



Mayor/Council Meeting Agenda
Tuesday, May 7, 2024, 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. Lakeview Academy Boys and Girls Basketball Teams Letter of Recognition
- B. Gainesville CVB - Al Burress Creative Marketing Recognition
- C. Proclamation: National Drinking Water Week
- D. Department of Water Resources Awards and Recognitions

COUNCIL ANNOUNCEMENTS:

PUBLIC COMMENTS: (20 minutes maximum)

CONSENT AGENDA:

Appointments

- A. Parks & Recreation Board
 - Appoint Anna Hester
- B. Parks & Recreation Foundation
 - Appoint Tina Roberts

Minutes

- A. March 22, 2024 Retreat
- B. March 25, 2024 Joint Municipal Association Meeting
- C. April 11, 2024 Work Session
- D. April 16, 2024 Mayor/Council Meeting

Resolution

- A. BR-2024-15 Declaration of Surplus Property

PUBLIC HEARING(S):

Annexation/Zoning Items

A. Tabled at the April 16, 2024 Council Meeting

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(s): Two**. Tax Parcel Number(s): 01-027-001-003. **Request: Residential condominium community.**

- Proposed Zoning Resolution ZR-2024-03

B. 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.****

- Proposed Annexation Ordinance 2024-08
- Proposed Zoning Ordinance 2024-09

C. 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.****

- Proposed Annexation Ordinance 2024-10
- Proposed Zoning Ordinance 2024-11

D. 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; 00-063-008-008, 010, 011, 012, 013, 014, 015, 016 and 018. **Request: Existing uses.****

- Proposed Annexation Ordinance 2024-12
- Proposed Zoning Ordinance 2024-13

CITY MANAGER ISSUES:

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Monday, May 6, 2024, 8:15 AM
Revised: Tuesday, May 7, 2024, 8:30 AM



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: April 24, 2024
Date Submitted: May 3, 2024
Final Approval Date: May 7, 2024
Presenter: Mayor Couvillon
Item of Business: Lakeview Academy Boys and Girls Basketball Teams Letter of Recognition
Meeting Date: May 7, 2024

Purpose of Request:

To recognize and congratulate the Lakeview Academy boys and girls basketball teams for a 2023-2024 Championship season.

Facts & Issues / History & Background:

Assistant Athletic Director Derek Fadool, team Coaches and Boy/Girls team members to be in attendance for recognition.

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. Lakeview Basketball Teams Letter of Recognition

CITY OF
GAINESVILLE

MAYOR AND COUNCIL

Sam Couvillon
Mayor

C. Danny Dunagan, Jr.
Ward One

Zack Thompson
Ward Two

Barbara B. Brooks
Ward Three

Juli Hayes
Ward Five

Derek Fadool
Assistant Athletic Director, Transportation Coordinator and Coach
Lakeview Academy
796 Lakeview Drive
Gainesville, GA 30501

Dear Mr. Fadool:

Recognition: Lakeview Academy Boys' and Girls' Basketball Teams

Lakeview Academy has been part of the Gainesville community for over 50 years serving students age 3 through 12th grade. While Lakeview Academy provides students with a rigorous curriculum they also encourage students to compete in extracurricular activities, sports and programs, to help students grow, succeed and become lifelong learners.

The City of Gainesville would like to recognize the 2023-2024 boys' and girls' basketball teams. These players continuously excel in the classroom and on the court, where their hard work, dedication and team unity has earned the boys' and girls' teams GIAA State Class AAA Championships.

Coached by Benjie Wood, who was named Coach of the Year, this talented team of young men has continued the tradition of excellence with their superior teamwork, dedication and perseverance, which led them to complete another impressive season, and the school record of 26 wins and only five losses.

The Lady Lions who are coached by Region and State Coach of the Year Ken Huffman, completed the season with an outstanding record of 27 wins with only one loss, and, for the first time in the history of the school, they won the Lanierland Championship.

Both teams have earned their well-deserved reputation for excellence with their outstanding athletic ability, teamwork and commitment to the sport to be called champions.

On behalf of the City of Gainesville, I, W. Samuel Couvillon, Mayor and the Gainesville City Council, hereby congratulate the **2023-2024 Lakeview Lions Boys and Girls Basketball Teams** on a great season, and wish them continued success.

Recognized this 7th day of May 2024

W. Samuel Couvillon, Mayor
City of Gainesville



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: April 1, 2024
Date Submitted: April 1, 2024
Final Approval Date: May 7, 2024
Presenter: Robyn Lynch, Tourism Director
Item of Business: Gainesville CVB - Al Burrese Creative Marketing Recognition
Meeting Date: May 7, 2024

Purpose of Request:

To recognize the City of Gainesville Convention and Visitors Bureau for receiving the 2023 Al Burrese Award for Creative Marketing.

Facts & Issues / History & Background:

Department Recommendation:

Department Director:
Robyn Lynch

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

Amount Requested: **Sources of Funds:**

Finance Comments:

Administrative Comments:

Attachments:

1. Al Burrese Creative Marketing Award Nomination Information

Al Burruss Award Nomination

From Gainesville

with Love!

POSTCARD

Who doesn't love getting a postcard in the mail? Postcards are a way to share a moment, get a message efficiently across and create a memento that can last forever! Sending a postcard is like getting a little hug and love in the mail- and that's exactly what Gainesville had in mind when we created the From Gainesville with Love campaign.

It was a HIT to say the least and Gainesville has taken the postcards all over town, at events, at the Welcome Center and they've been shared literally across the world!

Gainesville CVB is the brainchild of this marketing campaign AND every element was created in-house- from design and implementation to the fun mailbox set up, mailing and tracking of each card.

Here's how it worked AND the multitude of marketing elements it traversed encompassed print, face to face, mailers, website and social media.

- 12 Cards were designed. Each design a unique style that illustrated an event, an attraction, history and even the VIBE of Gainesville.
- Postcard series was placed on the ExploreGainesville.org website, where they were blurred until the release date- this created an aura of mystery and excitement
- Teasers about the cards were shared on 4 social media platforms (Explore Gainesville FB/Insta and Downtown Gainesville FB/Insta)
- Cards were revealed at events with our mobile visitors center. A fun mailbox and environment was created for guests to sit down, address and write a postcard note then drop it in our mailbox
- Postcards were mailed for free and a little bit of Gainesville, Georgia was shared around the USA and across the globe
- These quickly became a hot commodity and folks were collecting the entire series! Which meant that they needed to come to the event OR come say HI to us at our visitor center.
- We even sold out the collection by offering full sets for sale at our Jingle Mingle event (another way we offset the expenses of the campaign)

Our GAIN

- Lots of happy visitors and residents who proudly shared a postcard to their friends about Gainesville
- Interest driven to our website and social media pages- to find out about the next card
- We were able to make a mailing list so we can periodically send out fun cards, Holiday Cards or calendar of events
 - 45 states
 - 14 countries

BUDGET

Since we were able to create all marketing and design in-house, the costs associated with this campaign were printing and mailing expenses. **\$1800**

By selling cards at the end of the year during our Jingle Mingle event, we were able to offset the above expenditures. **(\$400)**

Al Burruss Award Nomination

From Gainesville

with Love!



The mailbox was placed at events, staged with our mobile visitor center and provided a fun way to capture our postcards.





CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: May 1, 2024
Date Submitted: May 3, 2024
Final Approval Date: May 7, 2024
Presenter: Mayor Couvillon
Item of Business: Proclamation: National Drinking Water Week
Meeting Date: May 7, 2024

Purpose of Request:

To present a proclamation in recognition of National Drinking Water Week (May 5-11, 2024).

Facts & Issues / History & Background:

Recipient: Linda MacGregor, Director of the Department of Water Resources

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. National Drinking Water Week



PROCLAMATION

- WHEREAS,** water is our most valuable resource; and
- WHEREAS,** drinking water serves a vital role in daily life, serving essential purpose to health, hydration, hygiene needs for the quality of life our citizens enjoy; and
- WHEREAS,** tap water delivers public health protection, fire protection, support for our economy and the quality of life we enjoy; and
- WHEREAS,** any measure of successful society – low mortality rates, economic growth and diversity, productivity, and public safety – are in some way related to access to safe water; and
- WHEREAS,** through hard work performed by the entire water sector, from designing capital projects, to operators ensuring the safety and quality of drinking water, to the members of a pipe crew maintaining infrastructure, this community relies on the high-quality drinking water from its source to consumers' taps; and
- WHEREAS,** we are all stewards of the water infrastructure upon which future generations depend; and
- WHEREAS,** each citizen of the City of Gainesville is called upon to help protect our source waters from pollution, to practice water conservation, and to get involved with their water by becoming familiar with it.

NOW, THEREFORE, BE IT RESOLVED, that I, *W. Samuel Couvillon, Mayor and the Gainesville City Council,* do hereby proclaim May 5-11, 2024 to be

“National Drinking Water Week”

Presented this 7th day of May, 2024

**W. Samuel Couvillon, Mayor
City of Gainesville**



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: April 30, 2024
Date Submitted: April 30, 2024
Final Approval Date: May 7, 2024
Presenter: Linda MacGregor, Director of Water Resources
Item of Business: Department of Water Resources Awards and Recognitions
Meeting Date: May 7, 2024

Purpose of Request:

To recognize recent awards earned by the Department of Water Resources and acknowledge the hard work and dedication of the 200+ staff members in these matters. The following awards are being recognized:

- Linwood Water Reclamation Facility was awarded the Plant of the Year
- Lakeside Water Treatment Plant was awarded the Platinum Award recognizing 20 continuous years of full compliance.
- Riverside Water Treatment Plant was also awarded the Platinum Award.
- Gainesville was recognized as an Education Program of Excellence

Facts & Issues / History & Background:

For many decades, Gainesville Water Resources and our staff have been the proud recipients of prestigious awards. These awards recognize the hard work and dedication of our highly skilled and licensed water professionals. In addition to the awards being recognized at this meeting, a significant number of employees have received State licenses, certifications, and other evidence of their professional development. Further, the Department has also received numerous compliments from the public and their peers throughout the City.

Department Recommendation:

N/A

Department Director:

Linda MacGregor

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: May 2, 2024
Date Submitted: May 2, 2024
Final Approval Date: May 2, 2024
Presenter: Sam Couvillon
Item of Business: Parks & Recreation Board

- Appoint Anna Hester

Meeting Date: May 7, 2024

Purpose of Request:

The purpose of this request is to address the expired term position previously held by John Simpson.

Facts & Issues / History & Background:

The Parks & Recreation board follow the guidelines as set forth in the City Charter, Code of Ordinances and Bylaws of the Gainesville Parks & Recreation Board. Members serve five-year terms or until a successor is appointed.

Anna Hester has expressed a willingness to serve. The outstanding debt verification process was completed with no concerns.

Department Recommendation:

To approve the nomination to appoint Anna Hester as presented by the Mayor at the May 2, 2024 Work Session.

Department Director:

Sam Couvillon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Parks & Rec Board Members

PARKS AND RECREATION BOARD

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Ward 1	Peeples	Kingsley	10/15/19 UE	12/17/2019	12/31/2024
Ward 1	Simpson VACANT	John	8/18/15 UE	12/18/2018	12/31/2023
Ward 2	Daniel	Kristin	3/17/2015	12/17/2019	12/31/2024
Ward 2	Murray	Alex	1/19/2021		12/31/2025
Ward 3	Washington Chair	Robert	12/18/2018	2/20/2024	12/31/2028
Ward 3	Castleberry	Jerry	8/19/2008 UE	12/15/2009 12/16/2014 12/17/2019	12/31/2024
Ward 4	Morgan Secretary/Treasurer	Chris	12/21/2021 (term begins 1/1/22)		12/31/2026
Ward 4	Loggins Vice Chair	Brent	12/21/2021 (term begins 1/1/22)		12/31/2026
Ward 5	McPhaul	Trey	3/1/2022 UE	2/20/2024	12/31/2028
Ex-Officio	Hayes	Juli	1/19/2021	1/4/2022 1/17/2023 1/16/2024	1/7/2025
Director	Mattison	Kate		Board Appointed	

TERM: Five year terms

CONTACT: Kate Mattison, Director of Parks & Recreation

UE: Unexpired Term

UPDATED: 2/21/2024 ag



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: May 2, 2024
Date Submitted: May 2, 2024
Final Approval Date: May 2, 2024
Presenter: Sam Couvillon
Item of Business: Parks & Recreation Foundation

- Appoint Tina Roberts

Meeting Date: May 7, 2024

Purpose of Request:

The purpose of this request is to address the expired term for the Post 6 position.

