** for a special use on a 7.95± acres tract located on the east side of Limestone Parkway, between Clarks Bridge Road and Flintridge Road, having road frontage at the terminus of Gabriel Drive (a/k/a **2500 Limestone Parkway**), having a zoning of Regional Business (R-B).

Ward Number: Two
Tax Parcel Number(s): 09-125-000-062
Request: Inpatient Rehabilitation Hospital

NEW BUSINESS

A. Variance

- 1) Request from **Doug Sherrill (Land Development Professionals)** to vary the front yard setback requirement on a 0.69± acre tract located at the cul-de-sac terminus of Patten Drive (a/k/a **1550 Patten Drive**), having a zoning of Residential-I (R-I).

Ward Number: One
Tax Parcel Number(s): 01-111-001-083
Request: Single-family home

B. Rezoning

- 1) Request from **Simpatico Communities** to rezone a 3.17± acres tract located on the northeast side of the intersection of Jesse Jewell Parkway and Scotland Avenue, having road frontage on the northside of Johnson Street (a/k/a **839 and 853 Jesse Jewell Parkway, SW**) from General Business (G-B) to Planned Unit Development (P-U-D).

Ward Number: Three
Tax Parcel Number(s): 01-029-001-005 and 007
Request: Mixed-use building

- 2) Request from **Loan Donuts Holdings, LLC** to rezone a 1.063± acres tract located at the southeast side of the intersection of Browns Bridge Road and McEver Road (a/k/a **2895 Browns Bridge Road, SW**) from Office and Institutional (O-I) to Neighborhood Business (N-B).

Ward Number: Four
Tax Parcel Number(s): 08-015-005-028
Request: Dunkin Donuts restaurant

C. Zoning Amendment

- 1) Request from **QuikTrip Corporation C/O Eric Bikas** to amend an existing Planned Unit Development (P-U-D) zoning on a 2.86± acres tract located at the southwest side of the intersection of Browns Bridge Road and McEver Road (a/k/a **2925 Browns Bridge Road, SW**).

Ward Number: Four
Tax Parcel Number(s): 08-016-001-004
Request: QuikTrip convenience store/gas station

- 2) Request from **Bradley Dunckel** to amend the zoning conditions for a property zoned Residential-II (R-II) on a 1.38± acres tract located east of the terminus of Riverside Terrace (a/k/a **1180 Riverside Terrace NE**).

Ward Number: Two
Tax Parcel Number(s): 01-075-001-016
Request: 8 Single-family condominium homes

MISCELLANEOUS

ADJOURNMENT