



Mayor/Council Meeting Agenda
Tuesday, October 3, 2023, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

INVOCATION:

PLEDGE OF ALLEGIANCE:

PRESENTATIONS / RECOGNITIONS:

- A. Proclamation: Fire Prevention Week

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Minutes

- A. September 14, 2023 Work Session
B. September 19, 2023 Mayor/Council Meeting

PUBLIC HEARING(S):

Annexation/Zoning Items

- A. Request from **Eric Owens** for site plan approval on a 0.34± acre tract located on the east side of Thompson Bridge Road, north of Virginia Avenue (a/k/a **1714 Thompson Bridge Road**), having a zoning of Residential and Office (R-O). **Ward Number: One**. Tax Parcel Number(s): 01-091-002-019. **Request: Office building**.
- Proposed Zoning Resolution ZR-2023-02

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Friday. September 29, 2023, 9:12 AM



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 26, 2023
Date Submitted: September 29, 2023
Final Approval Date: October 3, 2023
Presenter: Mayor Sam Couvillon
Item of Business: Proclamation: Fire Prevention Week
Meeting Date: October 3, 2023

Purpose of Request:

To bring awareness and to encourage the citizens of Gainesville to be proactive and take precautionary measures to avoid fires, and participate in public safety activities offered by the Office of Commissioner of Insurance and Fire Safety and the Gainesville Fire Department.

Facts & Issues / History & Background:

Fires pose major public safety concerns, though they are largely preventable by practicing diligence in basic fire safety measures.

Attendees include: Fire Chief Brandon Ellis
Fire Marshall Chad Payne

Department Recommendation:

Department Director:

Bryan Lackey

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Proclamation: Fire Prevention Week



PROCLAMATION

- WHEREAS,** *The City of Gainesville is committed to ensuring the safety and security of all those living in and visiting our community; and*
- WHEREAS,** *fires pose major public safety concerns, though they are largely preventable by practicing diligence in basic fire safety measures; and*
- WHEREAS,** *the City of Gainesville's first responders are dedicated to reducing the occurrence of home fires and home fire injuries through prevention and protection education; and*
- WHEREAS,** *every household and business in the City of Gainesville should understand the importance of cooking safety, that unattended cooking is the leading cause for fires in the kitchen and to ensure they always stay attentive while cooking and to have properly working and tested smoke alarms and fire extinguishers; and*
- WHEREAS,** *by following and utilizing these important safety and prevention guidelines and methods, we can reduce fire related injuries and prevent future loss of life in our communities, and we encourage all citizens to practice this year's fire safety theme "COOKING SAFETY STARTS WITH YOU."*

NOW, THEREFORE, BE IT RESOLVED, *that I, W. Samuel Couvillon, Mayor and the Gainesville City Council, do hereby proclaim October 8-14, 2023 to be*

"Fire Prevention Week"

And encourage the citizens of Gainesville to be proactive and take precautionary measures to avoid fires, and participate in public safety activities offered by the Office of Commissioner of Insurance and Fire Safety and the Gainesville Fire Department.

Presented this 3rd day of October, 2023

W. Samuel Couvillon, Mayor
City of Gainesville



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: April 14, 2023
Date Submitted: September 20, 2023
Final Approval Date: September 28, 2023
Presenter: Denise Jordan, City Clerk
Item of Business: September 14, 2023 Work Session
Meeting Date: October 3, 2023

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: April 14, 2023
Date Submitted: September 20, 2023
Final Approval Date: September 28, 2023
Presenter: Denise Jordan, City Clerk
Item of Business: September 19, 2023 Mayor/Council Meeting
Meeting Date: October 3, 2023

Purpose of Request:

The purpose of this request is to allow the governing body to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

Draft minutes were distributed to the governing body, City Manager, City Attorney and Department Directors for comments/corrections.

Department Recommendation:

Approve the minutes accepting edits as presented.

Department Director:

Bryan Lackey

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: September 26, 2023
Date Submitted: September 28, 2023
Final Approval Date: September 29, 2023
Presenter: Abb Hayes, City Attorney
Item of Business: Request from **Eric Owens** for site plan approval on a 0.34± acre tract located on the east side of Thompson Bridge Road, north of Virginia Avenue (a/k/a **1714 Thompson Bridge Road**), having a zoning of Residential and Office (R-O). **Ward Number: One**. Tax Parcel Number(s): 01-091-002-019. **Request: Office building.**

- Proposed Zoning Resolution ZR-2023-02

Meeting Date: October 3, 2023

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the September 12, 2023 Planning and Appeals Board Meeting.

Facts & Issues / History & Background:

The subject property was conditionally rezoned in 2001 for a professional office that requires site plan approval by the Planning and Appeals Board and City Council prior to the property being developed. The proposed office is two-story and 3,300 square feet in size (55' wide x 30' deep) with 11 parking spaces. The existing driveway will be shared with the adjacent attorney's office where the applicant is currently located. A fence and vegetated buffer are proposed along the rear and right side yard property line. The applicant states there will be 5 to 10 employees and typical office hours will be from 7 a.m. to 6 p.m., Monday thru Friday. The property is located within the Gateway Corridor Overlay Zone and the adjacent properties include professional offices and single-family homes. Of note, a front yard setback variance from 30-feet to 20-feet was approved by the Planning and Appeals Board as part of site plan approval request to allow for rear yard parking.

