



Planning and Appeals Board Meeting Agenda
Tuesday, December 12, 2023, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501

CALL TO ORDER

MINUTES

A. Minutes of November 14, 2023

OLD BUSINESS

A. 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

B. Zoning Amendment

- 1) Request from **Weekley Homes, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 120.98± acres tract located on the northwest side of McEver Road, west of the intersection of McEver Road and Gould Drive (a/k/a **0 and 1300 Gould Drive, SW**).

Ward Number: Four
Tax Parcel Number(s): 08-016-002-001A; 08-017-000-001
Request: Mixed-use development

NEW BUSINESS

A. Variance

- 1) Request from **Capstone Acquisitions, LLC** to vary the minimum lot size requirement, maximum building height, maximum impervious surface area and minimum number of parking spaces required on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a **622 White Sulphur Road**), having a zoning of General Business (G-B).

Ward Number: Two
Tax Parcel Number(s): 09-123-000-031
Request: Residence Inn extended stay hotel

B. Rezoning

- 1) Request from **Daniel Medrea** to rezone a 5.6± acres tract located on the west side of Ivey Road, south of the intersection of Ivey Road and Lost River Drive (a/k/a **0 Ivey Road, SW**) from Planned Unit Development (P-U-D) to Residential-I (R-I).

Ward Number: Four
Tax Parcel Number(s): 08-020-000-096
Request: Four single-family lots

C. Zoning Amendment

- 1) Request from **Nikul Parikh** to amend an existing Planned Unit Development (P-U-D) zoning on a

1.34± acres tract located at the northwest side of the intersection of Stephens Road and McEver Road (a/k/a **0 McEver Road, SW**).

Ward Number: Four
Tax Parcel Number(s): 08-042B-000-180
Request: Automated carwash facility

D. Special Use

- 1) Request from **Capstone Acquisitions, LLC** for a special use on a 1.47± acres tract located on the east side of White Sulphur Road, north of the intersection of White Sulphur Road and Huntington Drive (a/k/a **622 White Sulphur Road**), having a zoning of General Business (G-B).

Ward Number: Two
Tax Parcel Number(s): 09-123-000-031
Request: Residence Inn extended stay hotel

MISCELLANEOUS

ADJOURNMENT