



CALL TO ORDER

MINUTES

A. Minutes of March 12, 2024

OLD BUSINESS

NEW BUSINESS

A. Annexation

- 1) Request from **Monica Duran Pizano** to annex a 0.6± acre tract located on the northwest corner of Mountain View Road and Whiting Road (a/k/a **3608 Whiting Road**) and to establish a zoning of Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-024-001-002A
Request: Sewer for an existing single-family home and detached guest house
- 2) Request from **Michael G. Sheets (Gold Creek Acquisitions II, LLC)** to annex a 2.13± acres tract located at the terminus of Industrial Drive, east of Memorial Park Drive (a/k/a **2093 Industrial Drive**) and to establish a zoning of Light Industrial (L-I).
Ward Number: Four
Tax Parcel Number(s): 08-007-003-034
Request: Sewer for an existing office building
- 3) Request from the **City of Gainesville** to annex 2.81± acres consisting of 11 parcels located on the northwest side of Jesse Jewell Parkway within the New Holland Mill subdivision (a/k/a **3 and 4 Carolina Street, 0 Spring Street, 10 Myrtle Drive, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street**) and to establish a zoning of Residential and Office (R-O).
Ward Number: Two
Tax Parcel Number(s): 00-063-006-005, 006; 06-063-008-008, 010, 011, 012, 013, 014, 015, 016 and 018
Request: Existing uses

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: March 8, 2024
Date Submitted: March 21, 2024
Final Approval Date: March 21, 2024
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of March 12, 2024
Meeting Date: April 9, 2024

Purpose of Request:

The purpose of the request is to allow the Planning and Appeals Board to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

The draft minutes were reviewed by the Office & Records Coordinator and the Community Development Deputy Director.

Department Recommendation:

Approval of the minutes 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. DRAFT Minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
MARCH 12, 2024

CALL TO ORDER Chairman Carter at 5:30 p.m.

Members Present: Chairman Doug Carter, Vice-Chair Ryan Thompson and Board Members Jane Fleming, Kelvin Simmons and Rick Young

Members Absent: Board Member Eddie Martin

Staff Present: Community & Economic Director Rusty Ligon, Community & Economic Deputy Director Matt Tate and Recording Secretary Gwen Fleming

Others Present: Council Member Barbara Brooks

MINUTES OF FEBRUARY 13, 2024

There was a motion to approve the minutes as presented.

Motion made by Vice-Chair Thompson
Motion seconded by Board Member Young
Vote – 5 favor, 1 absent (Martin), 1 vacant

OLD BUSINESS

There was a motion to remove the variance request from the table.

Motion made by Board Member Young
Motion seconded by Board Member Simmons
Vote – 5 favor, 1 absent (Martin), 1 vacant

There was a motion to remove the special use request from the table.

Motion made by Board Member Fleming
Motion seconded by Board Member Simmons
Vote – 5 favor, 1 absent (Martin), 1 vacant

A. Variance Request

- 1) Request from **Raven Residential Group** to vary the front yard setback requirement on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).
Ward Number: Two
Tax Parcel Number(s): 01-027-001-003
Request: Residential condominium community

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

There was a motion to conditionally approve the request to vary the front yard setback requirement from 40-feet to 30-feet for a residential condominium community having a zoning of Neighborhood Business (N-B) with the following conditions:

Conditions

1. The proposed residential condominiums shall closely reflect the architectural style of the pictures labeled as Exhibits A, B and C, and shall not exceed eleven (11) units. The final location and architecture of each condominium unit shall be subject to the approval of the Community & Economic Development Director.
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 for the last condominium unit.
4. The frontage landscape area along Washington Street shall be maintained and sodded with grass and shall include a minimum of two 3-inch caliper size deciduous trees subject to the approval of the Community & Economic Development Director.
5. Service access to the proposed dumpster shall be limited to one day a week, and limited to the hours of 6:00 a.m. and 9:00 p.m.
6. The approval of the front yard setback variance is contingent upon the City Council approving the special use for the for the subject property

Motion made by Vice-Chair Thompson

Motion seconded by Board Member Young

Vote – 5 favor, 1 absent (Martin), 1 vacant

B. Special Use Requests

- 1) Request from **Raven Residential Group** for a special use on a 0.925± acre tract located on the south side of Washington Street, west of the intersection of Washington Street and West Academy Street (a/k/a **521 Washington Street, SW**), having a zoning of Neighborhood Business (N-B).
Ward Number: Two
Tax Parcel Number(s): 01-027-001-003
Request: Residential condominium community

The applicant is proposing a special use within Neighborhood Business (N-B) zoning for a micro-housing development consisting of eleven (11) residential fee-simple condominiums. The proposal also includes a proposed front yard setback variance from 40-feet to 30-feet. The applicant is basing their hardship on the property size, topography and existing sanitary sewer easement which limits the developable area to roughly the front two-thirds of the property.

The surrounding uses include a Single-Family Home, Retail Strip Center, Washington Vista Condominiums; St. Paul United Methodist Church; Gainesville Business Center, and Rose Cliff Apartments. The property contains a vacant rental home that will be demolished.

The proposed units are two-stories and will range between 500 and 800 sf of heated floor space on minimum 300 square foot detached condominium lots, with one and two bed options. A private drive/road is proposed from Washington Street and one parking space for each unit will be provided, as well as, four guest parking spaces. Amenities include a mail kiosk and small community lawn, community garden and fire pit. Stormwater and a private dumpster are proposed toward the rear of the property.

The Comprehensive Plan places the property within the *General Mixed-Use* future land use category and the *Central Core* Character Area. A mixture of uses including office, neighborhood retail, and detached/ attached residential are considered appropriate. The promotion of infill development and diverse new housing opportunities are encouraged targeting mixed-income within high quality multi-family housing and higher density single-family residential.

The Planning Division staff is recommending **conditional approval** of this special use request and variance request.

Applicant Presentation: **Bradley Dunckel**, 3703 Timber Walk Drive, spoke on behalf of the applicant for the variance and special use request. Mr. Dunckel stated the project is a new concept of micro homes which he described as larger than a tiny home but smaller than a traditional home and is comparable to an apartment unit. He then explained a slide presentation that contained information such as the location being a quarter of a mile from the downtown square and on 0.925 acres with 11 units meeting the City's 12 unit per acre density of the R-II zoning classification. He said each unit will have a parking pad, some units with side decks, 500 square feet one-bedroom units, 800 square feet two-bedroom units, all units containing one and a half bathrooms. Mr. Dunckel stated the units will have a modern architectural design with Hardie board for the exterior with earth tone color scheme and maintenance by a mandatory HOA or condominium association. He spoke about the interior modern design with 9 feet ceilings, stainless steel appliances with luxury vinyl flooring throughout with tile bathrooms and showers. He spoke about the amenities with the main amenity being the location and proximity to the downtown square, firepit, community garden and small fenced rear yard. He spoke about the inspiration for the units are from the South Park Cottages located in College Park, GA, with images from other completed projects. Mr. Dunckel talked about the need for owner occupied housing in the city and stated the price will start with the number "2". He spoke about concerns regarding the project such as small units, architectural not being consistent with Washington Street, density and location of the project. He mentioned different uses and architecture in the area and the types of zoning along with reasons for the project such as the need for attainable housing in the city and targeting first time homeowners.

FAVOR: None

OPPOSE: None

Board Member Comments: **Board Member Fleming** asked if there would be a HOA for long-term upkeep and asked if the homes would be owned or fee simple. Mr. Dunckel stated there would be a mandatory HOA and would be a condominium ownership.

Vice-Chair Thompson asked if the landscape and common areas would be protected by the HOA and was confirmed by Mr. Dunckel including the exterior maintenance of the units. Mr. Thompson was curious about the matching of some architectural designs as stated in staff's condition one and Mr. Dunckel stated it would not be the preference. Vice-Chair Thompson

asked if it would be agreeable adding brick and sod to the units. Mr. Dunckel stated he was not sure if brick would be compatible but possibly stone but would need to have someone else explore the options.

Chairman Carter mentioned the exhibits provided by Mr. Tate and the design would be reviewed by the Community & Economic Director and would be more discussion regarding architectural beyond the PAB decision. Deputy Director Tate confirmed condition one stated the architectural style should closely resemble/reflect the exhibits.