Department Recommendation:

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

SAMPLE MOTIONS:

Approval of Resolution ZR-2023-02:

I move to approve the resolution for a site plan approval for an office building within Residential and Office (R-O) zoning district with seven conditions as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Legal Ad
2. PAB Recommendation Report
3. Proposed Zoning Resolution ZR-2023-02
4. Location maps
5. Narrative
6. Site plan
7. Architectural Rendering

Kates, a minor child; Stacy-Ann Harrison, Petitioner vs. Clifford Kates, Respondent, Petition for the Name Change of a Minor Child. A Petition was filed in the Superior Court of Hall County on August 10, 2023 to change the name of CHEYANNE SERENITY KATES to CHEYANNE SERENITY HARRISON. Let any interested party appear in this case and file any objection within the time proscribed by O.C.G.A. 19-12-1 (0 (2) and (3).

Respectfully Submitted, This 10th day of August, 2023.

LAW OFFICES OF STEPHANIE SALB. PC Stephanie Salb Attorney for Petitioner Georgia Bar No. 382032 4850 Golden Parkway Suite B #330 Buford, Georgia 30518-1712 (770) 271-1843 -Telephone **124899**
8/23, 8/30, 9/6, 9/13

SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: Victoria Madison Grant, Petitioner. Civil Action Case Number: 2023CV001428CGB NOTICE OF PETITION TO CHANGE NAME OF ADULT

Victoria Madison Grant filed a petition in the Superior Court of Hall County on August 11, 2023, to change the name from: Victoria Madison Grant to Madison Grant McDaniel. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed. Dated: 08/11/2023 Victoria Madison Grant Petitioner, Pro se Name: Victoria Madison Grant Address 8853 Shallow Creek TRL E m a i l : maddieggrant549@gmail.com Phone (day): 502-541-3674 **125108**
8/23, 8/30, 9/6, 13

Public Hearings

NOTICE is hereby given that the **Hall County Board of Commissioners** shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on **Thursday, October 12, 2023** to consider the following: **1.(A) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **(B) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: residential addition** | * Commission District 4 | **Alexandra Parra, applicant.** **(C) 3634 Oakland Lane | Variance** | 17.240.010 to reduce the rear yard setback from 20 feet to 19 feet | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | **Proposed Use: bring an existing deck into compliance** | * Commission District 4 | **Alexandra Parra, applicant.** **2.(A) 4157 Pine Vale Road | Variance** | 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A | **Proposed Use: bring existing carport into compliance** | * Commission District 1 | **Jeffrey Rosa, applicant.** **(B) 4157 Pine Vale Road | Variance** | 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A | **Proposed Use: bring existing carport into compliance** | * Commission District 1 | **Jeffrey Rosa, applicant.** **(C) 4157 Pine Vale Road | Variance** | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A | **Proposed Use: bring existing carport into compliance** | * Commission District 1 | **Jeffrey Rosa, applicant.** **3.3579 Poplar Springs Road | Use Subject to County Commission Approval** | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | **Proposed Use: 2-lot subdivision** | ** Commission District 3 | **Fernando Magana Jr / Brenda Magana, applicant.** **4.(A) 2353 Athens Highway | Use Subject to County Commission Approval** | 17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 | **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza Modaber, applicant.** **(B) 2353 Athens Highway | Variance** | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016 | **Proposed Use: used vehicle sales** | ** Commission District 4 | **Morteza Modaber, applicant.** **5.4260 Winder Highway | Amend Conditions of PCD** | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006 | **Proposed Use: commercial signage** | ** Commission District 1 | **Masstar Signs / Craig Inabinett, applicant.** **6.5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD** | on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 | **William Schmid, Rochester/DCCM, applicant.** **7.0 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 | **William Schmid, Rochester/DCCM, applicant.** **8.5354, 5352,**

5350, 5342, and 0 Thompsons Mill Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 | **Proposed Use: 133 unit rental community** | ** Commission District 1 | **Rochester/DCCM, applicant.** * Unless appealed to the Board of Commissioners within 30 days, the Planning Commission's decision will be the final action taken on Tuesday, September 5, 2023. If appealed, the appeal will be heard by the Board of Commissioners on Thursday, October 12, 2023 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia. ** The Board of Commissioners' decision will be the final action taken unless appealed. To do so, an appeal must be filed within 30 days of the Board of Commissioners' final decision. **125916 9/13**

NOTICE is hereby given that the **Hall County Planning Commission** shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 5:15 p.m. on **Monday, October 16, 2023** to consider the following: **1. 4057 Sargent Circle | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 35 feet from centerline on a 0.85± acre parcel located on the east side of Sargent Circle approximately 210 feet from its intersection with Cochran Road | Zoned R-I; Tax Parcel 10120 000071 | **Proposed Use: single-family residence** | * Commission District 2 | **Dennis Drees, Applicant** **2.(A) 2477 Dawsonville Highway | Variance** | from 17.240.0160 to reduce the road frontage requirement on a divided highway from 500 feet to 50 feet | on a 1.47± acre tract located on the south side of Dawsonville Highway, across from its intersection with Vaughndale Circle | Zoned AR-III; Tax Parcel 10085 000096 (pt.) | **Proposed Use 2-lot subdivision** | * Commission District 2 | **Cole Burchardt, applicant.** **(B) 2477 Dawsonville Highway | Variance** | from 17.240.0160 to reduce the road frontage requirement on a divided highway from 500 feet to 237 feet | on a 1.47± acre tract located on the south side of Dawsonville Highway, across from its intersection with Vaughndale Circle | Zoned AR-III; Tax Parcel 10085 000096 (pt.) | **Proposed Use 2-lot subdivision** | * Commission District 2 | **Cole Burchardt, applicant.** **3. 3052 Scenic Drive | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of the road to 35 feet from centerline of road | on a 0.55± acre parcel located on the southeast side of Scenic Drive, at its terminus | Zoned V-C; Tax Parcel 10139 000086 | **Proposed use: residential addition** | * Commission District 3 | **Jeff Miller, applicant.**