Facts & Issues / History & Background:

The Parks & Recreation Foundation, Inc. (previously known as Friends of the Parks Board) follows the guidelines as set forth in the Charter and Code of Ordinances. Members serve three-year terms. Tina Roberts has expressed a willingness to serve. The outstanding debt verification process was completed with no concerns.

Department Recommendation:

To approve the nomination to appoint Tina Roberts as submitted by the Mayor at the May 2, 2024 Work Session.

Department Director:

Sam Couvillon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Parks & Rec Foundation Board Members

Gainesville Parks Recreation Foundation (Formerly Friends of the Parks) CITY APPOINTMENTS

POST	LAST NAME	FIRST NAME	APPOINTED	REAPPOINTED	EXPIRES
Post 1	Dcosta	Peter	5/16/2023 UE		12/31/2025
	Mattison	Kate			Standing Term
Post 2	Avers	Timothy	2/21/2023		12/31/2025
Post 3	Tunkel	Staci	3/19/19 UE	12/17/2019 2/21/2023	12/31/2025
Post 4	Morales	Sergio	11/7/2023 UE		12/31/2024
Post 5	Thompson	Alisa	1/22/2019	2/1/2022	12/31/2024
Post 6	Warthen	Rebina	5/4/2021		12/31/2023
Post 7	Moore	Nancy	6/15/2021 UE	2/1/2022	12/31/2024
Ex-Officio	Hayes	Juli	1/7/2020	1/4/2022 1/17/2023 1/16/2024	1/7/2025

TERM: Three year terms - Appointees limited to two consecutive terms excluding initial term.

Formerly known as Friends of the Gainesville Parks and Greenways
Name change by P&R staff in April 2023

CONTACT: Kate Mattison, Director of Parks & Recreation

UPDATED: 1/18/2024 ag



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: May 2, 2024
Date Submitted: May 7, 2024
Final Approval Date: May 7, 2024
Presenter: Denise Jordan, City Clerk
Item of Business: March 22, 2024 Retreat
Meeting Date: May 7, 2024

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: January 9, 2024
Date Submitted: May 7, 2024
Final Approval Date: May 7, 2024
Presenter: Denise Jordan, City Clerk
Item of Business: March 25, 2024 Joint Municipal Association Meeting
Meeting Date: May 7, 2024

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: May 2, 2024
Date Submitted: May 7, 2024
Final Approval Date: May 7, 2024
Presenter: Denise Jordan, City Clerk
Item of Business: April 11, 2024 Work Session
Meeting Date: May 7, 2024

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: January 9, 2024
Date Submitted: May 7, 2024
Final Approval Date: May 7, 2024
Presenter:
Item of Business: April 16, 2024 Mayor/Council Meeting
Meeting Date: May 7, 2024

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:

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: May 2, 2024
Date Submitted: May 3, 2024
Final Approval Date: May 3, 2024
Presenter: Bryan Lackey, City Manager
Item of Business: BR-2024-15 Declaration of Surplus Property
Meeting Date: May 7, 2024

Purpose of Request:

Requesting Council declare the property on the attached listings as surplus for public sale or disposal.

Facts & Issues / History & Background:

The City's Capital Asset policy dictates the procedure for transferring assets that have outlived their useful life to surplus. This policy has been followed with the assets listed on Attachment A and B. Finance periodically requests that property be declared surplus in order to sell or dispose of property in a timely and orderly manner. Surplus property that was purchased by the City is offered to other City departments before a sale takes place. Property seized or confiscated by the Police department is not offered to City departments.

Department Recommendation:

Approve the resolution requesting property listed on Attachments A and B be declared as surplus.

Department Director:

Jeremy Perry

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

Amount Requested: N/A

Sources of Funds: N/A

Finance Comments: N/A

Administrative Comments:

N/A

Attachments:

1. BR-2024-15 Declaration of Surplus Property
2. Attachment A-Tagged 05.2024
3. Attachment B- Non-Tagged 05.2024

RESOLUTION BR-2024-15

Declaration of Surplus Property

WHEREAS, the City Finance staff recommends that the attached list (Attachment A and B) of property be declared surplus and made available for the sale or donation in accordance with Resolution BR-90-81 adopting the City's Purchasing Policies and Procedures; and

WHEREAS, it has been determined that the attached list of property has served beyond its useful life and the City Finance staff believes that the method of disposal shall be by sale at auction to the highest bidder in accordance with the policies and procedure, or dispensation in a manner approved by the City Manager; and

WHEREAS, the City Finance staff shall set a date, place and time for the appropriate sale; and

WHEREAS, the method of disposal of surplus property shall be an auction, utilizing GovDeals, an online auction company recommended by the Georgia Municipal Association, with concurrence of the City Attorney, City Clerk, and City Manager in accordance with the policies and procedures, or dispensation in a manner approved by the City Manager; and

WHEREAS, funds derived from the sale of surplus property shall be deposited to the appropriate fund and account as determined by the Chief Financial Officer.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby declare this property surplus and available for public sale or disposal as approved by the City Manager, and that any item not sold at the sale shall be disposed of in an appropriate manner with concurrence of the City Manager.

Adopted this ____ day of _____, 2024.

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

Tagged Assets

Asset #	Asset Description	Dept #	Purchase Date	Attachment A Purchase Cost
PW. Street Maintenance				
12323	2007 FORD F-250 4DR. 4X4 W/LIFT GATE	4200	08/01/2006	\$ 23,298.00
12396	2007 FORD F-250 4DR. 2WD	4200	08/02/2006	\$ 19,219.27
15082	HUSTLER 54" REAR DISCHARGE MOWER	4200	03/11/2015	\$ 8,097.51
15148	HUSTLER 54" REAR DISCHARGE MOWER	4200	06/15/2015	\$ 7,890.90
15149	HUSTLER 54" REAR DISCHARGE MOWER	4200	06/15/2015	\$ 7,890.90

Human Resources				
12672	2008 FORD EXPLORER XLT 4X4	1540	10/05/2007	\$ 21,215.00

Parks & Recreation				
19638	SCAG 52" TURF TIGER MOWER	6000	03/19/2001	\$ 7,224.96
11910	2005 FORD F-250	6200.03	05/16/2005	\$ 20,401.00
12543	2008 FORD F-250	6200.03	05/08/2007	\$ 22,479.40
12616	SCAG 61" TURF TIGER MOWER W/VACUUM	6200.03	04/16/2007	\$ 7,820.21
13208	2010 FORD F-150	6200.03	03/04/2010	\$ 14,495.00
13915	HUSTLER 54" ZERO TURN MOWER	6200.03	05/09/2012	\$ 6,875.02
14405	EXMARK 48" WALK BEHIND MOWER	6200.03	07/30/2013	\$ 5,199.00
15815	1999 FORD E-150 VAN	6200.03	06/18/1999	\$ 20,939.00
20026	EXMARK 48" WALK BEHIND MOWER	6200.03	09/01/2007	\$ 3,650.00
20651	2003 FORD CROWN VIC	6200.03	06/07/2002	\$ 20,678.00
20659	SCAG 61" TURF TIGER MOWER	6200.03	02/21/2002	\$ 7,498.00

Police				
14261	2013 CHEVY CAPRICE (4855)	3200	09/13/2013	\$ 36,470.66
14264	2013 CHEVY CAPRICE (4861)	3200	09/13/2013	\$ 36,470.66
14674	2014 CHEVY CAPRICE (4882)	3200	07/01/2014	\$ 37,450.59
14790	2014 CHEVY CAPRICE (4912)	3200	12/01/2014	\$ 42,178.72
14791	2014 CHEVY CAPRICE (4913)	3200	12/01/2014	\$ 42,178.72
14793	2014 CHEVY CAPRICE (4915)	3200	12/01/2014	\$ 42,178.72

Department of Water Resources				
11317	PACIFICA CONCRETE WET SAW	4330	09/03/2003	\$ 4,288.92
11368	INGERSOLL RAND AIR COMPRESSOR	4330	09/03/2003	\$ 11,047.00
12565	2007 KOMATSU PC228 USLC-3 EXCAVATOR	4330	03/06/2007	\$ 157,400.00
14163	2012 NEW HOLLAND T4050 4X4 TRACTOR	4330	02/21/2013	\$ 34,952.00
18670	40# BACKFILL TAMP	4330	04/19/2021	\$ 1,036.59
12031	2006 CHEVY TRAILBLAZER	4335.08	09/21/2005	\$ 21,105.00
8988	CONCRETE WET SAW	4440	10/02/1996	\$ 3,885.10
12390	MILLENNIUM 15 TON TRAILER	4440	09/06/2006	\$ 10,140.00
12408	2007 INTERNATIONAL 4300 CREW CAB	4440	12/29/2006	\$ 82,249.00
14408	TRIMBLE GEO XT 6000 SERIES GEO COLLECTOR	4440	07/24/2013	\$ 7,944.00
14455	MIKASI MTX-70 HD PORTABLE GAS TAMP	4440	09/10/2013	\$ 2,715.00
14486	2014 FORD F-250 4X4 W/SERVICE BODY	4440	04/23/2014	\$ 30,231.00
15728	TAPCON FC500 GEO COLLECTOR	4440	10/25/2016	\$ 1,370.00
19993	TOW MASTER 15 TON TRAILER	4440	09/12/2001	\$ 10,233.00
12666	2008 FORD F-250 4X4 SUPER DUTY DIESEL	4900	11/27/2007	\$ 24,902.47

Non-Tagged Assets

Attachment B

Asset #	Asset Description	Dept #	Comments
Police			
NO TAG	6- MISCELLANEOUS POLICE CAR ROOF LIGHTS	3200	BELOW THRESHOLD
Department of Water Resources			
NO TAG	YANMAR 80 BUCKET ATTACHMENT	4440	BELOW THRESHOLD



CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: April 30, 2024

Date Submitted: May 3, 2024

Final Approval Date: May 3, 2024

Presenter: Abb Hayes, City Attorney

Item of Business: **Tabled at the April 16, 2024 Council Meeting**

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(s): Two**. Tax Parcel Number(s): 01-027-001-003. **Request: Residential condominium community.**

- Proposed Zoning Resolution ZR-2024-03

Meeting Date: May 7, 2024

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the March 12, 2024 Planning and Appeals Board Meeting and tabled at the April 16, 2024 Council Meeting, Planning and Appeals Board meeting, and tabled at the April 16, 2024 Council Meeting.

Facts & Issues / History & Background:

The applicant is proposing a special use within Neighborhood Business (N-B) zoning to redevelop the subject property for a micro-housing development consisting of eleven residential fee-simple condominiums. The proposed units are two-stories on minimum 300 square foot condominium lots. The minimum condominium size will be 500 square feet of heated floor space. One and two bedroom options will be available at multiple price points to meet the growing and unfulfilled need for obtainable housing. A private access 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 a small community lawn and fire pit. The property contains a vacant rental home that will be demolished. A sanitary sewer easement and creek are located to the rear of the property. The adjacent uses include a retail strip center, a single-family home, residential condominiums and St. Paul United Methodist Church.

Department Recommendation:

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

SAMPLE MOTIONS

Approval of Resolution ZR-2024-03:

I move to approve the resolution to allow a residential condominium community within Neighborhood Business (N-B) zoning district with five 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. CC Legal Ad -2
2. CC Legal Ad -1
3. PAB Recommendation Report
4. Proposed Zoning Resolution ZR-2023-03
5. Exhibit A
6. Exhibit B
7. Exhibit C
8. Location maps
9. Project Narrative
10. Concept plan
11. Architectural renderings
12. Elevations
13. Existing Home Photo

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Jobs

JOB S - Maintenance

Sawnee EMC is seeking a **General Clerk 1L (Building and Grounds/ Custodial/ Maintenance)** (part-time position) to perform facility maintenance and grounds keeping duties. Requires some heavy lifting, high school diploma or equivalency and a valid GA driver's license. Related experience with outdoor maintenance equipment and a valid CDL are preferred. **Hours:** Availability for alternate shift assignments and irregular work hours. Applicants must complete an application prior to **5 PM, May 3, 2024**. Apply online: www.sawnee.com/careers. If you require a paper application or an alternate format, please contact us at 770-887-2363 extension 7568.

Sawnee Electric Membership Corporation is an Equal Opportunity and Affirmative Action Employer of Females, Minorities, Veterans and Individuals with Disabilities. Sawnee EMC is VEVRAA Federal Contractor. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions. Drug Free Workplace.