Board Member Young questioned if the project should be middle market and concerned of pricing it out but stated pinewood is beautiful but starts at 500,000 and asked staff's opinion of it. Deputy Director Tate responded the project is projected to be in the "2's" but it has not been studied in terms of costs of materials and square footage. Mr. Tate said it has been reviewed from an architectural standpoint and visibility from Washington Street and thought the proposed architecture would fit better in a different location. He again stated nothing has been studied in terms of cost for the units for the Exhibits A, B and C, recommended by staff. Board Member Young asked if the proposal would be similar to Clarendon Place which is a nice product and Mr. Dunckel stated there would be similar features.

Chairman Carter stated according to the PAB vote that if the Board elects to move forward there would be potentially more approval of the recommendation for the location of the project and further debate before City Council and staff on the architectural.

Board Member Fleming stated she was concerned with the upkeep, clutter that can accumulate within a small setting and managing it without effect the entire development. Mr. Dunckel stated the project will not be conducive to a family unit due to the layout of the floorplan and trash will be enforced through the HOA. **Board Member Young** said condition five states there will be a central area for trash.

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

Conditions

1. The proposed residential condominiums shall closely reflect the architectural style of the pictures labeled as Exhibits A, B and C, and shall not exceed eleven (11) units. The final location and architecture of each condominium unit shall be subject to the approval of the Community & Economic Development Director.
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 for the last condominium unit.
4. The frontage landscape area along Washington Street shall be maintained and sodded with grass and shall include a minimum of two 3-inch caliper size deciduous trees subject to the approval of the Community & Economic Development Director.

5. Service access to the proposed dumpster shall be limited to one day a week, and limited to the hours of 6:00 a.m. and 9:00 p.m.

Motion made by Board Member Young

Motion seconded by Vice-Chair Thompson

Vote – 5 favor, 1 absent (Martin), 1 vacant

There was a motion to remove the special use request from the table.

Motion made by Vice Chair Thompson

Motion seconded by Board Member Young

Vote – 5 favor, 1 absent (Martin), 1 vacant

- 2) Request from **HadjPadj Technologies, LLC** for a special use on a 1.37± acres tract located on the south side of Palmour Drive, west of the intersection of Palmour Drive and Queen City Parkway (a/k/a **1176 Palmour Drive, SW**), having a zoning of Heavy Industrial (H-I).

Ward Number: Five

Tax Parcel Number(s): 15-035-000-015

Request: Data mining facility

Staff Presentation: Deputy Director Matt Tate stated the request was previously presented at the February 13, 2024, PAB meeting in which the applicant is proposed special use approval in Heavy Industrial (H-I) zoning for two data centers. He explained a map provided by the applicant since the last meeting with additional information provided regarding the landscape and buffer plan to address concerns such as fencing, relocating access and turning of the data huts perpendicular to Palmour Drive to redirect sound. Mr. Tate stated the Board had received links to view that measured sound decimal levels for the same type of units being proposed. Mr. Tate stated if the Board is considering approval of the request, there are four recommended conditions which address concerns from the previous meeting.

Applicant Presentation: **Viral Chhadua**, 2313 Crystal Court, apologized for being hostile to the staff and misunderstood what he was supposed to accomplish at the last meeting. He stated they had revised the concept plan to address noise concerns, the future plan for the trail being 100-feet to 120-feet and added buffer with the data huts perpendicular, he believes anyone walking the trail will only hear a hum.

FAVOR: None

OPPOSE: None

Board Member Comments: **Vice-Chair Thompson** asked the approximate height of the huts and the applicant replied eight and a half feet.

Chairman Carter reminded the Board of the proposed conditions that had been provided by Mr. Tate if there was a consideration for approval.

There was a motion to recommend conditional approval of the special use request for a data mining facility having a zoning of Heavy Industrial (H-I) with the following conditions:

Conditions

1. The subject property shall be limited to the two 10' x 18' data center huts as shown on the revised site/landscape plan and shall be oriented in the same manner.
2. The proposed data huts shall be sufficiently screened with existing and new vegetation and trees as depicted on the site/landscape plan, subject to the approval of the Community and Economic Development Director.
3. All new fencing shall be chain-link coated with black color vinyl.
4. 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.

Motion made by Board Member Young

Motion seconded by Board Member Simmons

Vote – 5 favor, 1 absent (Martin), 1 vacant

NEW BUSINESS

A. Rezoning Request

- 1) Request from **Constantino Gutierrez** to rezone a 0.38± acre tract located on the south side of Etta Vesta Circle, east of Thompson Bridge Road (a/k/a **934 Etta Vesta Circle, NE**) from Neighborhood Business (N-B) to Residential-I (R-I).
Ward Number: One
Tax Parcel Number(s): 01-097-001-024
Request: Single-family home

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing to rezone the subject property to construct a single-family home that is intended to be for sale. The property was previously part of a larger rezoning request in 2007 for a commercial and office development that was never developed. The property previously contained a single-family home ten years ago that was demolished due to fire damage.

The property is located within an established residential neighborhood with homes built in the 1950's, 60's and 70's. Nonresidential development is located along Thompson Bridge Road and nearby Sandridge Court. The proposed ranch-style home is 1,878 square feet in size of which 1,382 square feet will be heated. The home will have 3 bedrooms and 2 bathrooms and a two-car garage.

The Comprehensive Plan places the property within the *Single-Family Residential* Future Land Use category and within the *Lake District* Character Area which allows for single-family homes.

The Planning Division staff is recommending **conditional approval** of this rezoning request with Residential-I (R-I) zoning, based on the Comprehensive Plan and the adjacent residential land uses.

Applicant Presentation: **Jimmy Marquez**, 2542 Paula Drive, stated the home will be similar to other homes with the original zoning of Residential-I that is consistent with the neighborhood.

FAVOR: **Glyn Crowe**, 6736 Shoal Creek Road, Clermont, stated he is pleased for the change in zoning to residential.

OPPOSE: None

There was a motion to recommend conditional approval to rezone the subject property for a single-family home from Neighborhood Business (N-B) to Residential-I (R-I) with the following condition:

Condition

The proposed single-family home shall be generally consistent with the architectural elevation and floor plan submitted with the zoning application, subject to the approval of the Community and Economic Development Director.

Motion made by Vice-Chair Thompson
Motion seconded by Board Member Simmons
Vote – 5 favor, 1 absent (Martin), 1 vacant

B. Special Use Request

- 1) Request from **Mayra Valentin** for a special use on a 2.84± acres tract located at the terminus of Hospital Drive, east of Atlanta Highway with road frontage on Stringer Avenue (a/k/a **787 Hospital Drive, SW**), having a zoning of General Business (G-B).
Ward Number: Two
Tax Parcel Number(s): 01-132-005-015
Request: Special event center

Staff Presentation: Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing a special use on a 2.84± acres property zoned General Business (G-B) for a special event center known as 787 La Hacienda Events. The event center is currently in operation and occupies about 3,000± square feet of the existing 7,200± square foot building and can accommodate up to 250 people. Event centers accommodating 100 or more patrons require special use approval.

The adjacent uses include auto repair facilities and single-family homes in the city and county. The building has been renovated and received a Certificate of Occupancy (CO) for the existing 787 Hacienda restaurant, but a special use and a CO were never approved for the event center. The event facility hosts weddings, quinceañeras, corporate events and family gatherings that will cater to the Hispanic community. Events are scheduled mostly on weekends from 4 p.m. to 1:30 a.m. but could also be held during the weekday. Parking is provided on site and security will be provided for larger events. Existing access and parking will remain unchanged.

The Comprehensive Plan places the subject property within the *General Mixed-Use* Future Land Use category and the *Westside* Character Area. Appropriate uses include areas containing or planned for a mixture of land uses including office, neighborhood retail, and

detached and attached residential. The types of non-residential uses that are desirable in this area would include restaurants, specialty retail, and low-intensity office.

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

Applicant Presentation: **Angel Retana**, 606 Atlanta Highway, property owner and was remodeled before Covid but afterwards changed the business from a restaurant to a banquet hall with an occupancy of 450 patrons. He advised due to being so busy with other businesses it is being leased to a person that is respected in the community and knowledgeable of the business. Mr. Retana believes it is a great location for the business in the Hispanic community for banquets and celebrations.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the special use request for a special event center having a zoning of General Business (G-B) with the following conditions:

Conditions

- 1. All special events shall be confined to the interior of the building and the existing outdoor patio area occupied by the special event facility.**
- 2. No outside amplification shall be permitted as part of the special event facility.**
- 3. The hours of operation for the special event facility shall be limited to no later than 1:00 a.m., Monday through Sunday.**

Motion made by Board Member Young
Motion seconded by Board Member Simmons
Vote – 5 favor, 1 absent (Martin), 1 vacant

ADJOURNMENT

There was a motion to adjourn the meeting at 6:15 p.m.