4. 4200 Cha Co Road | Rezone | from Agricultural Residential III (AR-III) to Residential I (R-I) | on a 43.50± acre parcel located on the southeastern side of Cha Co Road, approximately 425 feet west of its intersection with Sardis Road | Zoned AR-III, Tax

Parcel: 10074 000004 | **Proposed Use: 32-lot subdivision** | ** Commission District 2 | **John Roberts, applicant.** **5. Public Hearing to Amend sections 17.420, Corridors Overlay District,** Title 17 of the Official Code of Hall County, Georgia; to adopt Property Maintenance standards. ** | **Hall County Staff, applicant.** NOTE: In accordance with Georgia law, anyone who (a) wishes to express opposition to the proposed rezoning and (b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating \$250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision. The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, December 14, 2023 at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia. **The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, December 14, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia. **125827 9/13**

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, October 3, 2023 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 **Eric Owens** for site plan approval on a 0.34± acre tract located on the east side of Thompson Bridge Road, north of Virginia Avenue (a/k/a **1714 Thompson Bridge Road**), having a zoning of Residential and Office (R-O). Ward Number: One Tax Parcel Number(s): 01-091-002-019 Request: Office building 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 [c]) **125800 9/13**

PUBLIC NOTICE The Council of the City of Lula shall proceed with a public hearing regarding the following request during the Council Meeting on Monday, October 16, 2023 that begins at

7:00 PM at City Hall, 6055 Main Street, Lula, Georgia. Property located at Cornelia Highway and Belton Bridge Road, Lula, Georgia; Hall County Tax Parcels 09064 000056 and 09064 000062. Elevation Construction and Grading, LLC seeks to rezone the property consisting of 16.99 acres from HB (Highway Business) to M-II (Heavy Industrial) to allow use as a poultry hatchery. All interested parties are invited to attend and be heard. If you have questions or comments regarding this application or need special accommodations, then please contact Dennis Bergin, City Manager, at City Hall.

If you speak regarding this application, then you must complete a Campaign Disclosure Form if you have made campaign contributions in the amount of \$250.00 or more to any member to the Council within two years of the date of the public hearing. **125873 9/13**

The Buford City Commission will conduct a public hearing at its regularly scheduled Commission meeting at 7:00 p.m., October 2, 2023, Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a zoning modification to zoning conditions for 4996 Lanier Islands Parkway, Tract A, containing 1.618 acres. Applicant: AES Restaurant Group; Zoning Modification: Applicant requests to amend zoning condition #2 from Commission meeting of October 3, 2022 to modify architectural design requirements and to amend condition #4 from Commission meeting of October 3, 2022 and from Commission meeting of January 2, 2023 to allow the menu board to be located in the front yard and to have a brick or stone base only. **125556 9/13, 20, 27**

Public Sales/Auctions

Key Storage located at 3719 Winder Hwy, Flowery Branch, GA 30542 will hold

an online public sale to enforce a lien imposed on said property, as described below, pursuant to the Georgia Self Storage Facility Act, Georgia Code 10-4-210 to 10-4-215. The auction will be held on website www.storageauctions.com (http://www.storageauctions.com) and will end at 3:00PM on Monday, September 25, 2023. Management reserves the right to withdraw any unit from sale. Registered or motor vehicles are sold "As Is / Parts Only," no titles or registration. Tenant Name Lisa Gaines Unit # 6132 Stored Items hhg, furn **125542 9/6,13**

Notice is hereby that on the 21st of September, 2023 at 5140 McEver Road Self Storage Oakwood, GA 30566 the undersigned will sell at the public auction by competitive bidding on storage-treasures.com on or after 2:30pm. The following personal property stored with this facility. All sales are cash only and all items must be removed from the unit within 72 hours. Luther P Downy Unit #012 Household Goods, Misc. Luther P Downy Unit #729 Household Goods, Misc. Cheryl M. Skcupakus Unit #727 Household Goods, Misc. Cheryl M. Skcupakus Unit #199 Household Goods, Misc. Felipe Rios Unit #604 Household Goods, Misc. Felipe Rios Unit #673 Household Goods, Misc. Leslie Turner Unit #158 Household Goods, Misc.

Thomas K Long Unit #205 Household Goods, Misc. Billy R Young Unit #219 Household Goods, Misc. Mark Ogden Unit #514 Household Goods, Misc. Keellie Bullock Unit #531 Household Goods, Misc. Edward McGinley Unit #558 Household Goods, Misc. Christopher Wood Unit #561 Household Goods, Misc. Alonso Garcia Unit #582 Household Goods, Misc. Kevin Leachman Unit #618 Household Goods, Misc. Ashley martin Unit #638 Household Goods, Misc. Suzanne AnQueira Unit #604 Household Goods, Misc. **125614 9/6, 9/13**

Notice of Public Auction

Mini Mall Storage We will be holding a public auction online at SelfStorageAuction.com Date: September 20, 2023 Time: 10:00 am The payment methods we accept for this are cash, debit, Visa, Mastercard, and Amex. All sales are final: The bidder must place a \$100 cash deposit, make payment and clear out the unit within 48 hours from the time the auction closes. Once the unit has been inspected, the \$100 cash deposit will be returned to the bidder. We currently have 3 units: Unit #A04 Jeri Starcher Unit #A08 Bilie Jo Broussard Unit #A15 Tiffany Brock **125622 9/6, 9/13**

NOTICE OF PUBLIC SALE: The following self-storage Cube contents containing household and other goods will be sold for cash by CubeSmart LP 2221 Dawsonville Highway Gainesville, Georgia, 30506 to satisfy a lien on October 12, 2023 at approx. 1:30 PM at [www.storage-treasures.com]: Cube #232 Destynne M Vargas; Cube #617 Jonathan Davis. **125573 9/13, 9/20**