JOB S - Professional

Sawnee EMC is seeking an Electrical Distribution **System Engineer. Requires a bachelor's degree** in electrical, mechanical, civil engineering or similar engineering discipline. Preferred experience in design, modeling and maintenance of distribution power systems. Must have strong computer, mathematical and communication skills. Applicants must complete an application prior to **5 PM, April 26, 2024**. Apply online: www.sawnee.com/careers. If you require a paper application or an alternate format, please contact us at 770-887-2363 extension 7568.

Sawnee Electric Membership Corporation is an Equal Opportunity and Affirmative Action Employer of Females, Minorities, Veterans and Individuals with Disabilities. Sawnee EMC is VEVRAA Federal Contractor. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions. Drug Free Workplace.

Stuff

Misc. For Sale

Bargain Mart & Rug Deals
3174 Cleveland Hwy.
Gainesville
A Little Bit of Everything. Gifts. Toys. Womens Clothes. Hardware. Tarps. Rug Deals. CBD. Flags. Christmas.
Open Monday - Saturday 9am - 6pm
Boiled Peanuts on Thurs, Fri, Sat

Yard Sale

CHURCH YARD SALE
Oakwood United Methodist Church, 4315 Allen Street, downtown Oakwood, Sat 4/20 8-12

Estate Sale

Starting April 18th till everything is gone
Everything in house Must GO
Appointment Only
Call Anytime 720-975-6241

Wheels

Motorcycles

2012 Harley Davidson street glide Tequila sunrise
Harley orange,18650 miles new battery ,brakes LED lights good condition asking 18250.00 negotiable 678-316-7477

Legals

Miscellaneous

JOB S - Misc. Help Wanted

Pittman Dental Laboratory is looking for drivers to deliver dental cases.
.Two to Five days a week.
. Must be 21 years of age.
. Must be service oriented.
. Must be professional.
. Must have a clean driving record.
. Company vehicle provided.
. Must be flexible and open to change in growing territory.

Send resume to careers@pittmandental.com

The Hall County FSA Office will accept applications for Program Technician position through the close of business on April 26, 2024.

This job will be a temporary position not to exceed 9/30/2024. Salary will depend on the experience of the person selected, but no less than \$17.07 per hour.

Vacancy announcements and applications may be picked up at the Hall County FSA Office at 734 E. Crescent Dr, Suite 200 Gainesville, GA 30501.

FSA is an Equal Employment Opportunity Employer.



NEW SEX OFFENDER TO HALL COUNTY

NAME: Jason Lee McIntyre
ADDRESS: 4228 Hunter Road, Gainesville, GA 30506
DATE OF OFFENSE: 11 – 13 - 2019
OFFENSE: Obscene Internet contact with a Child – 1 count
C o m p u t e r Pornography – 1 count
COURT OF CONVICTION: In the Superior Court of Forsyth County, Georgia
WEBSITE: <https://gbi.georgia.gov/georgia-sex-offender-registry>
133973 4/20

Public Hearings

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, May 7, 2024 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 **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**
2) 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**
3) 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**
4) Request from the **City of Gainesville** to annex 2.81± acres consisting of 11 parcels located 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
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
134015 4/20

NOTICE OF PUBLIC HEARING

The Council of the City of Lula will hear the following variance request during the Council Meeting on Monday, May 20, 2024 that begins at 7:00 PM at City Hall, 6055 Main Street, Lula, Georgia.

Property located at 5961 Main Street, Hall County Tax Parcel No. 09071 009005.

Ilkania Banks seeks a variance to reduce the side setback from 5 feet to 2 feet for property zoned Central Business District (CBD). 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.

134039 4/20

 **APARTMENTS**

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4295
131769
2/28, 3/6, 13, 20

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Kayla Marie Reed, Petitioner.

Civil Case Number: 2024CV000313KFG
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Kayla Marie Reed filed a petition in the Superior Court of Hall County on February 21st, 2024, to change name from: Kayla Marie Reed to Kayla Marie Steele. Any interested party has the right to appear in this case and file objections within 30 days after the Petition was filed.
Dated: 02/21/224
Kayla Marie Reed Petitioner, Pro se
Name: Kayla Marie Reed
Address: 3934 Walnut Grove Way
Email: kaylaolivia.2023@gmail.com
Phone (day): 770-940-3627
131974
2/28, 3/7, 3/13, 3/20

SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA
In re the Name Change of Child(ren):
Luke Joseph Lenhardt Ousley
Kathleen Maire Korab Lenhardt Petitioner, v.
Stephen Joseph Ousley Respondent.
Civil Action File No: 2024CV000386LHB
NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)
A petition was filed in the Superior Court of Hall County on March 5, 2024, to change the name of the following minor child(ren):
From:
Luke Joseph Lenhardt Ousley
Proposed New Name:
Luke Ousley Lenhardt
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA sec. 19-12-1(f)(2) and (3).
Dated: 3-5-2024
Kathleen Lenhardt Petitioner Pro se
Name: Kathleen Maire Korab Lenhardt
A d d r e s s : 5519 Tanners Ridge Road Gainesville, GA 30507
Phone: 404-384-6571
E m a i l : katmarielenhardt@outlook.com
132458
3/13, 3/20, 3/27, 4/3

Public Hearings

LEGAL NOTICE
Atlanta Gas Light Company ("AGL") filed its 2025-2034 Integrated Capacity and Delivery Plan with the Georgia Public Service Commission ("Commission") on February 1, 2024, in Docket No. 43820. A copy of the Petition is on file with the Commission.
The Commission will hold public hearings on Tuesday, June 11, 2024, and Wednesday, June 12, 2024, at 9:30 a.m. at the Georgia Public Service Commission, Room 110, at 244 Washington Street S.W., Atlanta, Georgia 30334-5701 for the purpose of hearing evidence.
In accordance with O.C.G.A. § 46-2-59(c) and Commission Utility Rule 515-2-1-.06, persons wishing to intervene must file a petition to intervene with the Commission within thirty (30) days of the first publication of this notice. Petitions to intervene shall be filed at the office of the Executive Secretary, Georgia Public Service Commission, 244 Washington Street, S.W., Atlanta, Georgia 30334-5701, and copies shall be served on AGL and other parties that have petitioned to intervene. If you have a disability and will need assistance or accommodations to participate or need further information, please contact the Executive Director's Office, Georgia Public Service Commission at (404) 656-4501 or 1 (800) 282-5813 (inside Georgia only).
This notice is published at the direction of the Georgia Public Service Commission.
Elizabeth Wade, Esq. Chief Counsel, Regulatory Affairs

Atlanta Gas Light Company
132776 3/20

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 **Tuesday, April 23, 2024** to consider the following:
1.0 McKinziey Lane | Use Subject to County Commission Approval | 17.50.040.K Minor Subdivisions | on a 5.63± acre tract located on the west side of McKinziey Lane, at its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019B | **Proposed Use: 6-lot subdivision** | ** Commission District 2 | **Garry L. English, applicant**
2.2860 Atlanta Highway | Amend Conditions | on a 3.52± acre tract located on the west side of Atlanta Highway, approximately 170 feet from its intersection with Thurmon Tanner Parkway | Zoned S-S (GCOD); Tax Parcel 08027 000010 | **Proposed Use: Service station, convenience store, and shopping center** | ** Commission District 2 | **Karan Ahuja, applicant**
3.2852 Atlanta Highway | Rezone | from Highway Business (H-B) to Suburban Shopping (S-S) | on a 0.20± acre tract located on the west side of Atlanta Highway, at its intersection with Thurmon Tanner Parkway | Zoned H-B (GCOD); Tax Parcel 08027 000011 | **Proposed Use: Service station, convenience store, and shopping center** | ** Commission District 2 | **Karan Ahuja, applicant**
4.8545 Belton Bridge Road | Amend Conditions | on an 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | **Proposed Use: Amenity area** | ** Commission District 3 | **Mallard View Homeowners Association, applicant.**
5.(A) 2696 Cleveland Highway | Rezone | from Suburban Shopping (S-S) to Highway Business (H-B) | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD); Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr, applicant**
(B) 2696 Cleveland Highway | Use Subject to County Commission Approval | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD); Tax Parcel 10138 000058 | **Proposed Use: Used automobile sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr, applicant**
6.4899 Browns Bridge Road | Rezone | from Agricultural Residential (AR-III) to Highway Business (H-B) | on a 3.10± acre tract located at the southeast corner of the intersection of Browns Bridge Road and Ponderosa Drive | Zoned AR-III, Tax Parcel 08062 001010B | **Proposed Use: Office/warehouse buildings** | ** Commission District 2 | **Advantage Investment Properties, applicant**
7.Public Hearing to transmit Hall County's updated short-term work program and capital improvement element to the Georgia Mountains Regional Commission. ** | **Hall County Planning Staff, applicant.**
** 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.
132823 3/20

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given

that the **Gainesville Planning and Appeals Board** will conduct a public hearing on **Tuesday, April 9, 2024 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in midtown Gainesville on the following request:
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 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
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 3 {c})
132806 3/20

NOTICE OF PLANNING AND APPEALS BOARD PUBLIC HEARING
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, April 16, 2024 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 **S i m p a t i c o 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: M i x e d - u s e building
2) 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: R e s i d e n t i a l c o n d o m i n i u m community
3) R e q u e s t

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
4) 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
5) 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 Stinger Avenue (a/k/a **787 Hospital Drive, SW**), having a zoning of General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 01-132-005-015
Request: Special event center
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 3 {c})
132807 3/20

NOTICE OF PUBLIC HEARING UPON APPLICATION FOR ANNEXATION AND REZONING
Pursuant to O.C.G.A. § 36-36-1 et seq. and O.C.G.A. § 36-36-20 et seq., notice is hereby given that the City of Buford, a Georgia Municipal Corporation, will hold a public hearing to evaluate the applications of certain landowners, more fully set forth on Exhibit "A", to annex and zone property to the corporate limits of the City of Buford as provided in O.C.G.A. § 36-36-20 which is contiguous to the existing limits. The property proposed for annexation and rezoning is contiguous to the present corporate limits of the City of Buford and is more particularly described in Exhibit "A" attached hereto.
The City of Buford Planning Commission will hold a public hearing and make recommendations on such application for annexation and rezoning on Tuesday, March 12, 2024, at 7:00 pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
The Buford City Commission will hold a public hearing to discuss and pass upon the proposed applications for annexation and rezoning on Tuesday, April 9, 2024 at 7:00pm, Buford City Hall, 2300 Buford Highway, Buford, Gwinnett County, Georgia 30518.
This 1st day of February, 2024.
CHANDLER, BRITT & JAY, LLC
City Attorneys
OWNER: Amy and Christopher W. Watford
CURRENTLY ZONED: S-S/AR-III
PROPOSED ZONING: RA-200
LOCATION: 4470 Bennett Rd
ALL THAT TRACT or parcel of land lying and being in Land Lots 153 and 154 of

the 8th District of Hall County, Georgia, and being more particularly described as follows:
BEGINNING at the northern corner of Buford Road (later called Roberts Cross Road and now known as Friendship Road) and the Gainesville Road, run thence East along the northeast side of Gainesville Road to the western side of Mount Salem Church Road to J.W. Parks land; run thence South 46.5 degrees West along the Parks line and land of Carl Perry to Roberts Cross Road to the Beginning Point. Said tract contains 36.5 acres more or less and is a portion of the property described and conveyed by W.R. Davis and Mrs. Julia Davis to Mrs. Winnie Roberts Tutton by Warranty Deed dated September 14, 1935, recorded in Deed Book 32, page 289, Hall County, Georgia Deed Records.
131230 2/14, 21, 28, 3/6, 13, 20, 27

PUBLIC NOTICE
The Braselton Mayor and Council will hold a Public Hearing on Monday, April 8, 2024, at 4:30 p.m. on the following items:
Adoption of the new Town of Braselton Development Code Amendment to the Town of Braselton Development Code
Amendment to Section 8.1 – Use by District Tables
The intent is to amend this section to enact a new Use by District Table in its entirety.
Amendment to Section 3.1 – Definitions
COPIES OF THE APPLICATION MAY BE VIEWED OR DOWNLOADED AT: https://www.braselton.net/government/town_officials/planning_commission.php
FOR MORE INFORMATION CONTACT KEVIN KELLER AT: kdkeller@braselton.net
*ALL BRASELTON PLANNING COMMISSION AND MAYOR AND COUNCIL PUBLIC HEARINGS ARE HELD AT THE FOLLOWING LOCATION: BRASELTON POLICE AND MUNICIPAL COURT BUILDING 5040 S.R. 53 BRASELTON, GA 30517
132777 3/20