Motion made by Board Member Simmons
Motion seconded by Board Member Young
Vote – 5 favor, 1 absent (Martin), 1 vacant

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: March 8, 2024
Date Submitted: March 20, 2024
Final Approval Date: March 21, 2024
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Monica Duran Pizano** to annex a 0.6± acre tract located on the northwest corner of Mountain View Road and Whiting Road (a/k/a **3608 Whiting Road**) and to establish a zoning of Residential-I (R-I).
Meeting Date: April 9, 2024

Purpose of Request:

The applicant is proposing to annex a 0.60± acre property with Residential-I (R-I) zoning. The property is currently zoned Agricultural Residential-III (AR-III) in Hall County and contains a single-family home and a detached guest house with access on Whiting Road. The existing septic system is failing and is in need of City sewer. There are no other proposed changes to the property at this time. The adjacent uses include single-family homes.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval. See the Staff Recommendation report for details.

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. Staff Recommendation Report
2. Location Maps
3. Narrative
4. Plat
5. Photo

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Monica Duran Pizano
Location..... 3608 Whiting Road
Request..... Annex, with R-I zoning
Total Acres 0.6± acre
Ward..... Four
Proposed Use..... Sewer for an existing single-family home
and detached guest house
Planning Division Staff Recommendation **Approval**
Date..... April 9, 2024

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

The applicant is proposing to annex a 0.60± acre property with Residential-I (R-I) zoning. The property is currently zoned Agricultural Residential-III (AR-III) in Hall County and contains a 1,457 square foot single-family home and a 760 square foot detached guest house with access on Whiting Road. The existing septic system is failing and is in need of City sewer. There are no other proposed changes to the property at this time. The adjacent uses include single-family homes.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family home	Agricultural Residential-III (AR-III) -County
South	Single-family homes	Planned Unit Development (P-U-D) -City
East	Undeveloped	Agricultural Residential-III (AR-III) -County
West	Single-family homes	Agricultural Residential-III (AR-III) -County

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

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

2022 – A request by CA Holdings, LLC to amend a 17.28± acres tract located within the Mundy Mill development at 0 Old Oakwood Road, SW zoned Planned Unit Development (P-U-D) was conditionally approved for an industrial warehouse distribution center.to change the location of multi-family apartments and industrial/ office/ warehouse uses.

2021 – A request by Scott Stringer to amend a 57.29± acres tract located within the Mundy Mill development at 0 Mundy Mill Road, SW and 0 Old Oakwood Road, SW zoned Planned Unit

Development (P-U-D) was conditionally approved to change the location of multi-family apartments and industrial/ office/ warehouse uses.

2020 – A request by Smith, Gambrell & Russell, LLP to annex a 4.01± acres tract with a zoning of Light Industrial (L-I) located at 2500 West Park Drive was conditionally approved for an existing industrial warehouse use.

2018 – A request by Hydro Extruder, LLC to annex a 10.98± acres tract and a 11.29± acres tract with a zoning of Light Industrial (L-I) located at 2829 Mountain View Road and 2949 Old Oakwood Road was conditionally approved to expand the existing industrial use.

2016 – A request by Butler Property, LLC to amend a 92.06± acres tract located within the Mundy Mill development at 3035 Old Oakwood Road SW and 3523 Mountain View Road SW zoned Planned Unit Development (P-U-D) was approved to change the location of some of the single-family homes, multi-family apartments, commercial and industrial uses.

▪ **Staff Analysis**

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

The adjacent properties include single-family homes within the city and county. The purpose of the request is to connect sewer which is located adjacent to the subject property on Mountain View Road.

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

The existing single-family home is comparable in size and will function similarly as the adjacent single-family homes, except that the property contains an existing guest house. The subject property is similar in size with other nearby county lots but is larger than the adjacent lots within the Mundy Mill subdivision located within the city limits.

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

The Comprehensive Plan for the City of Gainesville places the property within the Single-Family Residential Future Land Use category and within the *Suburban Neighborhoods Character Area*.

The Single-Family Residential Future Land Use category includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from four to six dwelling units per acre.

The vision for the Suburban Neighborhoods Character Area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving “village center”. Neighborhood-scale businesses are prioritized that can serve local residents. Future population growth should be balanced between new development and infill areas. Housing choices should be diverse to support a range of household incomes, lifestyles, sizes and types, but consist mostly of single-family detached lots. Land uses allowed include parks and recreation, single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (retail and office), public and institutional.

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

The existing use of the property will remain the same. The property is contiguous to the city limits and desires to utilize City sewer service which requires the property to be annexed. Abandoning the failed private septic system will improve the environmental impacts.

(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.

There is sufficient water and sewer capacity that can serve the property. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and Gainesville Fire Station #4 located off of Memorial Park Drive is approximately 2.0 miles from the subject property. It is anticipated that the existing single-family residential use will have no additional impact on existing roads.

Given the scale of the request (1 home), minimal impacts to the City school system are anticipated as school bus service is currently provided within the adjacent Mundy Mill subdivision. Mundy Mill Academy (elementary school) is also located within the Mundy Mill subdivision.

(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?

It is staff's opinion the existing residential use is consistent with the adjacent single-family homes, and the expected uses will most likely remain single-family in nature.

(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?

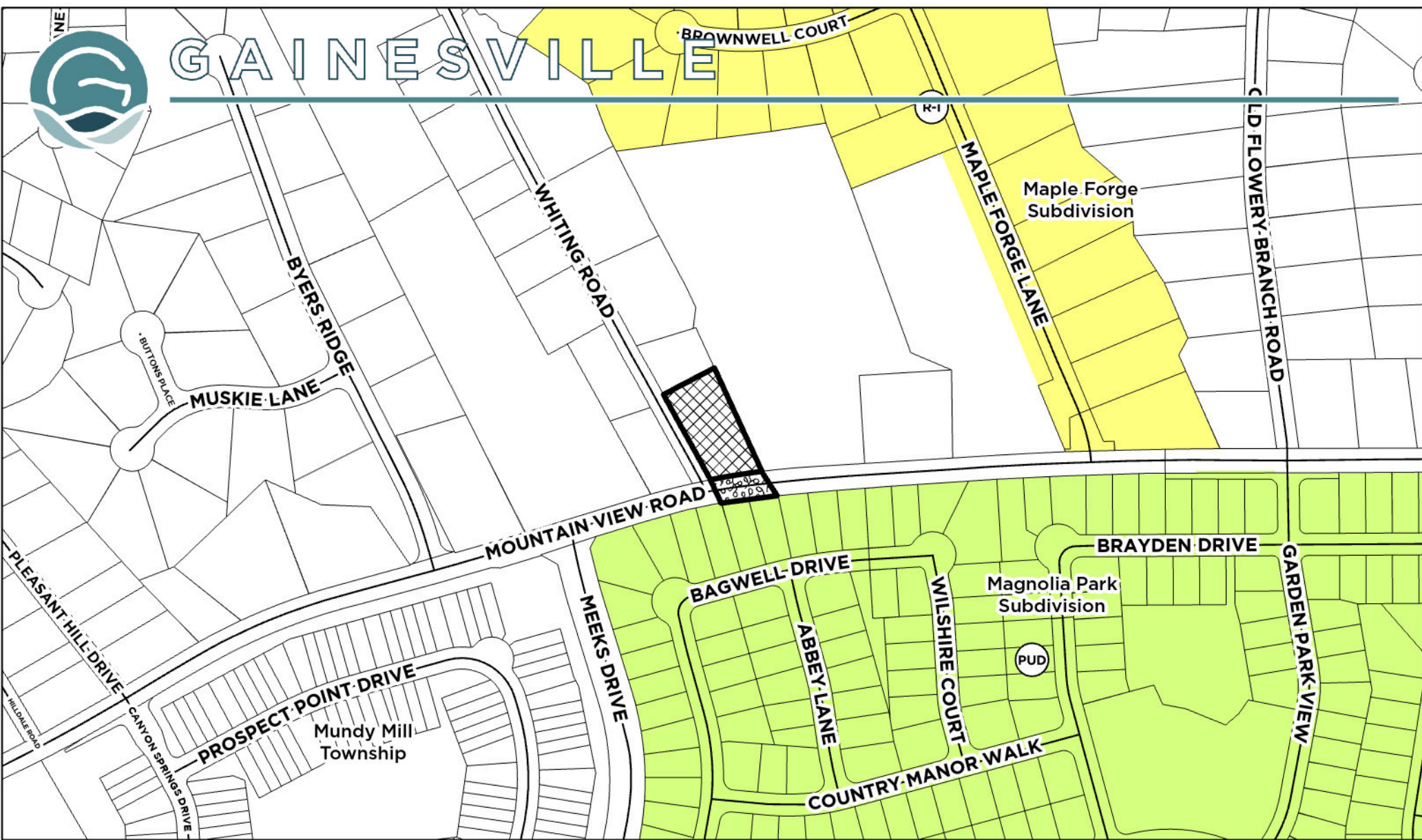
Based on the subject property's proximity to city limits and other residential properties, the proposed annexation request appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

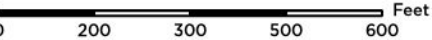
▪ **Staff Recommendation**

The Planning Division staff is recommending **approval** of this annexation request with **Residential-I (R-I)** zoning, based on the Comprehensive Land Use Plan and the adjacent residential land uses.