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 22nd, 2023 at 9:00 am on the premises where said property is being stored and which is located at, Northeast Georgia Storage Center, 1980 Delta Drive, Gainesville Georgia 30501, County of Hall, State of Georgia. 770-536-5173. The personal property found in units: B026 Jasmine McClure- Baby bed, Child seat, stroller, furniture, bicycle; B012 Jenny Standridge- baby clothes, furniture, totes; C029 Jonathan Moline- boxes of clothes, bumper pool table; C022 Paul Toles- Dresser, night stands, boxes, wheel chair, walker, chest of drawer; E019- Jenny Standridge- bags of clothes, walker. 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. **125561 9/6, 9/13**

Online auction of Rubbermaid tubs of assorted items www.storageauctions.com. Notice is hereby given that on September 25, 2023 at 12 pm Savage Mini Storage, 5149 Cleveland Hwy Gainesville, GA 30506 will sell under the contractual landlords lien process by online auction the following storage units. Unit 35 -V. Duffie **125849 9/13, 9/20**

SAFE HARBOR AQUALAND NOTICE OF PUBLIC SALE

Safe Harbor Aqualand will sell at public

sale, the below described property beginning at **11AM on September 30th 2023** at Safe Harbor Aqualand, 6800 Lights Ferry Rd Flowery Branch GA 30542. Registration begins at **45 MINUTES PRIOR TO AUCTION START TIME** and will conclude **10 MINUTES BEFORE AUCTION START TIME** prior to auction. Notice is hereby given to: **John Cross, 29; Carver Montego** with all attachments, riggings, fixtures, equipment, personality, improvements, and engines located at 6800 Lights Ferry Rd Flowery Branch GA 30542 in which he/she is listed as owner. If not redeemed in the prescribed time for all such costs imposed on said vessel herein shall be disposed of by public sale as outlined in GA Law, O.C.G.A. 11-1-201. He/She has ten days from first posting of this notice to contact Safe Harbor Aqualand who is in possession of said vessel. Proceeds will be used to satisfy debt created by the account holder to Safe Harbor Aqualand. The boat is sold "as is" and payment must be made at the time of purchase by certified funds, cash, Visa, MasterCard or American Express. For further information, please contact Safe Harbor Aqualand at 770-967-6811. **125790 9/13, 9/20**

SAFE HARBOR AQUALAND NOTICE OF PUBLIC SALE

Safe Harbor Aqualand will sell at public auction, the below described property beginning at **11AM on September 30th 2023** at Safe Harbor Aqualand, 6800 Lights Ferry Rd Flowery Branch GA 30542. Registration begins at **45 MINUTES PRIOR TO AUCTION START TIME** and will conclude **10 MINUTES BEFORE AUCTION START TIME** prior to auction. Notice is hereby given to: **John Oak, 25; Monteray** with all attachments, riggings, fixtures, equipment, personality, improvements, and engines located at 6800 Lights Ferry Rd Flowery Branch GA 30542 in which he/she is listed as owner. If not redeemed in the prescribed time for all such costs imposed on said vessel herein shall be disposed of by public sale as outlined in GA Law, O.C.G.A. 11-1-201. He/She has ten days from first posting of this notice to contact Safe Harbor Aqualand who is in possession of said vessel. Proceeds will be used to satisfy debt created by the account holder to Safe Harbor Aqualand. The boat is sold "as is" and payment must be made at the time of purchase by certified funds, cash, Visa, MasterCard or American Express. For further information, please contact Safe Harbor Aqualand at 770-967-6811. **125794 9/13, 9/20**

SAFE HARBOR AQUALAND NOTICE OF PUBLIC SALE

Safe Harbor Aqualand will sell at public auction, the below described property beginning at **11AM on September 30th 2023** at Safe Harbor Aqualand, 6800 Lights Ferry Rd Flowery Branch GA 30542. Registration begins at **45 MINUTES PRIOR TO AUCTION START TIME** and will conclude **10 MINUTES BEFORE AUCTION START TIME** prior to auction. Notice is hereby given to: **Manuel Jeija, 25; Searay** with all attachments, riggings, fixtures, equipment, personality, improvements, and engines located at 6800 Lights Ferry Rd Flowery Branch GA 30542 in which he/she is listed as owner. If not redeemed in the prescribed time for all such costs imposed on said vessel herein shall be disposed of by public sale as outlined

MEMORANDUM

TO: Gainesville City Council

FROM: Community and Economic Development Department

**APPLICANT /
PROPERTY OWNER:** Eric Owens

LOCATION: 1714 Thompson Bridge Road

ZONING: Residential and Office (R-O)

DATE: September 12, 2023

SUBJECT: **Site Plan Approval**

A request has been received from Eric Owens for site plan approval for the 0.34± acre subject property. The subject property and the adjacent property to the north were conditionally rezoned from Residential-I (R-I) to Residential and Office (R-O) in 2001 for a future office per Zoning Ordinance No. 2001-77. Due to the fact that no site plan was provided at the time of the rezoning for the subject property, a zoning condition was placed on the property requiring review and approval from the Planning and Appeals Board and City Council prior to being developed.

The proposed office building is two-story in height and 3,300 square feet in size (55' wide x 30' deep). The exterior facade of the building will consist of mostly brick and/or stone materials and accent cementitious siding. A total of 11 parking spaces are proposed at that rear and side of the structure. The existing driveway on Thompson Bridge Road will be shared with the adjacent attorney's office property where the applicant's office is currently located. According to the site plan, the building will be setback 20 feet from the front property line, similar to the neighboring attorney's office to allow for rear yard parking. A fence and vegetated buffer are proposed along the rear and right side yard property line to help screen the parking area. The applicant states there will be 5 to 10 employees and typical office hours will be from 7 a.m. to 6 p.m., Monday thru Friday.