STATE OF GEORGIA HALL COUNTY NOTICE OF HEARING
YOU ARE HEREBY NOTIFIED that on the 2nd day of April, 2024 at 9:00 a.m., at the Hall County Courthouse in Gainesville, Georgia, the presiding Judge of the Superior Court of Hall County, Georgia, will hear the case of State of Georgia v. Housing Authority of the City of Gainesville, Georgia and Harrison Village Phase I, LP, Civil Action File Number 2024CV000423, the same being a proceeding to confirm and validate its Multifamily Note (Governmental Note) (Harrison Village Apartments) (the "Governmental Note"), issued in an aggregate principal amount not to exceed Twenty-Eight Million Dollars (\$28,000,000) and the security for such Governmental Note. The proceeds of the Governmental Note are being lent by the Housing Authority of the City of Gainesville, Georgia (the "Issuer") to Harrison Village Phase I, LP, a Georgia limited partnership (the "Owner"), in order to (i) pay all or a portion of the costs of acquisition, construction, renovation, and equipping of an existing affordable multifamily housing facility to be known as Harrison Village Apartments, containing approximately one hundred twenty (120) units (the "Project"); (ii) fund certain reserves; and (iii) pay the costs of issuance of the Governmental Note. The Issuer will lend the proceeds of the Governmental Note to the Owner pursuant to a Project Loan Agreement dated as of April 1, 2024, or such other date as agreed by the parties (the "Project Loan Agreement"), among the Issuer, The Bank of New York Mellon Trust Company,

N.A., as fiscal agent (the "Fiscal Agent"), and the Owner, which obligates the Owner to pay to the Issuer such loan payments at such times and in such amounts as will be sufficient to pay the principal of, premium (if any), and interest on the Governmental Note, as and when the same become due. To secure its obligation to pay the principal of, premium (if any), and interest on the Governmental Note, the Issuer will assign and pledge to the Initial Funding Lender, and grant a security interest in, all of its right, title, and interest (except for the Unassigned Rights, as defined in the Funding Loan Agreement, as hereinafter defined) in the Project Loan Agreement, and all revenues, payments, receipts, and monies to be received and held thereunder, all pursuant to the Funding Loan Agreement dated as of April 1, 2024, or such other date as agreed to by the parties (the "Funding Loan Agreement"), among the Issuer, Fiscal Agent, and JPMorgan Chase Bank, N.A., as Initial Funding Lender (the "Initial Funding Lender"). The Project being financed with the proceeds of the Governmental Note is located within the corporate limits of Hall County, Georgia. In said proceeding, the Court will also pass upon the validity of the Act and upon the validity of the Governmental Note, Project Loan Agreement, Funding Loan Agreement, Security Instrument, and Land Use Restriction Agreement and certain related matters and documents. Any citizen of the State of Georgia residing in Hall County, Georgia, or any other person wherever residing who has a right to object, may intervene and may become a party to this proceeding.
THE ISSUER WILL NOT CONDUCT ANY "PERFORMANCE AUDIT" OR "PERFORMANCE REVIEW" WITH RESPECT TO THE GOVERNMENTAL NOTE AS SUCH TERMS ARE DESCRIBED IN O.C.G.A. § 36-82-100.
This 11th day of March, 2024.
CHARLES BAKER, Clerk
Superior Court of Hall County, Georgia
132782 3/20, 3/27

Public Sales/Auctions

Extra Space Storage, on behalf of itself or its affiliates, Life Storage or Storage Express, will hold a public auction to sell personal property described below belonging to those individuals listed below at the location indicated:
1010 Dawsonville Hwy, Gainesville, GA 30501, 4/4/2024 12:00pm
Isela Perez 1048
Queen bed, box spring, tv stand, coffee table, recliner, chair, stool, and 10 boxes.
Noe Leon 1220
Beds, sofas, tvs, and dinner table.
Jolonda Forrester 1452
Household goods
Randall Pruitt 2212
Household goods.
The auction will be listed and advertised on www.storageexpress.com. Purchases must be made with cash only and paid at the above referenced facility in order to complete the transaction. Extra Space Storage may refuse any bid and may rescind any purchase up until the winning bidder takes possession of the personal property.
132374 3/20, 3/27

LEGAL NOTICE OF PUBLIC SALE: Pursuant to GA Self-Storage Facility Act & to satisfy Owner's lien Storage Depot of Gainesville GA (770)536-0019 will conduct a public auction of the contents of storage units described below to be purchased AS-IS. TERMS listed on auction website. See and bid on all units 24/7 ending on MARCH 29, 2024 @ www.LockerFox.com. SALE IS SUBJECT TO ADJOURNMENT until the winning bidder

takes possession of the property. GA1 - 319 Linwood Dr - Gainesville, GA 30501: A0708 Kaße Wilbanks: misc. items. GA2 - 879 SW Airport Dr, Gainesville, GA 30501: 326 Nathaniel Sims: furniture, misc. items. GA3 - 635 Industrial Blvd - Gainesville, GA 30501: 173 Ramiro Cortez: misc. items; 172 Chadwick Hopkins: misc. items; 186 Ruben Sanchez: misc. items.
132558 3/13, 3/20

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 April 11, 2024 at approx. 1:30 PM at [www.storageexpress.com]. Cube #423 Lisa Hernandez.
132364 3/20, 3/27

Probate Notices

CITATION
PROBATE COURT OF HALL COUNTY RE: ESTATE OF Benjamin Parks, FORMER MINOR. Date of Publication, if any: March 20 2024 TO WHOM IT MAY CONCERN:
The conservator of the above estate, has applied for Discharge from said trust. This is to notify the above interested party(ies) to show cause, if any they can, why said conservator should not be discharged from office and liability. All objections must be in writing, setting forth the grounds of any such objections, and filed with the above Probate Court, 116 Spring Street, Gainesville, GA 30501 on or before 0:00 a.m. Mav6 2024 said date being more than 30 days from the date of publication, or if personally served, then 10 days from the date of such service. All pleadings must be signed before a notary public or probate court clerk, and filing fees must be tendered with your pleadings, unless you qualify to file as an indigent party. Contact probate court personnel at the below address/ telephone number for the required amount of filing fees.
If any objections are filed, a hearing will be scheduled for a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
PROBATE JUDGE
By: Pamela M. Elliott
PROBATE CLERK/ DEPUTY CLERK
116 Spring Street SE Gainesville, GA 30501
Address
770.531-6924
Telephone Number
132025 3/20

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA
IN RE: ESTATE OF David Gene Caldwell, DECEASED
ESTATE NO. E - 22 - 275 NOTICE
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative
TO: whom it may concern:
This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 a.m. April 1, 2024.
BENOTIFIED FURTHER:
All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street First Floor Gainesville,

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant Raven Residential Group
Property Owner Ernest Aquirre & Arturo Guzman
Location 521 Washington Street, SW
Request Special use within N-B zoning
Total Acres 0.925± acre
Ward Two
Proposed Use Residential condominium community
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board Recommendation **Approval, with conditions**
Date March 12, 2024

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

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 proposed units will be two-stories on minimum 300 square foot detached condominium lots. The minimum condominium size will be 500 square feet of heated floor space. One and two bedroom options will be available at multiple price points to meet the growing and unfulfilled need for obtainable housing. A private access 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 adjacent to the guest parking spaces.

Lot Size	Unit Size	Building Height	Front Setback	Rear Setback	Unit Separation
300 sf	500 sf	2 stories	30 feet (Washington Street)	5 feet	10 feet
			5 feet (Private Drive)		

The property contains a vacant rental home that will be demolished. A sanitary sewer easement and creek are located to the rear of the property.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Washington Vista Condominiums; St. Paul United Methodist Church; Gainesville Business Center	Neighborhood Business (N-B);
South	Rose Cliff Apartments	Residential-II (R-II)
East	Retail Strip Center	Neighborhood Business (N-B)
West	Single-Family Home	Neighborhood Business (N-B)

▪ **Other Departmental Comments**

There were no other departmental comments regarding this request.

▪ **Zoning History**

2022 – A request by William B. Stark Jr. for a special use within Neighborhood Business (N-B) zoning on a 1.0± acres tract located at 614 Washington Street, NW was conditionally approved for five residential duplexes (10 units).

2022 - A request by Ricky and Janice Hames to rezone a 0.24± acre tract located at 721 Oak Street, NW from General Business (G-B) to Residential-I (R-I) was conditionally approved for a single-family residence.

2021 - A request by Dave Odom to rezone a 0.50± acre tract located at 341 and 361 Oak Street, NW, from General Business (G-B) to Planned Unit Development (P-U-D) was conditionally approved for mixed-use residential and commercial.

2020 – A request by Juan Luna for a special use within Neighborhood Business (N-B) zoning on a 1.66± acres tract located at 0, 903, 915, 919, 921, 925 and 927 Washington Street, NW was conditionally approved for twenty apartments.

2018 – A request by KRM 2016, LLC for a special use within Neighborhood Business (N-B) zoning on a 0.82± acre tract located at 520 Washington Street, NW was conditionally approved for five duplex apartments (10 units).

▪ **Staff Analysis**

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

The proposed residential use appears to be supported by the mixture of nearby uses and zoning districts. The surrounding uses include a church, offices, single-family home, condominiums and multi-family residential with zonings of Residential-II (R-II), Planned Unit Development (P-U-D), Neighborhood Business (N-B) and General Business (G-B).

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

The proposed use should have minimal affects to the surrounding and nearby properties as the proposed development is small in scale as it includes 11 residential units. The exiting rental home is unoccupied and is boarded up. Sufficient parking, storm water detention and landscaping will be provided that will improve the function and aesthetics of the property. Any traffic generated should be minimal given the scale of the project but additional turning movements on Washington Street will occur given that the property is vacant. There appears to be sufficient sight distance for the proposed driveway.

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

The Gainesville Comprehensive Plan places the property within the *General Mixed-Use* future land use category and the *Central Core* Character Area. A mixture of land uses including office, neighborhood retail, and detached or attached residential are considered appropriate. The Central Core character area is the historic heart of Gainesville, centered on the Square and extending to the east, west and south. The promotion of infill development is appropriate within the Midland, Oak Street, Rainey Street and Washington Street area. Specifically, diverse new housing opportunities are encouraged targeting mixed-income within high quality multi-family housing and higher density single-family residential.

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

The property is zoned Neighborhood Business (N-B) which permits a variety of nonresidential uses including professional offices, clinic, daycare, beauty shop or restaurant that could create more impacts such as traffic and noise. The property would retain its right to be redeveloped for these purposes regardless of the special use were to be denied. The property has historically functioned as a single-family home that has remained unoccupied since 2019. The proposed development is designed to provide for quality/affordable housing options within walking distance of downtown at a density of 11.89 dwelling units per acre.

(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, sewer and public safety services are currently provided to the property. Gainesville Fire Station #1 is located off of Queen City Parkway and is approximately 1.0± mile from the subject property.

The proposal will slightly increase ingress and egress traffic movements along Washington Street. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the duplex apartments on average could generate 64± new trips per day, 5± A.M. and 6± P.M. peak hour trips.

The proposed use will have minimal impact on the Gainesville City School System given there are only 11 residential units proposed and the condominium units are not designed as family units. Nearby larger residential developments such as the Towne Creek Apartments have children that attend City schools which are provided bus service.

(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 Comprehensive Plan identifies the need for quality housing within the downtown area. The subject property is conducive for residential purposes as it is situated within an area that is walkable to numerous offices, retail, restaurant and public uses. Development along the Washington Street corridor has consisted of small specialty shops, professional offices, as well as a mixture of residential single-family, condominium and multi-family apartments.

(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 Comprehensive Plan and the adjacent mixture of uses, the proposed special use request with the recommended conditions 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.

▪ **Additional Special Use Criteria**

- (1) The type of street providing access to the subject property is adequate to serve the proposed Special Use.**

Washington Street serves as a connector road between the downtown central business district and the Lakeshore Mall/Dawsonville Highway regional shopping district. The existing street is adequate to serve the proposed development.

(2) Access into and out of the property adequately provides for traffic and pedestrian safety, the anticipated volume of traffic flow, and access by emergency vehicles.

The applicant's concept plan appears to provide for sufficient access for pedestrian safety, parking and access for emergency vehicles. Sidewalks are currently present on both sides of Washington Street.

(3) Public facilities such as schools, water or sewer utilities, and police or fire protection are adequate to serve the Special Use.

The existing public facilities are adequate to serve the proposed use given its small scale. Fire Station #1 is located off of Queen City Parkway and is approximately 1.0± mile from the subject property.