GAINESVILLE

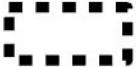


Applicant: MONICA DURAN PIZANO		Request: Annex +/- 0.60 AC with Residential-I (R-I) zoning for sewer for an existing single-family home and detached guest house.	
ANNEXATION REQUEST			
Subject Property Address: 3608 Whiting Road	Tax Parcel: 08-024-001-002A	 Subject Property  Right-of-Way to be annexed	 Scale: 1" = 300'
Meeting Date: 4/9/2024 Map Prepared: 03/05/2024			



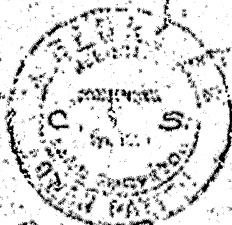
GAINESVILLE



Applicant: MONICA DURAN PIZANO		Request: Annex +/- 0.60 AC with Residential-I (R-I) zoning for sewer for an existing single-family home and detached guest house.	
ANNEXATION REQUEST			
Subject Property Address: 3608 Whiting Road	Tax Parcel: 08-024-001-002A	 Subject Property and Right-of-Way to be Annexed	 Aerial from 2023 Scale: 1" = 300'
Meeting Date: 4/9/2024	Map Prepared: 03/05/2024		

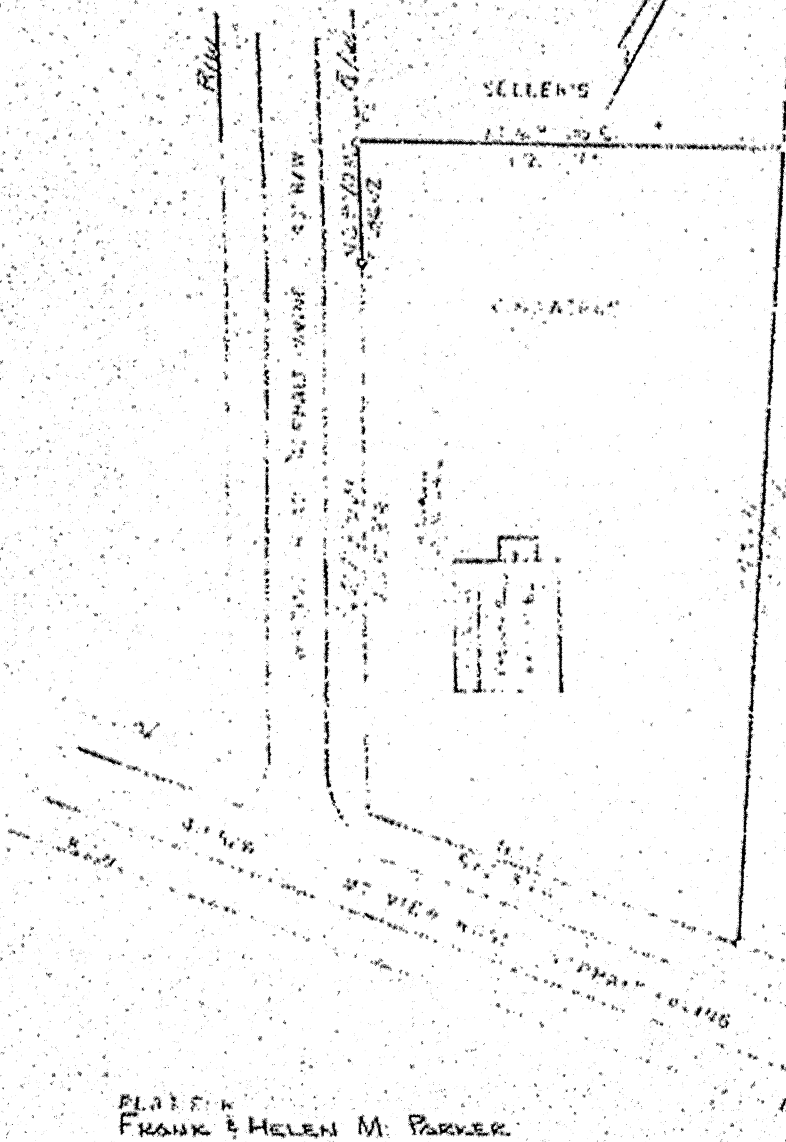
3608 Whiting Road Narrative

I am proposing to annex my 0.60± acre property with Residential-I (R-I) zoning. The property is currently zoned Agricultural Residential-III (AR-III) in Hall County and contains a single-family home and a detached guest house with access on Whiting Road. The existing septic system is failing and I am needing to tie onto City sewer. There are no other proposed changes to the property at this time. Thank you for your consideration.



Amos Patton

RECOMMENDATION CERTIFICATE
This plat does not comply as a subdivision under the definition of such a subdivision in the Land Development Regulations and may be recorded without approval of the Hall County Planning Commission.
By: *D. O. White*
Chairman, Hall County Planning Commission
Date: *11-23-76*



PLAT FOR
FRANK & HELEN M. PARKER
LAND LOT 2 - "HILL AND DISTRICT"
HALL COUNTY GEORGIA
DATE NOV 10, 1976 SCALE 1" = 40'

Recorded: Nov. 23, 1976 — *St. Grady Watson, clerk*





CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: March 8, 2024
Date Submitted: March 20, 2024
Final Approval Date: March 21, 2024
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Michael G. Sheets (Gold Creek Acquisitions II, LLC)** to annex a 2.13± acres tract located at the terminus of Industrial Drive, east of Memorial Park Drive (a/k/a **2093 Industrial Drive**) and to establish a zoning of Light Industrial (L-I).
Meeting Date: April 9, 2024

Purpose of Request:

The applicant is proposing to annex a remnant 2.13± acres property with Light Industrial (L-I) zoning for an existing office building. In addition, the annexation plan includes a proposed sanitary sewer lift station with the proposed force main that the applicant would like to install to connect to the existing sanitary sewer line located at Industrial Drive. The property is currently zoned Light Industrial (L-I) in Hall County and contains a 5,000± square foot metal warehouse office building. The property is part of the adjacent Gold Creek Foods Poultry processing plant located in the county. Other adjacent uses include the SISU, Integrated Early Learning and Georgia Powder Coating Company.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval. See the Staff Recommendation report for details.

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. Staff Recommendation Report
2. Location Maps
3. Letter of Intent
4. Survey
5. Site plan
6. Photo

GAINESVILLE PLANNING and APPEALS BOARD

STAFF RECOMMENDATION

Applicant Michael G. Sheets
 (Gold Creek Acquisitions II, LLC)
Property Owner Gold Creek Acquisitions II, LLC
Location 2093 Industrial Drive
Request Annex, with L-I zoning
Total Acres 2.13± acres
Ward Four
Proposed Use Sewer for an existing office building
Planning Division Staff Recommendation **Approval**
Date April 9, 2024

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

The applicant is proposing to annex a 2.13± acres property with Light Industrial (L-I) zoning for an existing office building. The annexation plan involves a proposed sanitary sewer lift station and force main the applicant would like to install to connect to the existing sanitary sewer line located at Industrial Drive. The property is currently zoned Light Industrial (I-I) in Hall County and contains 5,000± square foot metal warehouse office building with a failing septic system. The property is part of the adjacent Gold Creek Foods Poultry processing plant located in the county.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Gold Creek Acquisitions III, LLC	Light Industrial (I-I) -County
South	Gold Creek Acquisitions III, LLC	Light Industrial (I-I) -County
East	SISU of Georgia Georgia Powder Coat	Light Industrial (L-I) -City Light Industrial (I-I) -County
West	Gold Creek Acquisitions III, LLC	Light Industrial (I-I) -County

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

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

2022 – A request by Jim Shorkey Real Estate 12, LLC to annex a 6.76± acres tract located at 0 Browns Bridge Avenue with a zoning of Light Industrial (L-I) was approved with conditions for the expansion of the existing auto dealership.