The property is located within the Gateway Corridor Overlay Zone. The overlay zone requires parking and stormwater detention to be located to the side or rear yard and 50% of the exterior building facade materials must be brick or stone masonry. The site plan appears to adhere to the overlay design standards. While most of the nearby structures are one-story in design, the proposed building is still below the maximum 3-story height requirement within R-O zoning. The adjacent properties include professional offices located to the north and west. Single-family homes are located to the south and east.

If approved, Staff is recommending the following conditions.

Conditions

1. The proposal shall be generally consistent with the standards depicted on the concept plan and architectural rendering provided with this application per the review and approval of the Community and Economic Development Director.
2. Stormwater detention shall be located underground.
3. A trash dumpster shall not be allowed on the property.
4. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
5. A mixture of evergreen and deciduous buffer trees shall be planted within the required rear and right side yard buffer areas adjacent to the single-family properties. The minimum installation height of the trees shall be 7-feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
6. The structural buffer shall match the existing 6-foot tall vinyl fence located on the adjacent property located at 1730 Thompson Bridge Road.
7. The frontage landscape and right-of-way areas shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within the frontage landscape area subject to the approval of the Community & Economic Development Director.

Excerpts from the September 12, 2023 PAB Meeting Minutes

Applicant Presentation: Nick Pesula, 3502 River Road Circle, stated he is an engineer for the project and the proposed office use will be the same as the adjacent northern parcel and agrees with the recommendations by the staff.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the site plan for the subject property for an office building having Residential and Office (R-O) zoning with the following conditions:

Conditions

1. The proposal shall be generally consistent with the standards depicted on the concept plan and architectural rendering provided with this application per the review and approval of the Community and Economic Development Director.
2. Stormwater detention shall be located underground.

3. A trash dumpster shall not be allowed on the property.
4. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
5. A mixture of evergreen and deciduous buffer trees shall be planted within the required rear and right side yard buffer areas adjacent to the single-family properties. The minimum installation height of the trees shall be 7-feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
6. The structural buffer shall match the existing 6-foot tall vinyl fence located on the adjacent property located at 1730 Thompson Bridge Road.
7. The frontage landscape and right-of-way areas shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within the frontage landscape area subject to the approval of the Community & Economic Development Director.

Motion made by Board Member Thompson

Motion seconded by Board Member Young

Vote – 6 favor, 1 absent (Simmons)

RESOLUTION ZR-2023-02

APPROVAL OF A REQUEST FOR A SITE PLAN APPROVAL SUBJECT TO APPROVAL BY THE CITY COUNCIL

WHEREAS, an application has been received from **Eric Owens** for a Site Plan Approval in a Residential and Office (R-O) zoning district seeking to satisfy an existing condition contained in Ordinance No. 2001-77, dated December 18, 2001, for an *Office Building* within a Residential and Office (R-O) zoning district identified as follows:

01-091-002-019
1714 Thompson Bridge Road
Ward One

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 **September 12, 2023**.

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

Conditions

1. The proposal shall be generally consistent with the standards depicted on the concept plan and architectural rendering provided with this application per the review and approval of the Community and Economic Development Director.
2. Stormwater detention shall be located underground.
3. A trash dumpster shall not be allowed on the property.
4. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
5. A mixture of evergreen and deciduous buffer trees shall be planted within the required rear and right side yard buffer areas adjacent to the single-family properties. The minimum installation height of the trees shall be 7-feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
6. The structural buffer shall match the existing 6-foot tall vinyl fence located on the adjacent property located at 1730 Thompson Bridge Road.
7. The frontage landscape and right-of-way areas shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within the

RESOLUTION ZR-2023-02

frontage landscape area subject to the approval of the Community & Economic Development Director.

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

Adopted this _____ day of _____, 2023.

W. Samuel Couvillon, Mayor

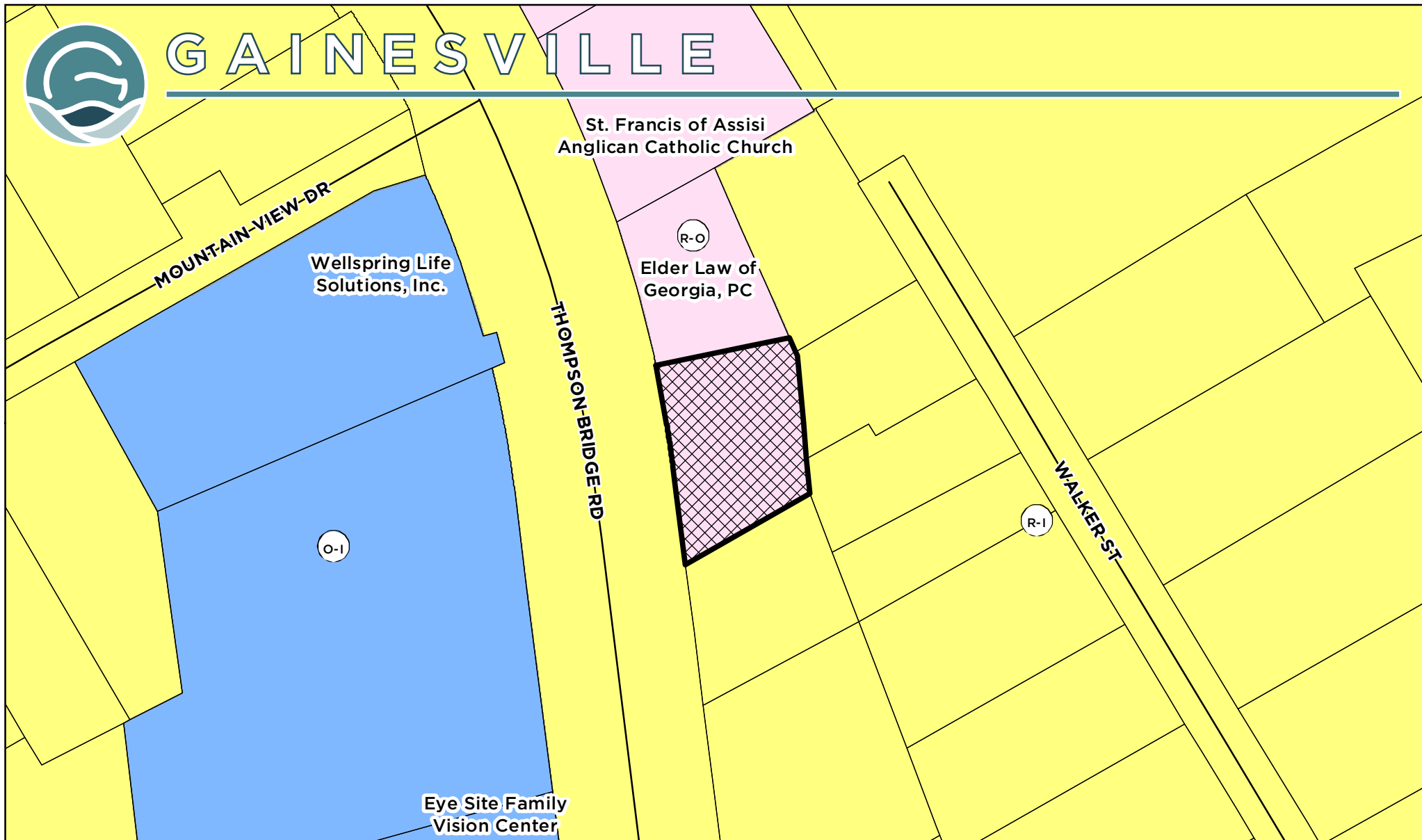
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk



GAINESVILLE



Applicant: **ERIC OWENS**

SITE PLAN APPROVAL REQUEST

Subject Property Address:
1714 Thompson Bridge Road

Tax Parcel:
01-091-002-019

Request:

Request for site plan approval on +/- 0.34 AC zoned
Residential & Office (R-O)



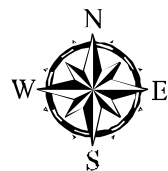
Subject Property

Meeting Date: 10/03/2023

Map Prepared: 08/17/2023

0 50 100 150 200 Feet

SCALE: 1" = 100'





GAINESVILLE



Applicant:

ERIC OWENS

Request:

Request for site plan approval on +/- 0.34 AC zoned Residential & Office (R-O)

SITE PLAN APPROVAL REQUEST

Subject Property Address:

1714 Thompson Bridge Road

Tax Parcel:

01-091-002-019



Subject Property

Aerial from 2021

Meeting Date: 10/03/2023

Map Prepared: 08/17/2023

0 50 100 150 200 Feet

SCALE: 1" = 100'



July 25, 2023

City of Gainesville
3111 Henry Ward Way
Gainesville, GA 30503

To Whom It May Concern:

Per Zoning Condition 1 of Ordinance No. 2001 -77, our client, Eric Owens, must provide an application to review any future development on Parcel Two (Parcel ID: 01091 002003) located at 1714 Thompson Bridge Road. The proposed development will include a new 3,300 sq ft law office for 5-10 employees with 11 parking spaces to the side and rear of the facility. The 2 story building façade (brick and/or stucco) can be seen on the building renderings and exterior lighting shall meet City of Gainesville Code. Office hours are expected to be 7 a.m. to 6 p.m.

Eric Owens can be reached by phone at 678-697-9754 and emailed at: ericzowens@yahoo.com.

Thank you for your consideration.

Nick Pesola

Project Manager, EIT

Davis Engineering & Surveying, LLC
24 Dawson Village Way South
Dawsonville, Georgia 30534
(D) 706-926-0316 (O) 706-265-1234

PROJECT DESCRIPTION:
CURRENTLY, THIS SITE IS UNDEVELOPED AND HAS AN EXISTING DRIVE THAT WILL BE SHARED WITH PARCEL 01091 002002. THE PROPOSED DEVELOPMENT CONSISTS OF THE CONSTRUCTION OF A TWO STORY OFFICE BUILDING WITH PARKING. THE PARKING LOT WILL UTILIZE THE EXISTING ENTRANCE OFF THOMPSON BRIDGE ROAD.

ZONING INFORMATION:
ZONING: RESIDENTIAL & OFFICE (R-O)
MINIMUM LOT SIZE: 10,000 SQ. FT.
MINIMUM LOT WIDTH: 100'
MAXIMUM BUILDING COVERAGE: 35%
MAXIMUM IMPERVIOUS COVERAGE: 60%
BUILDING SETBACKS:
FRONT: 30'- PROPOSED FRONT: 20'
SIDE: 10'
REAR: 20'
REAR VEGETATIVE BUFFER: 20' (10' WITH STRUCTURAL BUFFER)
MINIMUM LANDSCAPE: 20' BUFFER
PROJECT INFORMATION:
PARCEL 01091 002002
AREA= 0.28± ACRE
ZONING: R-O
PARCEL 01091 002019
AREA= 0.34± ACRE
ZONING: R-O
PROPOSED LOT COVERAGE ON PARCEL 01091 002019: 57% IMPERVIOUS

BOUNDARY INFORMATION FROM PLAT OF SURVEY FOR ERIC OWENS BY DAVIS ENGINEERING AND SURVEYING LLC DATED 6-19-2023.

UTILITIES SHOWN HEREON ARE FROM EXISTING STRUCTURES AND ABOVE GROUND MARKS FOUND. DAVIS ENGINEERING AND SURVEYING, LLC IS NOT RESPONSIBLE FOR THE LOCATION OF UNDERGROUND UTILITIES.