(4) Refuse, service, parking and loading areas on the property are located and screened to protect other properties in the area from such adverse effects as noise, light, glare or odor.

According to the concept plan, one to two stacked parking spaces will be provided for each condominium unit and an additional 4 guest parking spaces. While no side yard buffers are currently required, the applicant intends to provide privacy in the form of landscaping and/or fencing behind each unit. In addition, the units will be setback from Washington Street a minimum of 30 feet. The front common area will include landscaping, fire pit and a community garden. A common dumpster will be provided for the development of which service access to the dumpster is limited to between 6:00 a.m. and 9:00 p.m. per the Unified Land Development Code.

(5) The hours and manner of operation of the Special Use have no adverse effects on other properties in the area.

The proposal is for detached condominium units which by nature are considered less intense than what could be potentially developed with office and/or commercial uses. The condominium units will be occupied throughout all hours of the day which is similar to nearby residential properties.

(6) The height, size and location of the buildings or other structures proposed on the property are compatible with the height, size or location of buildings or other structures on neighboring properties.

The proposed condominiums are between 500 and 800 square feet in size and will be two stories in height. The height of other structures located along Washington Street generally vary from one to three stories in height. The size of the proposed condominium homes are smaller than other detached structures along Washington Street but are comparable in size to some of the studio and 1 bedroom units within the nearby Towne Creek Apartments which range from 620 to 1,005 square feet in size.

▪ **Staff Recommendation**

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

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.

Excerpts from the March 12, 2024 PAB Meeting Minutes

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

RESOLUTION ZR-2024-03

APPROVAL OF A REQUEST FOR A SPECIAL USE SUBJECT TO APPROVAL BY THE CITY COUNCIL

WHEREAS, under **Chapter 9-6-2 N-B Neighborhood Business District** of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-2-2 Permitted and Special Uses** allows a *residential condominium community* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Raven Residential Group** to allow a *residential condominium community* within a Neighborhood Business (N-B) zoning district identified as follows:

01-027-001-003
521 Washington Street, SW
Ward Two

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 **March 12, 2024**.

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

RESOLUTION ZR-2024-03

Adopted this _____ day of _____, 2024.

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

Exhibit A

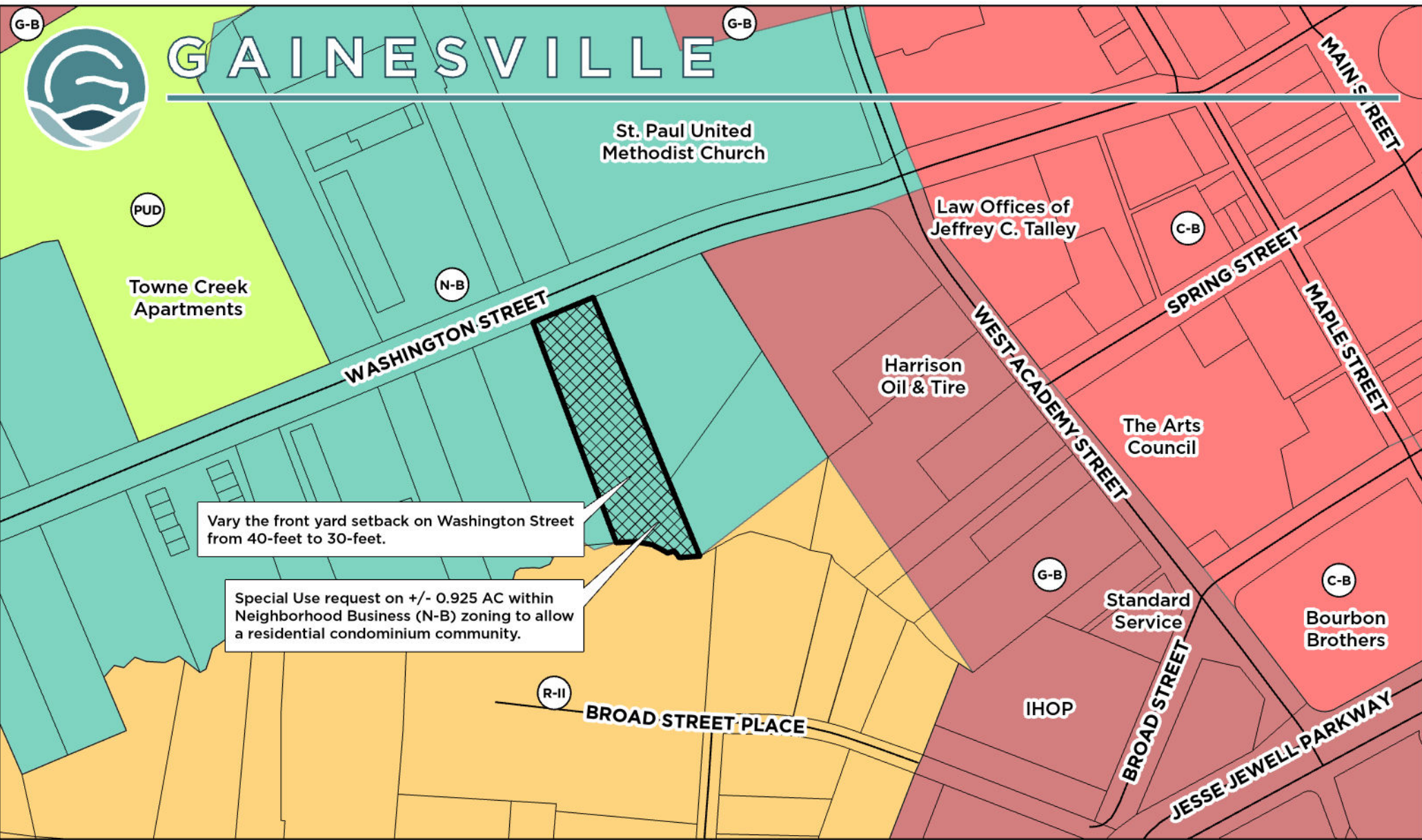


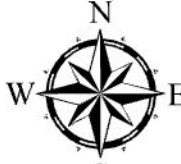
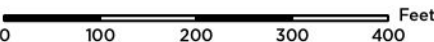
Exhibit B



Exhibit C



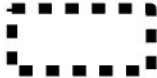
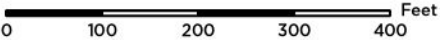


Applicant: RAVEN RESIDENTIAL GROUP		Request: - Vary the front yard setback on Washington Street from 40-feet to 30-feet. - Special use request on +/- 0.925 AC within Neighborhood Business (N-B) zoning to allow a residential condominium community.	
VARIANCE AND SPECIAL USE REQUEST			
Subject Property Address: 521 Washington Street, SW	Tax Parcel: 01-027-001-003	 Subject Property	  Scale: 1" = 200'
Meeting Date: 3/12/2024 Map Prepared: 2/13/2024			



GAINESVILLE



Applicant: RAVEN RESIDENTIAL GROUP		Request: - Vary the front yard setback on Washington Street from 40-feet to 30-feet. - Special use request on +/- 0.925 AC within Neighborhood Business (N-B) zoning to allow a residential condominium community.	
VARIANCE AND SPECIAL USE REQUEST			
Subject Property Address: 521 Washington Street, SW	Tax Parcel: 01-027-001-003	 Subject Property	Aerial from 2023
Meeting Date: 3/12/2024		Map Prepared: 2/13/2024	
			Scale: 1" = 200'



PROJECT NARRATIVE

GVL Village

THE CITY OF GAINESVILLE

A MICRO HOUSING DEVELOPMENT



DECEMBER 29, 2023

EXECUTIVE SUMMARY

GVL VILLAGE is an eleven unit, micro-housing development located at 521 Washington Street (a 60' public right-of-way) southeast of the intersection of West Academy Street within the limits of the City of Gainesville, Georgia. The parcel is located within the Central Core District of the City in close proximity of the Downtown historic square and rapidly expanding food and entertainment district. The project is a redevelopment parcel of 0.952 acres at a density of 11.55 units per acre. The parcel is located within Land Lot 154, 9th District, Hall County Georgia. The current zoning of the parcel is NB - Neighborhood Business with this request for a Special Use Permit and Variances

Currently, the site is comprised of one structure, a single family home built around 1937 and most recently used as a rental property. The remainder of the site is undeveloped with a variety of vegetation. The rear property line is a stream and the back one-third of the property will be mostly undeveloped. The property to the east is a commercial building with individual rental spaces and to the west is another single family home, apparently used as a rental. Also in the immediate vicinity is a self-storage complex, a business center, St. Paul Methodist Church and the new Washington Street duplexes.

The development concept is for an innovative micro-housing development incorporating Traditional Neighborhood Development (TND) practices into a vibrant, human-scaled, pedestrian friendly community. *Micro homes are the "next step up" from tiny houses; they range from 400 to approximately 800 square feet and must encompass an independent kitchen, bathroom, and at least one window. These dwellings can be modular, pre-fabricated, or custom builds, and use materials and finishes comparable to traditional homes. They are spatially evolved from apartment living with no shared walls, ceilings, or floors, and each unit has an independent outdoor living area such as a porch or piece of land.* These residential units will be offered as fee simple, detached condominiums, subject to a restrictive covenant.

A central street, will serve the homes located on both sides. Homes will have a fenced outdoor area at the rear and parking will be accomplished on the side of the home with a paved or geo-grid parking strip. A small common area space will be located at the front of the development. The genesis of the entire development gravitates around human-centered design principles leading towards a safe & sociable environment.

GVL VILLAGE will meet a growing and unfulfilled need for obtainable housing, located in an urban setting, and within walking distance of the Downtown District. One & two bedroom options will be offered at multiple price points. All common area maintenance will be covered by the Condominium Owners Association, insuring that the project will retain its quality and value for years to come.

COMPREHENSIVE PLAN

The GVL VILLAGE development is consistent with the goals and objectives of the City of Gainesville's Comprehensive Plan and its vision for future land use utilizing redevelopment and infill opportunities.

Needs & Opportunities in the Plan include:

- There is opportunity to redevelop areas of the city to remove blight and underutilized developments, while introducing more up-to-date development styles

Stated Goals & Strategies of the Plan include:

- Encourage new, high-quality infill residential development that maintains community character and ensures stable, long-term property values and neighborhoods.
- Provide for maximum flexibility in the mixture and arrangement of land uses and unique and innovative land planning via planned unit developments, at appropriate locations, and with appropriate sizes and scales.

Redevelopment and infill opportunities of underutilized sites are one of Gainesville's greatest physical assets because of their development potential that can help enhance housing opportunities and support the growth potential of the district. GVL VILLAGE will fill a need for obtainable housing in a location suitable for pedestrian interconnectivity to the Downtown District. Developments of these type of sites can reduce the need to travel further to shop or work, preserve lands further out, and save taxpayers infrastructure costs. This new community will integrate seamlessly within the City's urban fabric and greatly contribute to the evolving perimeter development of the Downtown District.

The GVL VILLAGE property is identified being in the Plan's Character Area as part of the "Central Core" with a Future Land Use of "General Mixed Use" which includes "a mixture of land uses including office, neighborhood retail, and detached and attached residential. The types of nonresidential uses that are desirable in this area would include restaurants, specialty retail, and low-intensity office." This proposal (Special Use Permit & Variances) seems appropriate for the area.

GVL VILLAGE will set the example as Gainesville's first signature infill redevelopment featuring micro-housing, while meeting the Comprehensive Plan goals of transforming neglected and underutilized resources into a desirable downtown neighborhood, while creating new living opportunities for Gainesville's ever diversifying and growing population.

DEVELOPMENT PLAN

Property Address: 521 Washington Street, Lot 154, 9th District, Gainesville, Hall County, Georgia

Site Area: 0.952 AC +/-

Existing Zoning: NB – Neighborhood Business

Proposed Zoning: NB – Neighborhood Business with Special Use Permit & Variances

Existing Conditions: Existing vacant single family house.

Proposed Uses: An urban, micro-housing development incorporating traditional neighborhood development practices into a vibrant, human-scaled, pedestrian friendly community..

Proposed Density: 11.55 DU/AC

Site Development: Maximum Residential Units: 11

Development Standards

Minimum Lot Size – 300 SF (condominium ownership)

Minimum Unit Size - 500 SF

Minimum Setback from Washington Street - 30'

Front Setback: 5 feet from Private Drive to front porch

Side Setback: 3 feet

Minimum Building Separation: 10 feet

Rear Setback: 5 feet

Open Space: As exhibited in the Concept Plan, community Open Space will be provided near the front of the project along with undisturbed areas at the rear of the property.