2022 – A request by Atlantic Leasing, LLC to annex two properties totaling 1.0± acres located at 1411 Hudgins Street and 1506 Browns Bridge Avenue with a zoning of General Business (G-B) was approved with conditions to combine the property with the Jim Hardman auto dealership.

2022 - A request by Olga B. Villarreal for a special use within General Business (G-B) zoning on a 13.34± acres located at 2285 and 2287 Browns Bridge Road, SW was approved with conditions for a special event center.

2021 - A request by Adventures Real Estate, LLC to rezone a 170.28 acres tract located at 2520 Browns Bridge Road, SW from Residential-I-A (R-I-A) to General Business (G-B) was approved with conditions for an automotive related facility.

2020 – A request by Packaging Specialties of GA to annex a 4.16± acres tract located at 0, 2390 and 2400 Murphy Boulevard with a zoning of Light Industrial (L-I) was approved utility improvements.

2020 – A request by Chris Patton to annex a 0.98± acre tract located at 2510 Old Flowery Branch Road and 2026 Memorial Park Drive with a zoning of Residential-II (R-II) was approved for 9 apartment units.

▪ **Staff Analysis**

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

The adjacent properties are zoned for light industrial purposes in the city and county. The existing office building will remain as part of the adjacent Gold Creek Foods poultry processing complex. The purpose of the request is to connect sewer which is located on Industrial Drive.

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

The existing office building on the property will continue to function the same manner. Annexing the property for sewer should have no adverse effects on the adjacent properties.

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

The Comprehensive Plan for the City of Gainesville places the property within the *Industrial* Future Land Use category and within the *Westside* Character Area.

The Industrial Future Land Use category includes a wide range of office, business, light industrial, manufacturing, research, and development uses; and commercial uses that directly support or are otherwise linked to the dominant business use.

Land uses allowed in the *Westside* Character Area include higher density single-family residential, multi-family residential, mixed-use, commercial, light industrial, public and institutional and parks and recreation. Diversity of businesses and balancing existing industrial uses with newer uses should be implemented to maintain a variety of jobs for a skilled workforce.

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

The existing use of the property will remain the same. The property is contiguous to the city limits and desires to utilize City sewer service which requires the property to be annexed. Abandoning the failed private septic system will improve the environmental impacts.

(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.

There is sufficient water and sewer capacity that can serve the property, but a lift station and force main are necessary to tie on to the existing sanitary sewer system. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and Gainesville Fire Station #4 located off of Memorial Park Drive is approximately 0.8 mile from the subject property. It is anticipated that the existing office use will have no additional impact on existing roads.

Given the use is for nonresidential purposes, 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?

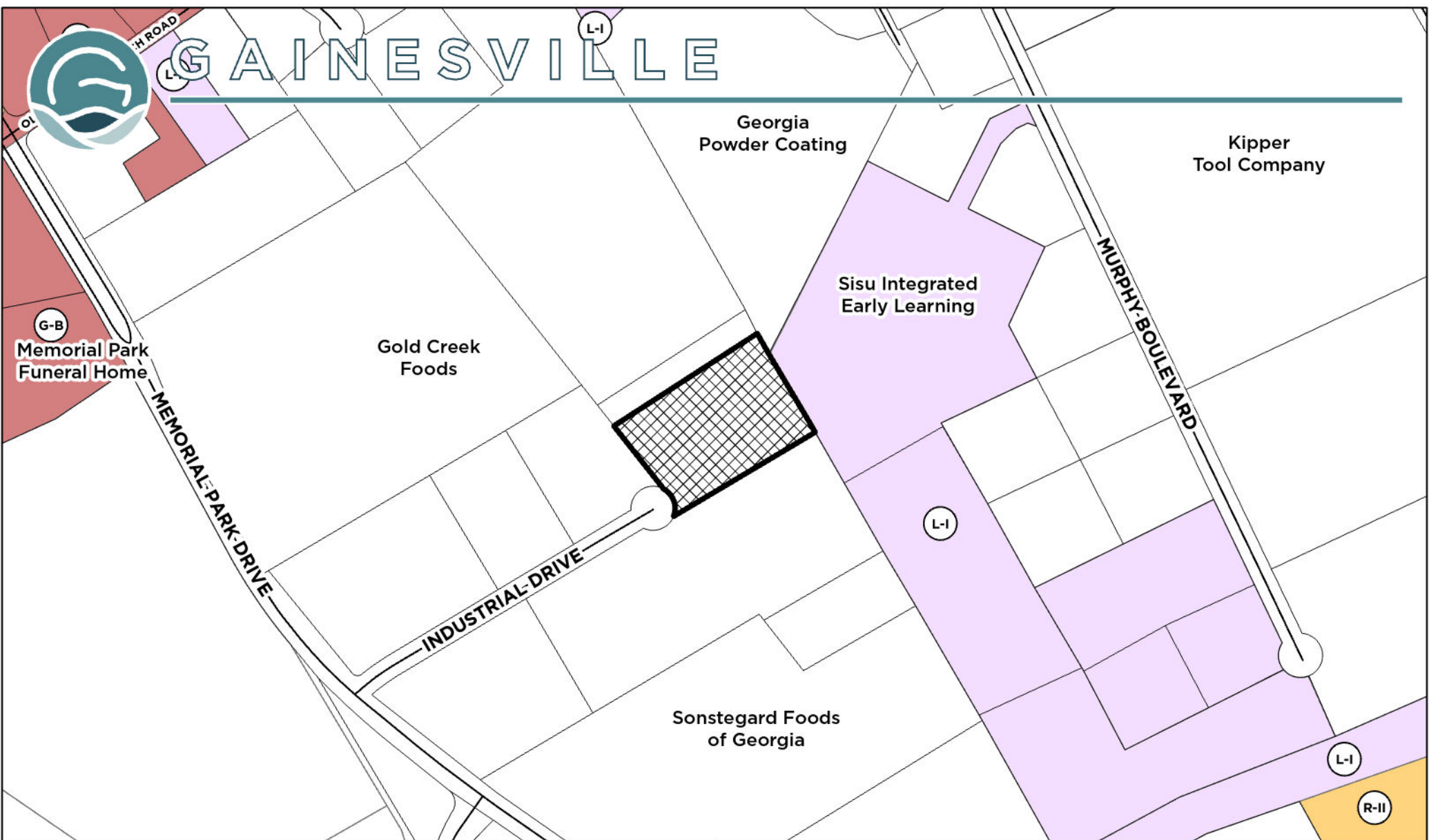
The existing office/industrial use is consistent with the adjacent industrial properties. The anticipated use for the property will most likely remain industrial in nature given there are numerous established food and poultry processing industrial uses along this segment of Memorial Park Drive.

(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 subject property's proximity to city limits and other industrial properties, the proposed annexation request 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.

▪ **Staff Recommendation**

The Planning Division staff is recommending **approval** of this annexation request with **Light Industrial (L-I)** zoning, based on the Comprehensive Land Use Plan and the adjacent industrial land uses.

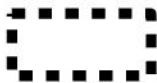
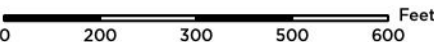


Applicant: MICHAEL G. SHEETS (GOLD CREEK ACQUISITIONS II, LLC)		Request: Annex +/- 2.13 AC with Light Industrial (L-I) zoning for sewer for an existing office building.	
ANNEXATION REQUEST			
Subject Property Address: 2093 Industrial Drive	Tax Parcel: 08-007-003-034	 Subject Property	
Meeting Date: 04/09/2024	Map Prepared: 03/06/2024	 Scale: 1" = 300'	



GAINESVILLE



Applicant: MICHAEL G. SHEETS (GOLD CREEK ACQUISITIONS II, LLC)		Request: Annex +/- 2.13 AC with Light Industrial (L-I) zoning for sewer for an existing office building.	
ANNEXATION REQUEST			
Subject Property Address: 2093 Industrial Drive	Tax Parcel: 08-007-003-034	 Subject Property	Aerial from 2023
Meeting Date: 04/09/2024		Map Prepared: 03/06/2024	
			Scale: 1" = 300'





LETTER OF INTENT
REQUEST FOR ANNEXATION AND REZONING
CITY OF GAINESVILLE, GEORGIA

RE: ±2.13 acres located at 2093 Industrial Drive, Parcel ID 08007 003034.

