



Work Session Agenda
Thursday, July 27, 2023, 9:00 AM
Administration Building, Boardroom (3rd Floor)
300 Henry Ward Way, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES:

Water Resources

- Resolution: Florence Drive Tract Sanitary Sewer Annexation Waiver Request Nick Swafford

Community & Economic Development

- **Public Hearing Item: August 1, 2023 Council Meeting** Abb Hayes
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: 09-125-000-062. **Request: Inpatient Rehabilitation Hospital.**
- **Public Hearing Item: August 1, 2023 Council Meeting** Abb Hayes
(Tabled at the July 11, 2023 Planning and Appeals Board Meeting)
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.**
- **Public Hearing Item: August 1, 2023 Council Meeting** Abb Hayes
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: 08-015-005-028. **Request: Dunkin Donuts restaurant.**
- **Public Hearing Item: August 1, 2023 Council Meeting** Abb Hayes
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: 08-016-001-004. **Request: QuikTrip convenience store/ gas station.**
- **Public Hearing Item: August 1, 2023 Council Meeting** Abb Hayes
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: 01-075-001-016. **Request: 7 Single-family condominium homes.**

CITY MANAGER ISSUES:

MAYOR ISSUES:

- Appointment(s): Main Street Advisory Board Sam Couvillon

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Tuesday, July 25, 2023, 10:15 AM