CONTOUR DATA FROM HALL COUNTY GIS DEPARTMENT.
CONTOUR INTERVAL = 2'

NO PORTION OF THIS SITE IS LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA AS PER FLOOD INSURANCE RATE MAP NO. 13139C0179G, DATED 4/4/2016.

PARKING CALCULATIONS:
PARKING REQUIREMENTS: OFFICE
MINIMUM: 1 SPACE PER 300 SQ. FT.
MAXIMUM: 1 SPACE PER 250 SQ. FT.
3,300 SQ. FT. BUILDING / 300 SQ. FT. = 11 SPACES REQUIRED
PARKING PROVIDED: 11 SPACES (1 SPACE) PROVIDED

LANDSCAPING TO MEET CITY OF GAINESVILLE CODES & ORDINANCES.
SPECIES TO BE SPECIFIED DURING DESIGN PHASE.

VARIANCE REQUEST: EX 30' FRONT B.S.L. TO 20' FRONT B.S.L.

AN ORDINANCE
NO. 2001-77

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING OF A PARCEL OF LAND CONTAINING A 0.64± ACRE TRACT LOCATED ON THE EAST SIDE OF THOMPSON BRIDGE ROAD, 1004 FEET SOUTH OF MOUNTAIN VIEW DRIVE (AKA: 1714 THOMPSON BRIDGE ROAD WID, FROM RESIDENTIAL-7 (R-7) TO RESIDENTIAL AND OFFICE (R-O), WITH CONDITIONS; REPEALING CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.
(Amendment to Zoning Map)

BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION 1. That from and after the passage of this Ordinance the following described lands shall be zoned and designated on the Zoning Map of the City of Gainesville as Residential and Office (R-O), with conditions.

- Conditions:**
- Any future development on Parcel Two shall require an application be made with review by both the Gainesville Planning and Appeals Board and the Gainesville City Council.
 - Outdoor lighting used in this development; be it for recreational, security or general purposes, shall be of non-spill design and placed in a manner so as to minimize direct visibility by adjoining or adjacent properties.
 - The buffer between the said two properties of the applicant and the City's shall be as agreed upon with regard to the height and location of the fence, and also with regard to any additional vegetative buffering.

Legal Description

Being a tract or parcel of land lying and being located in Land Lot 145 of the 9th Land District of Hall County, Georgia, and being more particularly described as follows:

BEGINNING at the intersection of the centerline of Mountain View Drive with the centerline of Thompson Bridge Road; then South 35 degrees 25 minutes 53 seconds East for a distance of 133.69 feet to a point on the eastern right-of-way line of Thompson Bridge Road, said point being the TRUE POINT OF BEGINNING;
Thence North 61 degrees 28 minutes 00 seconds East for a distance of 90.32 feet to a point;
Thence South 23 degrees 05 minutes 29 seconds East for a distance of 153.98 feet to a point;
Thence South 05 degrees 01 minutes 53 seconds East for a distance of 105.40 feet to a point;
Thence South 63 degrees 16 minutes 13 seconds West for a distance of 111.12 feet to a point on the eastern right-of-way line of Thompson Bridge Road;
Thence North 19 degrees 43 minutes 53 seconds West for a distance of 69.09 feet to a point on the eastern right-of-way line of Thompson Bridge Road;
Thence along a curve to the left having a radius of 936.47 feet and an arc length of 190.73 feet, being subtended by a chord of North 11 degrees 45 minutes 49 seconds West for a distance of 190.40 feet to a point on the eastern right-of-way line of Thompson Bridge Road, said point being the TRUE POINT OF BEGINNING.

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

Said property contains 0.62 acres, more or less.

SECTION 2. All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION 3. 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 4. This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-5.

SECTION 5. The effective date of this Ordinance shall be upon approval by the City Council of the City of Gainesville, Georgia.

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	936.47'	81.25'	81.22'	N 09°20'39" W
C2	936.47'	109.48'	109.42'	N 15°10'23" W

LINE	BEARING	DISTANCE
L1	S 23°56'16" E	14.56'

N/F ST. FRANCIS
DB 8932, pg 80
PB 4, pg 4-48
PARC: 01091 002001
ZONING: R

N/F ST. MARY LIVING TRUST
DB 8201, pg 287
PB 31, pg 202
PARC: 01091 002001
ZONING: R

N/F DONNELLY
DB 8021, pg 707
PB 703, pg 1186
PARC: 01091 002017
ZONING: R

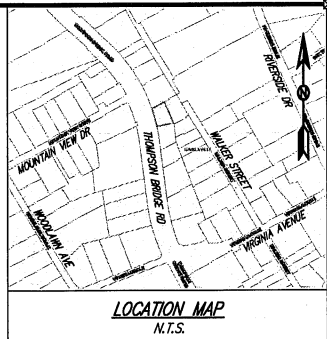
N/F 1706 MLK BLVD, LLC
DB 8894, pg 105
PB 16, pg 68
PARC: 01091 002016
ZONING: R