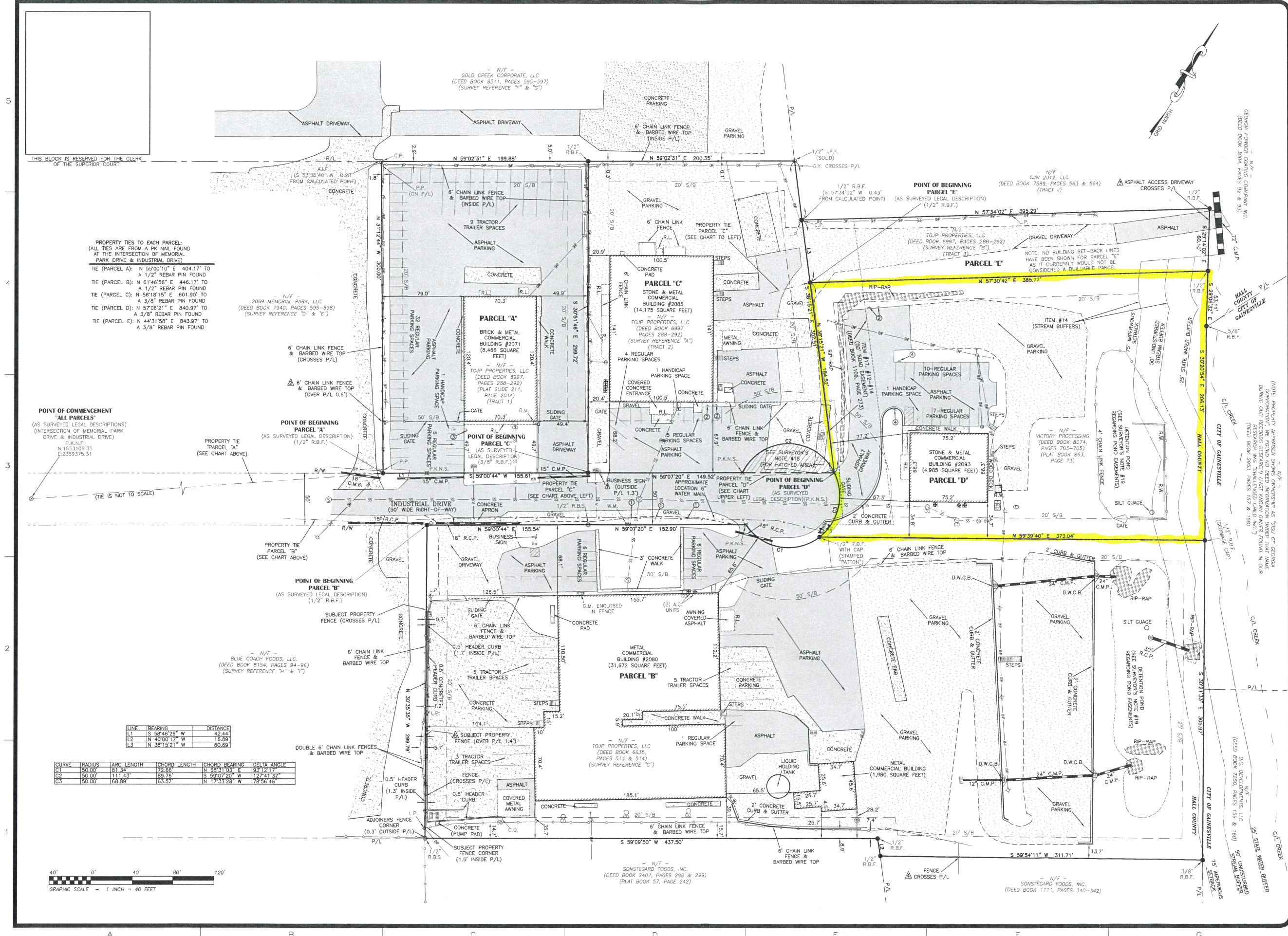
Through its engineer and as authorized by the Applicant, Gold Creek Acquisitions II, LLC (the "Applicant") respectfully submits this Letter of Intent to the Gainesville City Council in support of an application for annexation and rezoning for an existing office building with a L-I zoning. The property is currently zoned I-I in Hall County.

In addition to showing the existing building, the annexation plan shows the proposed sanitary sewer lift station with the proposed force main that the applicant would like to install to connect to the existing sanitary sewer line located at Industrial Drive.

A Site plan and the appropriate authorization forms have been included in the application to allow for comprehensive review and approval of the proposed annexation and rezoning.

Sincerely,

James Irvin, PE
Engineer for Applicant
Foothills Land Design, LLC



REGISTERED PROFESSIONAL LAND SURVEYORS

P.O. BOX 256
 GAINESVILLE, GA 30603
 PHONE: (770) 532-6492
 FAX: (770) 532-1995
 www.pattonsurveying.com

LAND SURVEYING FIRM
 CERTIFICATE OF AUTHORIZATION
 NUMBER LSF 001029

COMPUTATIONS BY: C.K.

SURVEYED BY: J.J. & S.W.

DRAFTED BY: C.K.

CHECKED BY: C.M.P.

ALWAYS LAND TITLE SURVEY FOR:

GOLD CREEK ACQUISITIONS II, LLC

STEWART TITLE GUARANTY COMPANY

SOUTH STATE BANK, N.A.

LOCATED IN -

LAND LOT 7
 8TH LAND DISTRICT
 HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION
1	09/15/2021	REVISED PER ATTORNEY COMMENTS
2	09/24/2021	ADDED NEW ZONING LETTERS

SHEET NUMBER:

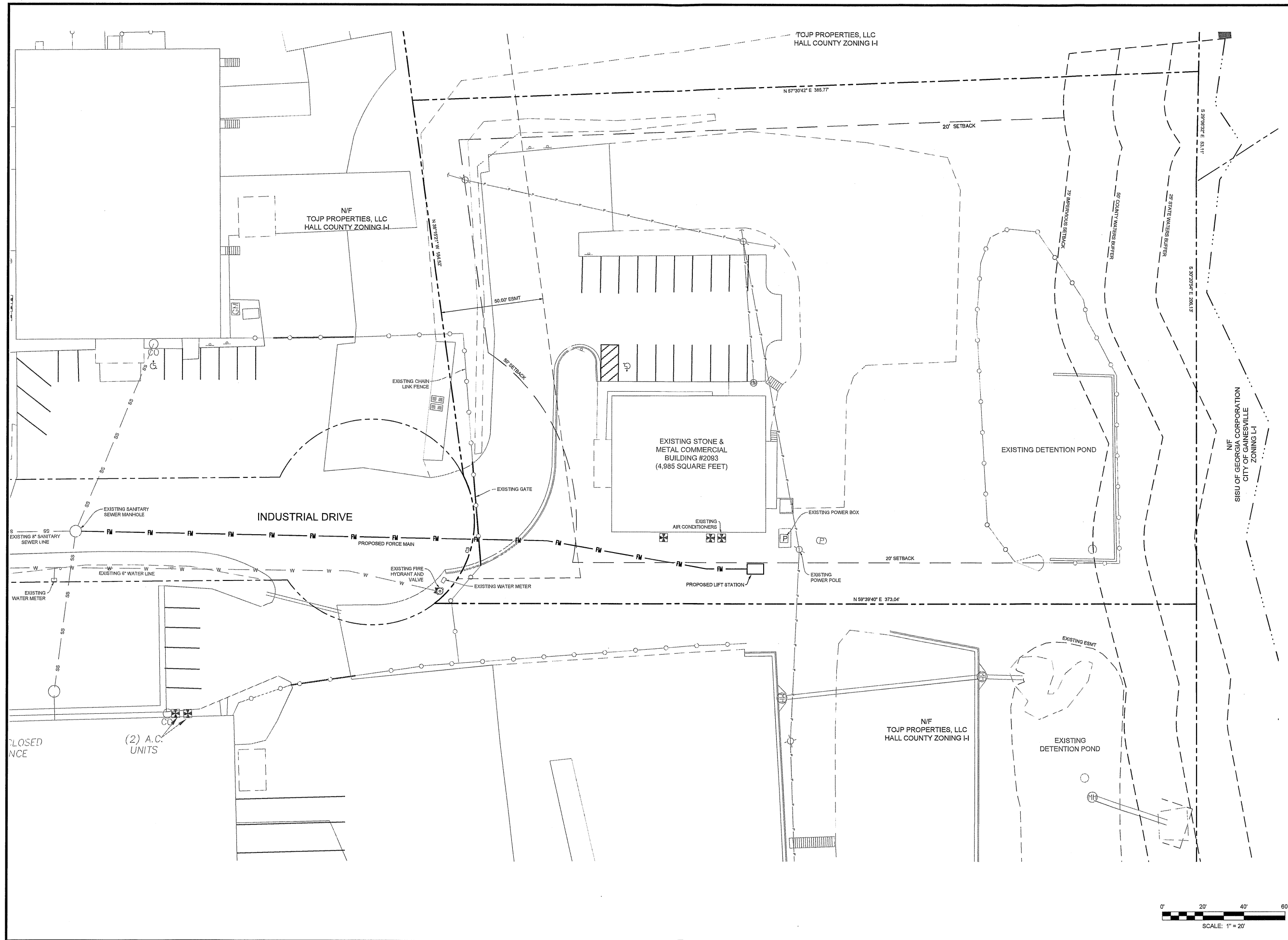
4 of 4

SCALE: 1" = 40'

SURVEY DATE: 09/13/2021

PLAT DATE: 09/14/2021

21-173.dwg
 JN. 21-173



164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
TEL: (770) 778-0099
FAX: (770) 778-0099
www.foothillfield.com

OWNER/DEVELOPER:

GOLD CREEK ACQUISITIONS II, INC.

PO BOX 008229
GAINESVILLE, GA 30504

ANNEXATION PLAN

2093 INDUSTRIAL DR

LAND LOT 7, 8TH DISTRICT
HALL COUNTY, GA

REVISIONS:	NO.	DESCRIPTION	DATE

GSWCC LEVEL II #9832

DATE: FEBRUARY 23, 2024

SCALE: 1" = 20'

SHEET: **C1**

JOB #23163





CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: March 8, 2024

Date Submitted: March 20, 2024

Final Approval Date: March 21, 2024

Presenter: Matt Tate, Community & Economic Development Dept Deputy Director

Item of Business: Request from the **City of Gainesville** to annex 2.81± acres consisting of 11 parcels located on the northwest side of Jesse Jewell Parkway within the New Holland Mill subdivision (a/k/a **3 and 4 Carolina Street, 0 Spring Street, 10 Myrtle Drive, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street**) and to establish a zoning of Residential and Office (R-O).

Meeting Date: April 9, 2024

Purpose of Request:

The City of Gainesville is proposing to annex a total of 11 parcels with a zoning of Residential and Office (R-O). The purpose of the City initiated request is to further clean up the city boundary. The properties are currently zoned Residential-II (R-II) within unincorporated Hall County and are part of the New Holland Mill subdivision. The individual property owners have authorized their properties to be annexed, which primarily include residential duplexes. No change in use is proposed at this time.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval. See the Staff Recommendation report for details.

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. Staff Recommendation Report
2. Location Maps

Applicant	City of Gainesville
Property Owner(s)	See attached list
Location	3 and 4 Carolina Street; 0 Spring Street; 10 Myrtle Drive; 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street
Request	Annex, with R-O zoning
Total Acres	2.81± acres
Ward	Two
Proposed Use	Existing uses
Planning Division Staff Recommendation	Approval
Date	April 9, 2024

The City of Gainesville is proposing to annex 11 parcels within the New Holland Mill subdivision to further clean up the city boundary. All of the properties are currently zoned Residential-II (R-II) within unincorporated Hall County and are located within the Limestone Parkway Overlay Zone. The individual property owners have given authorization to annex their properties with a zoning of Residential and Office (R-O). The properties primarily contain older duplex homes built between 1900 and 1917, according to tax records. Residential and Office (R-O) zoning will permit the existing residential uses but could allow for future professional office uses. Other than constructing a three unit residential structure on the 0 Spring Street property, there are no changes for the properties at this time.

Location	Use	Zoning
North	Single-family & Duplex homes, The New Holland Building; Limestone Greenway (Publix Shopping Center)	Planned Commercial Development (P-C-D) -County Planned Unit Development (P-U-D) -City
South	Brenau University softball field; New Holland-Milliken Mill	Highway Business (H-B) -County Heavy Industrial (I-II) -County
East	Limestone Greenway (Hello Hilo Restaurant)	Planned Unit Development (PUD) -City
West	New Holland Mill community, Single-family & Duplex homes	Residential-II (R-II) -County

Page 31 of 36

- **Other Departmental Comments**

There were no comments regarding the request.

- **Zoning History**

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

2024 – A request by Moez Hasni for special use approval on a 4.11± acres tract zoned General Business (G-B) located at 400 Crescent Drive, NE was conditionally approved for a Staybridge Suites extended stay hotel.

2023 – A request by Capstone Acquisitions, LLC for special use approval on a 1.47± acres tract zoned General Business (G-B) located at 622 White Sulphur Road was conditionally approved for a Residence Inn extended stay hotel.

2023 – A request by Dutton Properties to annex a 1.44± acres tract with a zoning of Office and Institutional (O-I) located at 2041 Beverly Road and to amend the zoning conditions for a 1.44± acres tract zoned Office and Institutional (O-I) located at 0 Beverly Road zoned for a medical office was conditionally approved.

2022 – A request by Elizabeth Evans to annex a 2.7± acres tract with a zoning of General Business (G-B) located at 410 Crescent Drive for a climate controlled & non-climate controlled storage facility was conditionally approved.

2022 – A request by Brand Properties to rezone 69.18± acres located at 515 Lakeview Drive, NE; 2065 Limestone Parkway and 1881 Jesse Jewell Parkway from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D) for a mixed-use development was approved with conditions.

2022 – A request by Moez Hasni to annex a 5.503± acres tract with a zoning of General Business (G-B) located at 374 and 400 Crescent Drive for a retail shopping center was conditionally approved.

2022 – A request by Caballero Holdings, LLC to annex a 140.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 Eberhart Cemetery Road; 2465 Floyd Road, SE; 2166, 2170 and 2210 Old Cornelia Highway was conditionally approved for a master planned mixed-use development.

2022 – A request by Caballero Holdings, LLC to amend a 14.43± acres tract zoned Planned Unit Development (P-U-D) located at 0, 2490 and 2544 Floyd Road, SE; 0 Lenox Drive, SE; 0 Old Cornelia Highway, SE was conditionally approved for a master planned mixed-use development.

2021 – A request by Optum Development to annex a 7.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 1744 Cleveland Highway was conditionally approved for residential townhomes.

2020 – A request by Frank Norton, Jr. to annex a 2.16± acres tract with a zoning of Planned Unit Development (P-U-D) located at 39, 44, 48 and 49 Quarry Street; 4 Highland Street was conditionally approved for residential cottages and townhomes.

2020 – A request by Frank Norton, Jr. to amend a 14.75± acres tract zoned Planned Unit Development (P-U-D) located at 0 Lakeview Drive NE; 52, 54 and 56 Quarry Street NE was conditionally approved for residential cottages and townhomes.

2020 – A request by Capstone Acquisitions, LLC to annex a 6.148± acres tract with a zoning of Light Industrial (L-I) located at 0 Jesse Jewell Parkway was conditionally approved for a climate-controlled self-storage and office/warehouse.

2018 – A request by Limestone Greenway, LLC to annex a 75.12± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 2065 Limestone Parkway was conditionally approved for a mixed-use development.

2017 – A request by Keel Property Management, LLC to annex a 6.32± acres tract with a zoning of General Business (G-B) located at 0 White Sulphur Road Drive was conditionally approved for restaurant, retail and a carwash.

2017 – A request by the City of Gainesville to rezone 53.177± acres located at 1514, 1515, 1545, 1560 and 1581 Community Way from Residential-II (R-II) to Office and Institutional (O-I) zoning was approved for existing uses and for future professional office purposes.

Staff Analysis

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

The proposal includes the annexation of 11 parcels with Residential and Office (R-O) zoning. The surrounding properties include a mixture of single-family, duplex, office, commercial institutional and industrial uses within the city and county. The annexation request and zoning of R-O appear suitable based on the proximity of the existing city limits boundary and the surrounding uses.