Parking: One (1) parking spaces per residential unit, with a minimum of four (4) guest parking spaces

Flexibility: As the Developer progresses with design for this innovative urban neighborhood, approval flexibility in revisions to the Concept Plan via site layout & engineering at the Staff level will be granted as long as overall proposed density shall not be eclipsed.



Dimensional Standards
 Parcel Size - 0.952 Acres
 Units - 11
 Density - 11.55 units/acre
 Minimum Lot Size - 300 SF(condo)
 Minimum Lot Width - 14'
 Front Setback from Private Drive - 5'
 Minimum Separation - 10'
 Private Drive Width - 20'
 Private Drive Easement - 30'

Property Location
 521 Washington Street
 Parcel #01027 001003
 0.952 Acres
 Zoning - N-B

Applicant
 Raven Residential Group
 Bradley Dunckel, Agent
 770-363-1997
 bdunck@gmail.com

Stormwater
 Management

Dumpster

5' Rear SB

Community
 Garden

Mail Kiosk

20' Private Drive

5' Front SB

Washington Street
 60' RW

30' Setback to
 Washington St

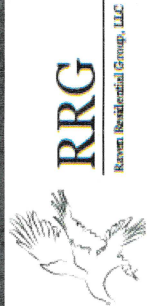
Guest Parking

10' Min.
 Separation

Lawn w/ Fire Pit

Variances Requested from N-B Dimensional Requirements

Item	From	To
Front Setback from Washington St.	40'	30'



ZONING PLAN
 FOR :
GVL VILLAGE
 521 WASHINGTON STREET
 LOCATED IN
 LAND LOT 154
 9TH DISTRICT
 CITY OF GAINESVILLE, HALL COUNTY, GEORGIA

SHEET 1 OF 1
 DATE: 12-21-23
 SCALE: 1"=40'









Plan A



Plan B







CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: May 2, 2024

Date Submitted: May 3, 2024

Final Approval Date: May 3, 2024

Presenter: Abb Hayes, City Attorney

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). **Ward Number: Four**. Tax Parcel Number(s): 08-024-001-002A. **Request: Sewer for an existing single-family home and detached guest house.**

- Proposed Annexation Ordinance 2024-08
- Proposed Zoning Ordinance 2024-09

Meeting Date: May 7, 2024

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the April 9, 2024, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

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.

Department Recommendation:

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

SAMPLE MOTIONS:

Approval of Ordinance 2024-08:

I move to approve the ordinance to annex the subject property for sewer for an existing single-family home and detached guest house as presented.

Approval of Ordinance 2024-09:

I move to approve the ordinance to establish zoning as Residential-I (R-I) 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. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Annexation Ordinance 2024-08
4. Proposed Zoning Ordinance 2024-09
5. Location Maps
6. Narrative
7. Plat
8. Photo

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Jobs

JOB

Sawnee EMC is seeking a **General Clerk 1L (Building and Grounds/ Custodial/ Maintenance)** (part-time position) to perform facility maintenance and grounds keeping duties. Requires some heavy lifting, high school diploma or equivalency and a valid GA driver's license. Related experience with outdoor maintenance equipment and a valid CDL are preferred. **Hours:** Availability for alternate shift assignments and irregular work hours. Applicants must complete an application prior to **5 PM, May 3, 2024**. Apply online: www.sawnee.com/careers. If you require a paper application or an alternate format, please contact us at 770-887-2363 extension 7568. Sawnee Electric Membership Corporation is an Equal Opportunity and Affirmative Action Employer of Females, Minorities, Veterans and Individuals with Disabilities. Sawnee EMC is VEVRAA Federal Contractor. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions. Drug Free Workplace.

JOB

Sawnee EMC is seeking an Electrical Distribution **System Engineer. Requires a bachelor's degree** in electrical, mechanical, civil engineering or similar engineering discipline. Preferred experience in design, modeling and maintenance of distribution power systems. Must have strong computer, mathematical and communication skills. Applicants must complete an application prior to **5 PM, April 26, 2024**. Apply online: www.sawnee.com/careers. If you require a paper application or an alternate format, please contact us at 770-887-2363 extension 7568. Sawnee Electric Membership Corporation is an Equal Opportunity and Affirmative Action Employer of Females, Minorities, Veterans and Individuals with Disabilities. Sawnee EMC is VEVRAA Federal Contractor. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions. Drug Free Workplace.

The Hall County FSA Office will accept applications for Program Technician position through the close of business on April 26, 2024. This job will be a temporary position not to exceed 9/30/2024. Salary will depend on the experience of the person selected, but no less than \$17.07 per hour. Vacancy announcements and applications may be picked up at the Hall County FSA Office at 734 E. Crescent Dr, Suite 200 Gainesville, GA 30501. FSA is an Equal Employment Opportunity Employer.

JOB

Pittman Dental Laboratory is looking for drivers to deliver dental cases. .Two to Five days a week. . Must be 21 years of age. . Must be service oriented. . Must be professional. . Must have a clean driving record. . Company vehicle provided. . Must be flexible and open to change in growing territory. Send resume to careers@pittmandental.com

Stuff

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3174 Cleveland Hwy.
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Boiled Peanuts on Thurs, Fri, Sat

Yard Sale

CHURCH YARD SALE
Oakwood United Methodist Church, 4315 Allen Street, downtown Oakwood, Sat 4/20 8-12

Estate Sale
Starting April 18th till everything is gone
Everything in house Must GO
Appointment Only
Call Anytime 720-975-6241

Wheels

Motorcycles

2012 Harley Davidson street glide Tequila sunrise
Harley orange,18650 miles new battery ,brakes LED lights good condition asking 18250.00 negotiable 678-316-7477

Legals

Miscellaneous

NEW SEX OFFENDER TO HALL COUNTY
NAME: Cameron John Wilson
ADDRESS: 6339 Clearbrook Dr Flowery Branch GA 30542
DATE OF OFFENSE: 11/01/2019
OFFENSE: Statutory Rape (F)
COURT OF CONVICTION: Hall County
WEBSITE: <https://gbi.georgia.gov/georgia-sex-offender-registry>
133886 4/20

NEW SEX OFFENDER TO HALL COUNTY
NAME: Jason Lee McIntyre
ADDRESS: 4228 Hunter Road, Gainesville, GA 30506
DATE OF OFFENSE: 11 – 13 - 2019
OFFENSE: Obscene Internet contact with a Child – 1 count
C o m p u t e r Pornography – 1 count
COURT OF CONVICTION: In the Superior Court of Forsyth County, Georgia
WEBSITE: <https://gbi.georgia.gov/georgia-sex-offender-registry>
133973 4/20

Public Hearings

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, May 7, 2024 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 **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**
2) 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**
3) 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**
4) Request from the **City of Gainesville** to annex 2.81± acres consisting of 11 parcels located 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
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
134015 4/20

NOTICE OF PUBLIC HEARING
The Council of the City of Lula will hear the following variance request during the Council Meeting on Monday, May 20, 2024 that begins at 7:00 PM at City Hall, 6055 Main Street, Lula, Georgia. Property located at 5961 Main Street, Hall County Tax Parcel No. 09071 009005. Ilkania Banks seeks a variance to reduce the side setback from 5 feet to 2 feet for property zoned Central Business District (CBD). 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.
134039 4/20

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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
Planning & Appeals Board Recommendation	Approval
Date	April 9, 2024

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.

Excerpts from the April 9, 2024 PAB Meeting Minutes

Applicant Presentation: None

FAVOR: None

OPPOSE: None

There was a motion to recommend approval of the annexation request for sewer for an existing single-family home and detached guest house and establish zoning as Residential-I (R-I).

Motion made by Board Member Fleming

Motion seconded by Board Member Martin

Vote – 6 favor, 1 vacant

Passed: _____

AN ORDINANCE

No. 2024-08

AN ORDINANCE ANNEXING 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); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

That from and after the passage of this Ordinance the following described lands are and shall be annexed into the existing corporate limits of the City of Gainesville, Georgia, so that said lands shall constitute a part of the land within the corporate limits of the City of Gainesville, Georgia, as fully and completely as if the limits had been so defined by the General Assembly of Georgia.

Legal Description

All that tract or parcel of land lying in Land Lot 24 of the 8th District, Hall County, Georgia, as shown on the plat of survey, recorded in Plat Book 64, Page 226, Hall County Georgia Records, which recorded plat is incorporated herein and made part of hereof by reference.

Said property contains 0.60 acre more or less, and is further identified as Hall County Tax Map Number 08024 001002A, and as 3608 Whiting Road, Gainesville, GA 30504.

The annexation is to include all that portion of right-of-way known as Mountain View Road located between the subject property and the existing city limits shown on the location map.

SECTION II

The Community and Economic Development Department of the City of Gainesville is directed to make and file with the Department of Community Affairs of the State of Georgia a certified copy of this Ordinance together with a plat describing lands annexed to the City of Gainesville by this Ordinance.

SECTION III

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

ORDINANCE NO. 2024-08

SECTION IV

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 V

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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 Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

Passed: _____

AN ORDINANCE

No. 2024-09

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON 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); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Residential-I (R-I)**.

Legal Description

All that tract or parcel of land lying in Land Lot 24 of the 8th District, Hall County, Georgia, as shown on the plat of survey, recorded in Plat Book 64, Page 226, Hall County Georgia Records, which recorded plat is incorporated herein and made part of hereof by reference.

Said property contains 0.60 acre more or less, and is further identified as Hall County Tax Map Number 08024 001002A, and as 3608 Whiting Road, Gainesville, GA 30504.

The annexation is to include all that portion of right-of-way known as Mountain View Road located between the subject property and the existing city limits shown on the location map.

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

SECTION III

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

ORDINANCE NO. 2024-09

SECTION IV

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

W. Samuel Couvillon, Mayor

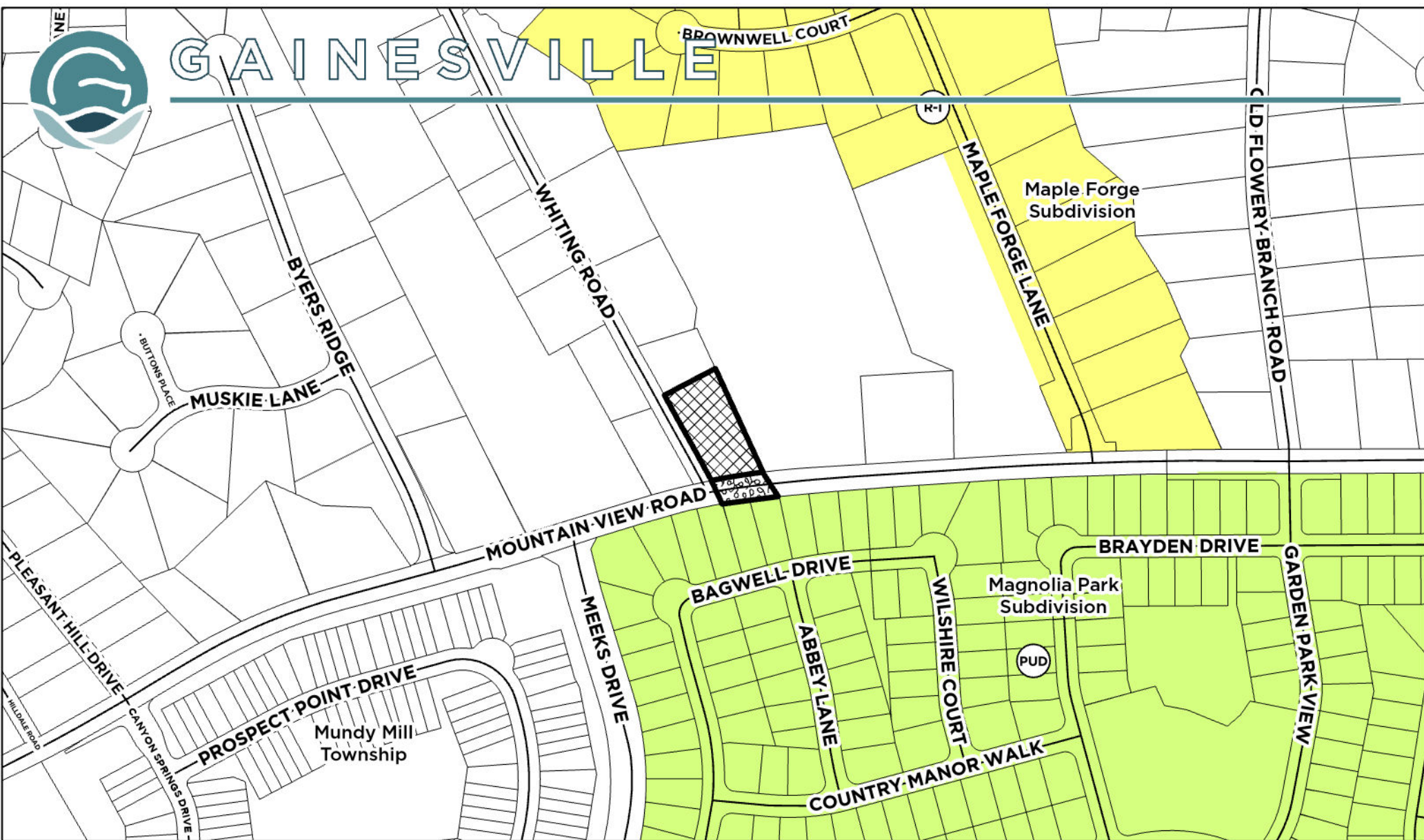
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