N/F KATHERINE BOYD ESTATE
DB 627, pg 232
PB 4, pg 49
PARC: 01091 002004
ZONING: R

NOTE: POTENTIAL UNDERGROUND
DETENTION & WATER QUALITY
TREATMENT WITHIN PARKING LOT

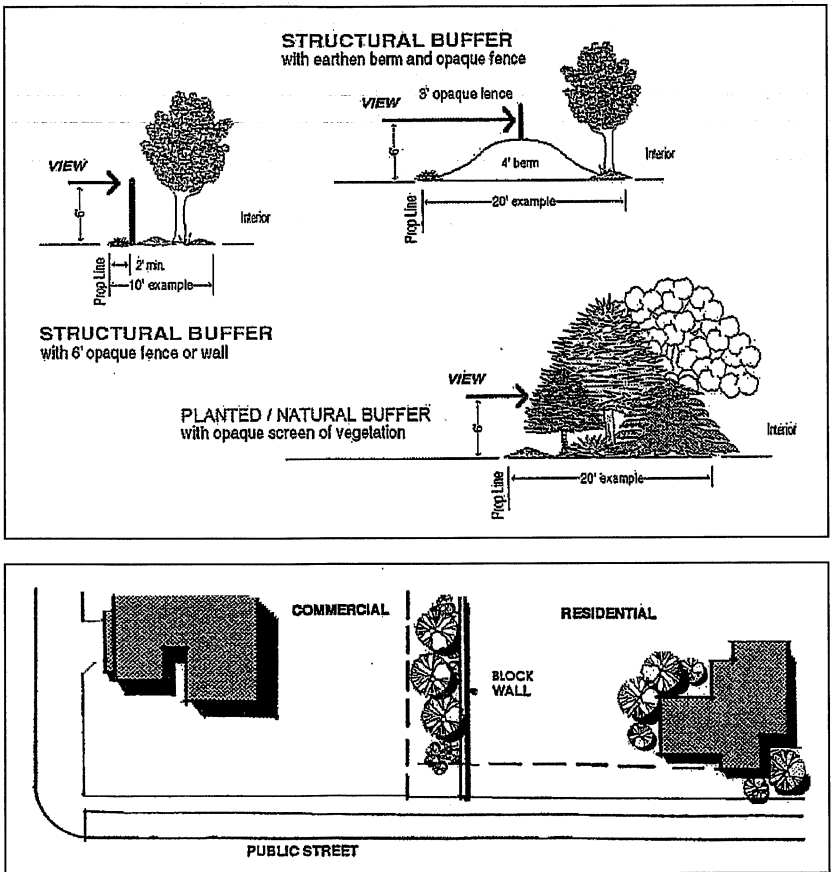
LEGEND			
-O-	POWER POLE (PP)	C&G	CURB AND GUTTER
HP	HIGH POINT	IP	IRON PIN
DI	DROP INLET	P/L	PROPERTY LINE
JB	JUNCTION BOX	F.E.S.S.	FLARED END SAFETY SECTION
OCS	OUTLET CONTROL STRUCTURE	PT	POINT OF TANGENT
DWCB	DOUBLE WING CATCH BASIN	PC	POINT OF CURVATURE
HW	HEADWALL	OCS	OUTLET CONTROL STRUCTURE
RCP	REINFORCED CONCRETE PIPE	ELEV.	ELEVATION
CMP	CORRUGATED METAL PIPE	N/F	NOW OR FORMERLY
HDPE	HIGH DENSITY POLYETHYLENE	R/W	RIGHT OF WAY
UGD	UNDERGROUND DETENTION	LL	LAND LOT LINE
TBM	TEMPORARY BENCHMARK	CONC.	CONCRETE
EX.	EXISTING	INV	INVERT
PROP.	PROPOSED	EDP	EDGE OF PAVEMENT
FI	FIRE HYDRANT	TYP.	TYPICAL
WM	WATER METER	---	FENCE
LF	LINEAR FENCE	---	SILT FENCE
DIP	DUCTILE IRON PIPE	---	OVERHEAD ELECTRIC
PVC	POLYVINYL CHLORIDE	---	SOILS
R	RADIUS	---	SANITARY SEWER LINE
SF	SQUARE FEET	---	GAS LINE
FTE	FINISH FLOOR ELEVATION	-P-P-	UNDERGROUND POWER
		-C-C-	COMMUNICATIONS LINE

GRID NORTH (GA WEST ZONE)
(PER REF. SURVEY)



OWNER/DEVELOPER
ERIC OWENS
5179 INDIAN CIRCLE
GAINESVILLE, GA 30506
(678)-697-9754

24-HOUR CONTACT
ERIC OWENS
(678)-697-9754
ericowens@yahoo.com



GEORGIA811
www.Georgia811.com

IF ANY CONFLICTS, DISCREPANCIES, OR ANY OTHER UNSATISFACTORY CONDITIONS ARE DISCOVERED, EITHER ON THE CONSTRUCTION DOCUMENTS OR FIELD CONDITIONS, THE CONTRACTOR MUST NOTIFY THE ENGINEER IMMEDIATELY AND SHALL NOT COMMENCE FURTHER OPERATION UNTIL THE CONFLICTS, DISCREPANCIES, OR OTHER UNSATISFACTORY CONDITIONS ARE RESOLVED.

GRAPHIC SCALE
(IN FEET)
1 inch = 20 ft.

DES DAVIS
ENGINEERING & SURVEYING
24 DAWSON VILLAGE
WAY SOUTH
DAWSONVILLE, GA 30534
PHONE: (706) 265-1234
DAVISENGINEERS.COM

REVISION	DATE	DESCRIPTION
1	6/20/2023	INITIAL SUBMITTAL
2	7/25/2023	ADDRESS CITY OF GAINESVILLE COMMENTS
3	7/25/2023	ADD LANDSCAPING
4	8/10/2023	TWO-STORY BUILDING

SITE PLAN & VARIANCE PLAN FOR:
1714 THOMPSON BRIDGE RD
LAND LOT 145
9th DISTRICT
CITY OF GAINESVILLE
HALL COUNTY

DRAWN BY: NMP
CHECKED BY: JKD
LAND LOT: 145
DISTRICT: 9th
CITY: GAINESVILLE
COUNTY: HALL
DATE: 6/20/2023

SHEET NO.
1 of 1
PROJECT NO.
23-023