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

Future changes could include the conversion of properties from residential to professional office or improved residential uses in density range. Of note, Victory Street is currently being widened to include on-street parking, pedestrian safety, lighting and landscaping that will create a safer and more functional environment for pedestrian and vehicular circulation. Vehicular and pedestrian access is also being provided off of Victory Street to the adjacent Limestone Greenway (Publix Shopping Center) property.

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

The properties are located within the *Single-Family Residential* future land use category of the Comprehensive Plan which includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from four to six dwelling units per acre. There would be limited light office use (home occupation, etc.) allowed.

The properties are also located within the *Historic Mill Villages* Character Area. The vision for the *Historic Mill Villages* Character Area includes Parks and Recreation, Higher density single-family residential, Multi-family residential, General mixed-use, Commercial (retail and office), Light industrial, and Public and institutional land uses. Improving of the street environment to enhance walkability and connectivity is a priority within this Character Area.

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

There is no specific plan at this time to change the residential use of the subject properties. However, annexing the properties with R-O zoning would allow them to convert to professional office uses which could serve as a transition between the adjacent nonresidential and residential zoning districts. This seems logical given the properties front Jesse Jewell Parkway and/or Victory Street. The Victory Street improvements will better address on-street parking needs, pedestrian safety and emergency access.

(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 and sewer is presently located within the right-of-way of Jesse Jewell Parkway, Victory Street, Myrtle Drive, Spring Street and Carolina Street right-of-way.

Existing public safety services respond to the adjacent and nearby properties located off of Victory Street. Gainesville Fire Station #1 located off of Queen City Parkway is approximately 2.4 miles away. As well, Hall County Fire Station #7 located off of East Crescent Drive is approximately 1.3 miles away.

The existing roads and improvements to Victory Street are sufficient for the existing uses and future light office uses.

(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 surrounding and nearby properties have been impacted by residential and non-residential growth along the Jesse Jewell Parkway and Limestone Parkway. Much of this is due to the proximity of Exit 24/I-985 and Northeast Georgia Medical Center. Nearby office, commercial and service uses will continue to develop along Jesse Jewell Parkway and Limestone Parkway which will provide shopping and service needs for the existing and future residential uses. The proposed annexation will allow for the City to more effectively guide proper growth within the Limestone Parkway Overlay Zone and gateway corridor.

(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?

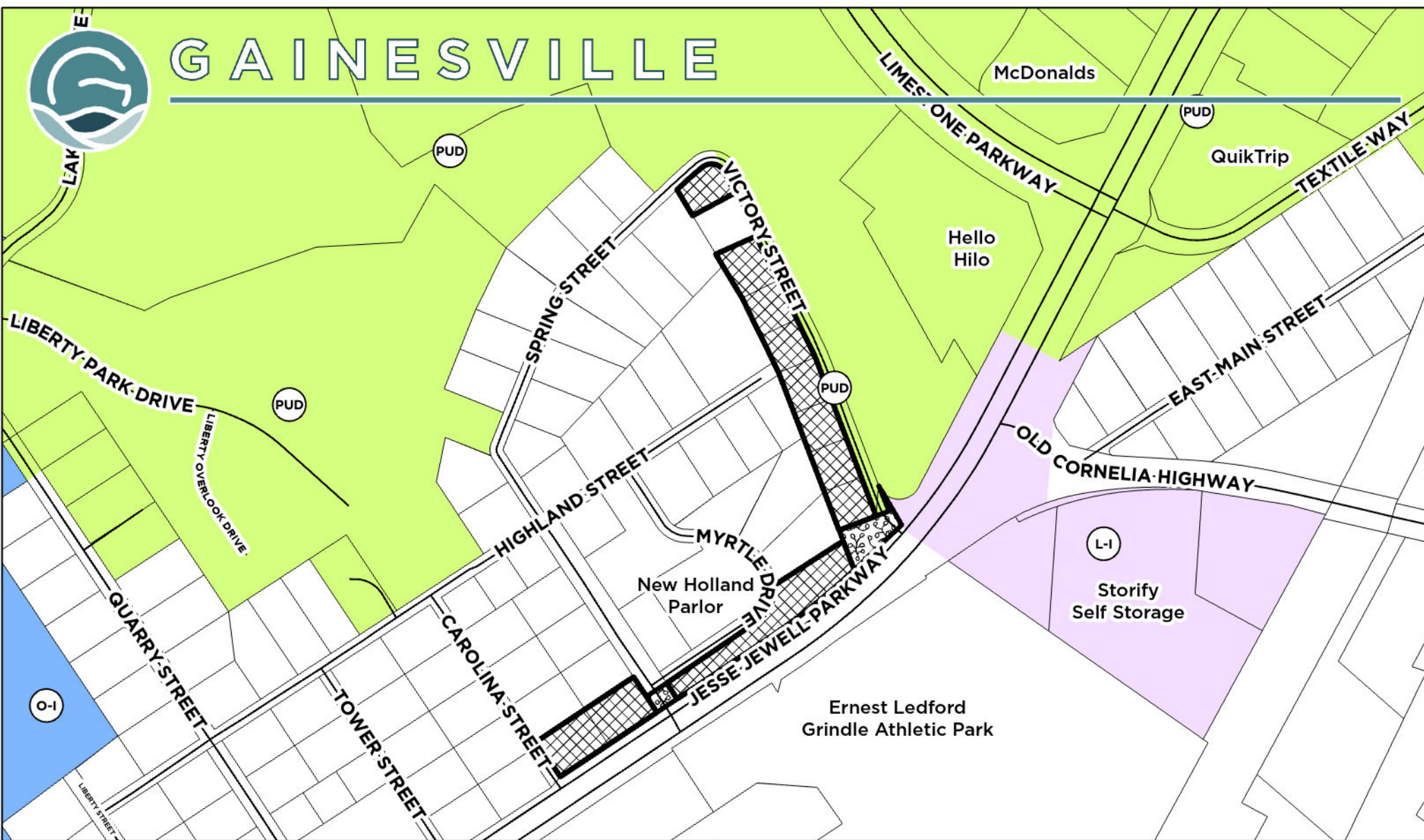
The proposal, appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

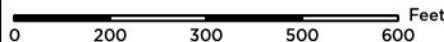
▪ **Staff Recommendation**

The Planning Division staff is recommending **approval** of this annexation request with a zoning of **Residential and Office (R-O)** based on the Comprehensive Plan and the adjacent mixture of uses.



GAINESVILLE

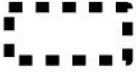
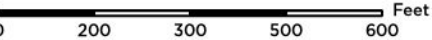


Applicant: CITY OF GAINESVILLE		Request: Annex +/- 2.81 AC and establish zoning of Residential and Office (R-O).	
ANNEXATION REQUEST			
Subject Property Address: 10 Myrtle Drive, 4 Victory Street, 5 Victory Street, 8 Victory Street, 9 Victory Street, 11 Victory Street, 13 Victory Street, 15 Victory Street, 19 Victory Street, 0 Spring Street, 3 Carolina Street	Tax Parcel: 00-063-008-008, 00-063-008-010, 00-063-008-011, 00-063-008-012, 00-063-008-013, 00-063-008-014, 00-063-008-015, 00-063-008-016, 00-063-008-018, 00-063-006-006, 00-063-006-005	 Subject Property  Right-of-Way to be annexed	 Scale: 1" = 300'
Meeting Date: 4/9/2024	Map Prepared: 2/26/2024		



GAINESVILLE



Applicant: CITY OF GAINESVILLE		Request: Annex +/- 2.81 AC and establish zoning of Residential and Office (R-O).	
ANNEXATION REQUEST			
Subject Property Address: 10 Myrtle Drive, 4 Victory Street, 5 Victory Street, 8 Victory Street, 9 Victory Street, 11 Victory Street, 13 Victory Street, 15 Victory Street, 19 Victory Street, 0 Spring Street, 3 Carolina Street	Tax Parcel: 00-063-008-008, 00-063-008-010, 00-063-008-011, 00-063-008-012, 00-063-008-013, 00-063-008-014, 00-063-008-015, 00-063-008-016, 00-063-008-018, 00-063-006-006, 00-063-006-005	 Subject Property and Right-of-Way to be Annexed	
Meeting Date: 4/9/2024	Map Prepared: 2/26/2024	 Scale: 1" = 300'	Aerial from 2023 Page 36 of 36