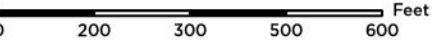
ATTEST:

Denise O. Jordan, City Clerk



GAINESVILLE

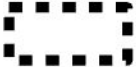
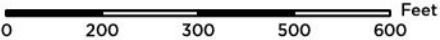


Applicant: MONICA DURAN PIZANO		Request: Annex +/- 0.60 AC with Residential-I (R-I) zoning for sewer for an existing single-family home and detached guest house.	
ANNEXATION REQUEST			
Subject Property Address: 3608 Whiting Road	Tax Parcel: 08-024-001-002A	 Subject Property  Right-of-Way to be annexed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



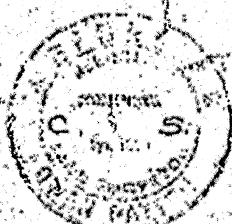
GAINESVILLE



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
Meeting Date: 4/9/2024	Map Prepared: 03/05/2024	 0 200 300 500 600 Feet	 Scale: 1" = 300'

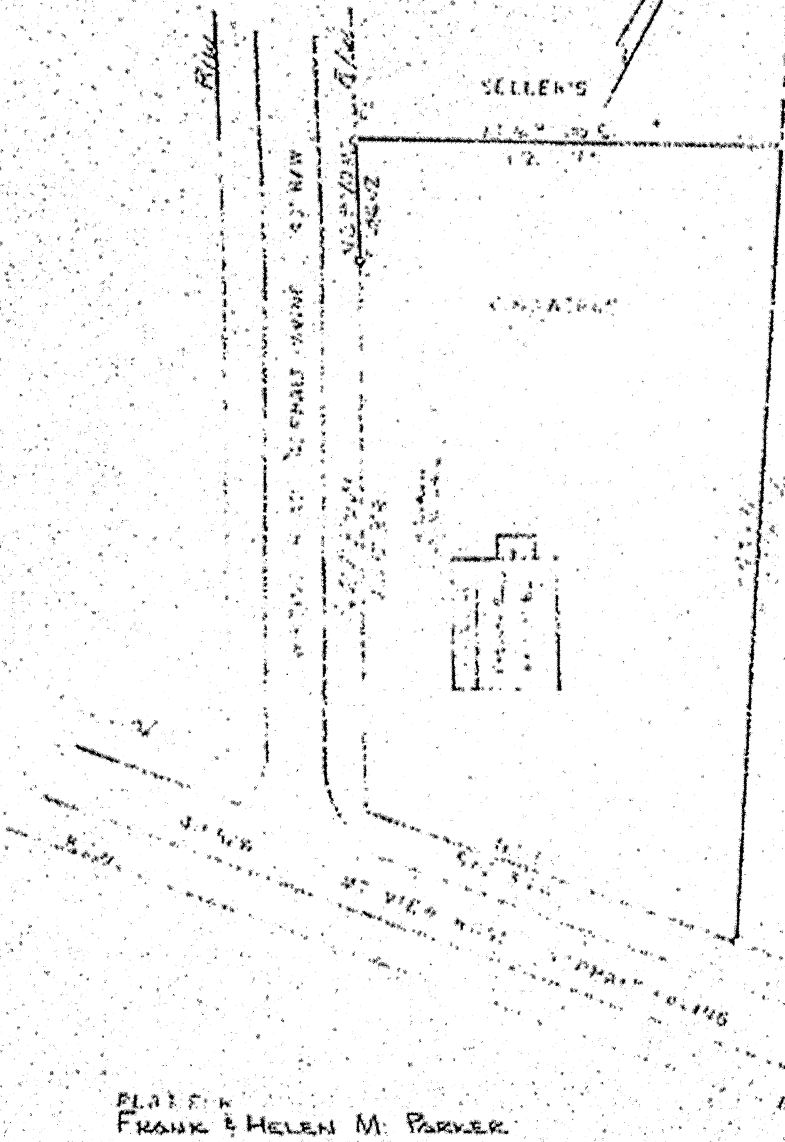
3608 Whiting Road Narrative

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 - "HILAND DISTRICT"
HALL COUNTY GEORGIA
DATE NOV 10, 1976 SCALE 1" = 40'

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





CITY OF GAINESVILLE

Mayor/Council Agenda Request

Item Created: May 2, 2024

Date Submitted: May 3, 2024

Final Approval Date: May 3, 2024

Presenter: Abb Hayes, City Attorney

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). **Ward Number: Four**. Tax Parcel Number(s): 08-007-003-034. **Request: Sewer for an existing office building.**

- Proposed Annexation Ordinance 2024-10
- Proposed Zoning Ordinance 2024-11

Meeting Date: May 7, 2024

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the April 9, 2024, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

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 will 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 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.

Department Recommendation:

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

SAMPLE MOTIONS:

Approval of Ordinance 2024-10:

I move to approve the ordinance to annex the subject property for sewer for an existing office building as presented.

Approval of Ordinance 2024-11:

I move to approve the ordinance to establish zoning as Light Industrial (L-I) as presented.

Denial of the Request:

I move to deny the request.

Department Director:

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Annexation Ordinance 2024-10
4. Proposed Zoning Ordinance 2024-11
5. Location Maps
6. Letter of Intent
7. Survey
8. Site plan
9. Photo

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Jobs

JOB S - Maintenance

Sawnee EMC is seeking a **General Clerk 1L (Building and Grounds/ Custodial/ Maintenance)** (part-time position) to perform facility maintenance and grounds keeping duties. Requires some heavy lifting, high school diploma or equivalency and a valid GA driver's license. Related experience with outdoor maintenance equipment and a valid CDL are preferred. **Hours:** Availability for alternate shift assignments and irregular work hours. Applicants must complete an application prior to **5 PM, May 3, 2024**. Apply online: www.sawnee.com/careers. If you require a paper application or an alternate format, please contact us at 770-887-2363 extension 7568.

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JOB S - Professional

Sawnee EMC is seeking an Electrical Distribution **System Engineer**. **Requires a bachelor's degree** in electrical, mechanical, civil engineering or similar engineering discipline. Preferred experience in design, modeling and maintenance of distribution power systems. Must have strong computer, mathematical and communication skills. Applicants must complete an application prior to **5 PM, April 26, 2024**. Apply online: www.sawnee.com/careers. If you require a paper application or an alternate format, please contact us at 770-887-2363 extension 7568.

Sawnee Electric Membership Corporation is an Equal Opportunity and Affirmative Action Employer of Females, Minorities, Veterans and Individuals with Disabilities. Sawnee EMC is VEVRAA Federal Contractor. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions. Drug Free Workplace.

Stuff

Misc. For Sale

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3174 Cleveland Hwy.
Gainesville
A Little Bit of Everything. Gifts. Toys. Womens Clothes. Hardware. Tarps. Rug Deals. CBD. Flags. Christmas.
Open Monday - Saturday 9am - 6pm
Boiled Peanuts on Thurs, Fri, Sat

Yard Sale

CHURCH YARD SALE
Oakwood United Methodist Church, 4315 Allen Street, downtown Oakwood, Sat 4/20 8-12

Estate Sale

Starting April 18th till everything is gone
Everything in house Must GO
Appointment Only
Call Anytime 720-975-6241

Wheels

Motorcycles

2012 Harley Davidson street glide Tequila sunrise
Harley orange,18650 miles new battery ,brakes LED lights good condition asking 18250.00 negotiable 678-316-7477

Legals

Miscellaneous

NEW SEX OFFENDER TO HALL COUNTY
NAME: Cameron John Wilson
ADDRESS: 6339 Clearbrook Dr Flowery Branch GA 30542
DATE OF OFFENSE: 11/01/2019
OFFENSE: Statutory Rape (F)
COURT OF CONVICTION: Hall County
WEBSITE: <https://gbi.georgia.gov/georgia-sex-offender-registry>
133886 4/20

NEW SEX OFFENDER TO HALL COUNTY
NAME: Jason Lee McIntyre
ADDRESS: 4228 Hunter Road, Gainesville, GA 30506
DATE OF OFFENSE: 11 - 13 - 2019
OFFENSE: Obscene Internet contact with a Child - 1 count
C o m p u t e r Pornography - 1 count
COURT OF CONVICTION: In the Superior Court of Forsyth County, Georgia
WEBSITE: <https://gbi.georgia.gov/georgia-sex-offender-registry>
133973 4/20

Public Hearings

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, May 7, 2024 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 **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**
2) 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**
3) 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**
4) Request from the **City of Gainesville** to annex 2.81± acres consisting of 11 parcels located 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
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.
134015 4/20

NOTICE OF PUBLIC HEARING

The Council of the City of Lula will hear the following variance request during the Council Meeting on Monday, May 20, 2024 that begins at 7:00 PM at City Hall, 6055 Main Street, Lula, Georgia.
Property located at 5961 Main Street, Hall County Tax Parcel No. 09071 009005.
Ilkania Banks seeks a variance to reduce the side setback from 5 feet to 2 feet for property zoned Central Business District (CBD).
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.
134039 4/20

APARTMENTS

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\$300 Move in Special
Plus Deposit
770-654-2807



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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
Planning & Appeals Board Recommendation	Approval
Date	April 9, 2024

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.

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

There were no departmental comments for this request.

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.

Excerpts from the April 9, 2024 PAB Meeting Minutes

Applicant Presentation: James Irvin, 164 Professional Drive, Baldwin, Foothills Land Design said the property contains a Gold Creek office building with twelve employees and is currently on a septic system. Mr. Irvin stated they plan to design a private lift station with the force main connecting to sewer at the end of Industrial Drive.

FAVOR: None

OPPOSE: None

There was a motion to recommend approval of the annexation request for sewer for an existing office building and establish zoning as Light Industrial (L-I).

Motion made by Board Member Martin

Motion seconded by Board Member Simmons

Vote – 6 favor, 1 vacant

Passed: _____

AN ORDINANCE

No. 2024-10

AN ORDINANCE ANNEXING 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); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

That from and after the passage of this Ordinance the following described lands are and shall be annexed into the existing corporate limits of the City of Gainesville, Georgia, so that said lands shall constitute a part of the land within the corporate limits of the City of Gainesville, Georgia, as fully and completely as if the limits had been so defined by the General Assembly of Georgia.

Legal Description

All that lot, tract or parcel of land lying, situate and being in Land Lot 7, 8th District, Hall County, Georgia, being shown to contain 2.137 acres according to a survey for "Freedom Trans Services, Inc., et. al." prepared by John T. Gaston, Georgia Registered Land Surveyor, dated December 31, 2010, last updated November 14, 2011, being more fully described according to said survey as follows:

BEGINNING at an iron pin located north 61 degrees 27 minutes 55 seconds east 828.45 feet from the intersection of the centerlines of Memorial Park Drive and Industrial Drive; thence running along the northeastern right of way of the 50 foot cul-de-sac for Industrial Drive having a radius of 50 feet and a length of 72.19 feet and being subtended by a chord bearing of north 19 degrees 38 minutes 54 seconds west 66.08 feet to a nail found; thence leaving the cul-de-sac and running north 37 degrees 56 minutes 50 seconds west 181.58 feet to an iron pin; thence running north 57 degrees 32 minutes 33 seconds east 386.08 feet to an iron pin; thence running south 29 degrees 15 minutes 36 seconds east 53.13 feet to a one inch steel bar found at square steel post; thence running south 30 degrees 20 minutes 29 seconds east 206.05 feet to an iron pin; thence running south 59 degrees 39 minutes 31 seconds west 373.04 feet to the beginning iron pin.

SECTION II

The Community and Economic Development Department of the City of Gainesville is directed to make and file with the Department of Community Affairs of the State of Georgia a certified copy

ORDINANCE NO. 2024-10

of this Ordinance together with a plat describing lands annexed to the City of Gainesville by this Ordinance.

SECTION III

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

SECTION IV

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 V

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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 Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

Passed: _____

AN ORDINANCE

No. 2024-11

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON 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); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Light Industrial (L-I)**.

Legal Description

All that lot, tract or parcel of land lying, situate and being in Land Lot 7, 8th District. Hall County, Georgia, being shown to contain 2.137 acres according to a survey for "Freedom Trans Services, Inc., et. al." prepared by John T. Gaston, Georgia Registered Land Surveyor, dated December 31, 2010, last updated November 14, 2011, being more fully described according to said survey as follows:

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SECTION II

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

ORDINANCE NO. 2024-11

SECTION III

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 IV

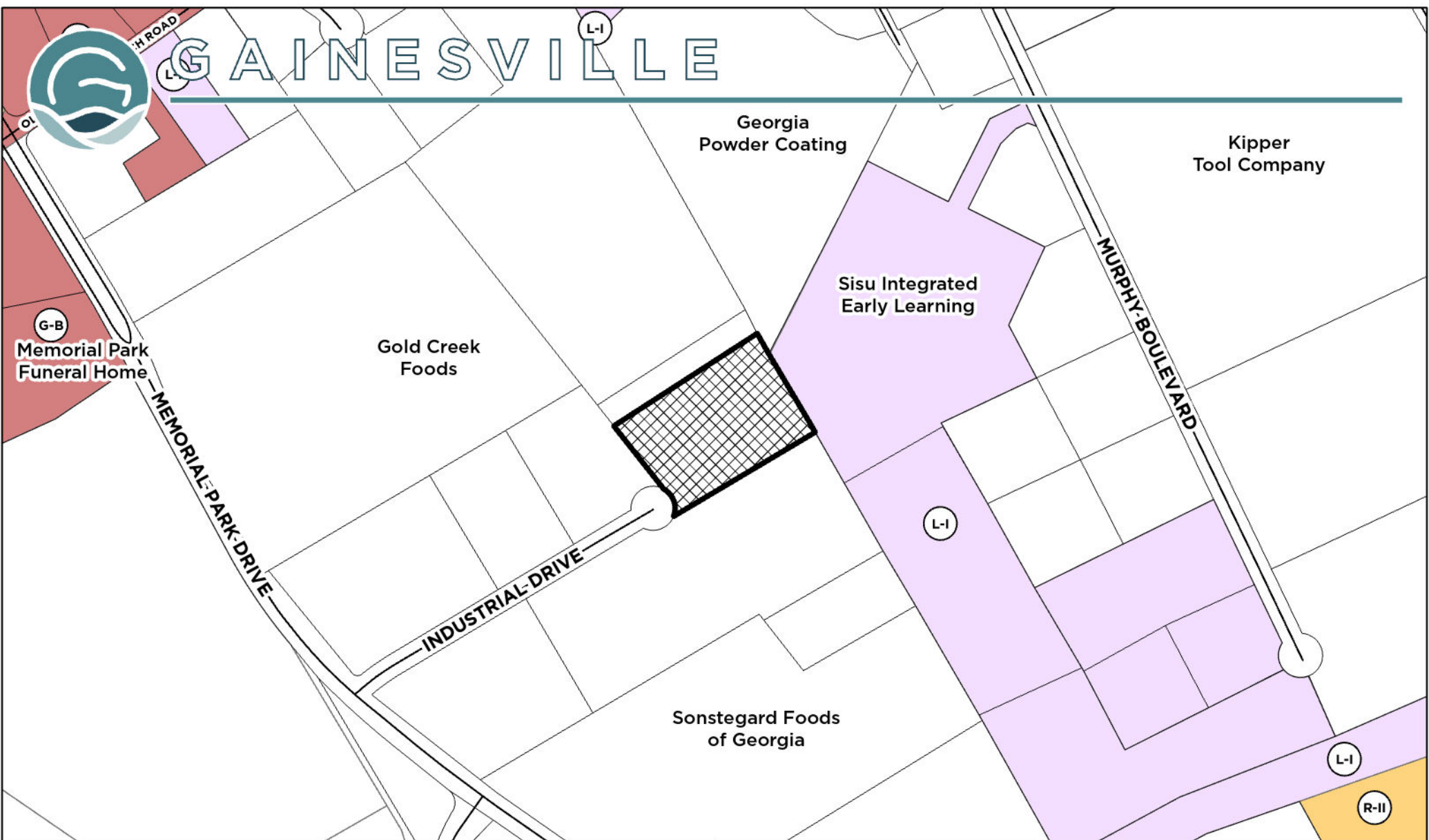
The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

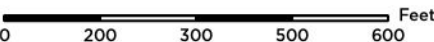
W. Samuel Couvillon, Mayor

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 Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

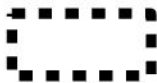
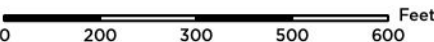


Applicant: MICHAEL G. SHEETS (GOLD CREEK ACQUISITIONS II, LLC)		Request: Annex +/- 2.13 AC with Light Industrial (L-I) zoning for sewer for an existing office building.	
ANNEXATION REQUEST			
Subject Property Address: 2093 Industrial Drive	Tax Parcel: 08-007-003-034	 Subject Property	
Meeting Date: 04/09/2024	Map Prepared: 03/06/2024		
		 Scale: 1" = 300'	Page 80 of 100



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.

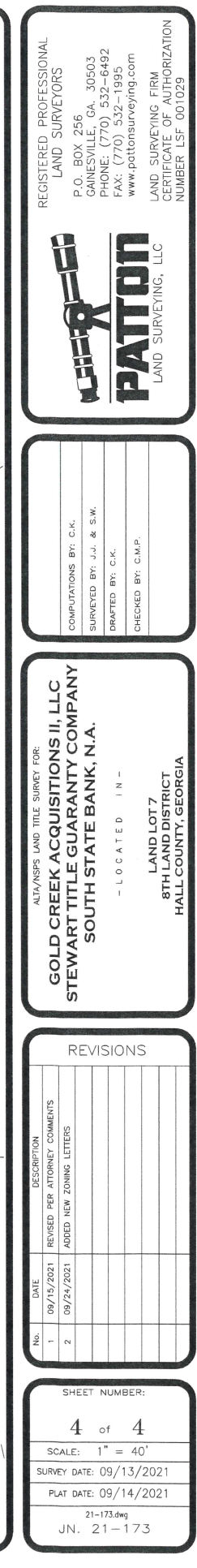
Through its engineer and as authorized by the Applicant, Gold Creek Acquisitions II, LLC (the "Applicant") respectfully submits this Letter of Intent to the Gainesville City Council in support of an application for annexation and rezoning for an existing office building with a L-I zoning. The property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

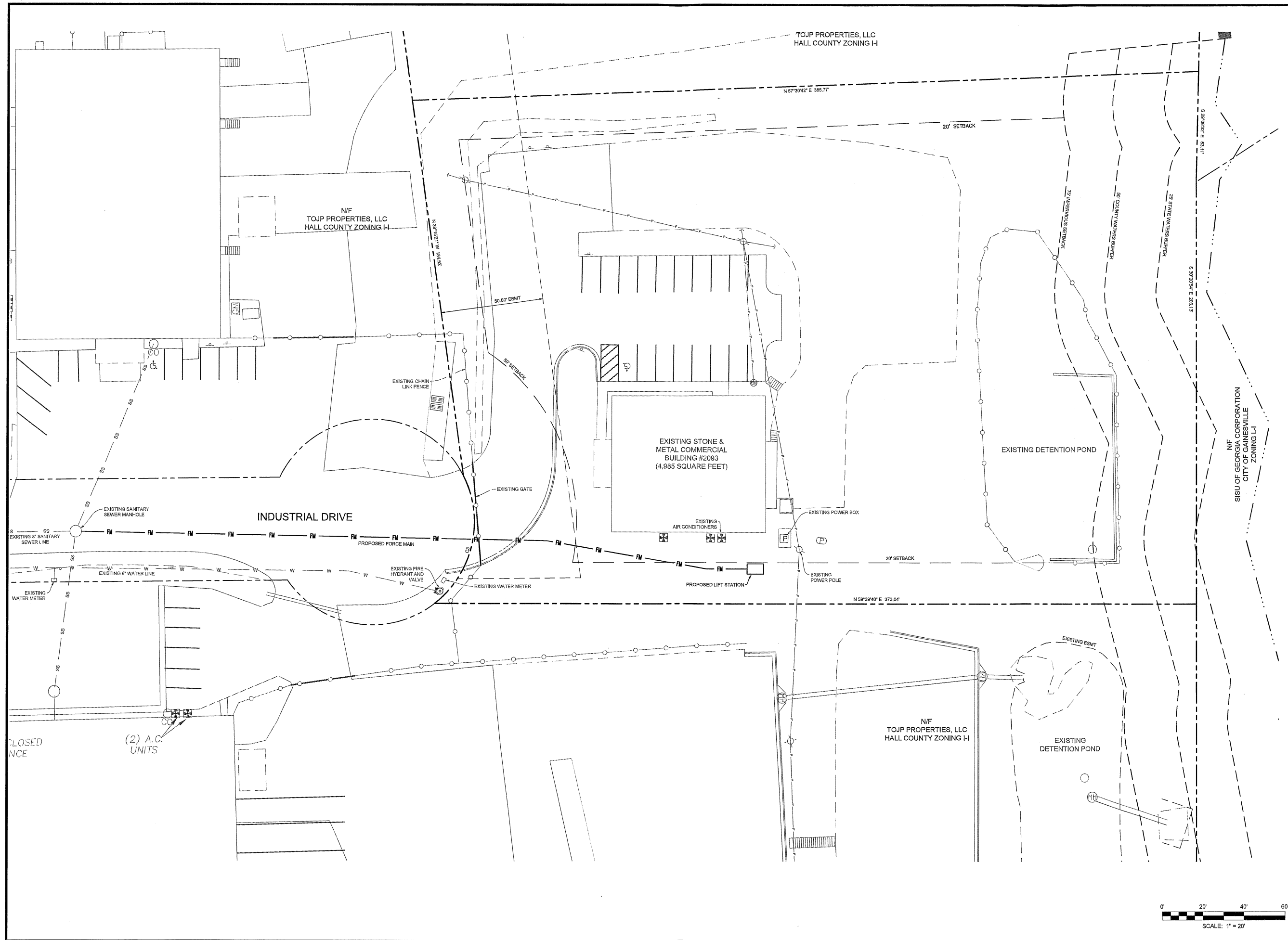
In addition to showing the existing building, the annexation plan shows the proposed sanitary sewer lift station with the proposed force main that the applicant would like to install to connect to the existing sanitary sewer line located at Industrial Drive.

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





164 PROFESSIONAL DRIVE
BALDWIN, GA 30511
P: (770) 778-0099
F: (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

Mayor/Council Agenda Request

Item Created: May 2, 2024

Date Submitted: May 3, 2024

Final Approval Date: May 3, 2024

Presenter: Abb Hayes, City Attorney

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). **Ward Number: Two.** Tax Parcel Number(s): 00-063-006-005, 006; 00-063-008-008, 010, 011, 012, 013, 014, 015, 016 and 018. **Request: Existing uses.**

- Proposed Annexation Ordinance 2024-12
- Proposed Zoning Ordinance 2024-13

Meeting Date: May 7, 2024

Purpose of Request:

To conduct a public hearing regarding the following zoning request as presented at the April 9, 2024, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

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.

Department Recommendation:

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

SAMPLE MOTIONS:

Approval of Ordinance 2024-12:

I move to approve the ordinance to annex the subject property for existing uses as presented.

Approval of Ordinance 2024-13:

I move to approve the ordinance to establish zoning as Residential and Office (R-O) as presented.

Denial of the Request:

I move to deny the request.

Department Director:

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Annexation Ordinance 2024-12
4. Proposed Zoning Ordinance 2024-13
5. Exhibit A
6. Location Maps

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or email classifieds@gainesvilletimes.com



Jobs

JOB

S - Maintenance

Sawnee EMC is seeking a **General Clerk 1L (Building and Grounds/ Custodial/ Maintenance)** (part-time position) to perform facility maintenance and grounds keeping duties. Requires some heavy lifting, high school diploma or equivalency and a valid GA driver's license. Related experience with outdoor maintenance equipment and a valid CDL are preferred. **Hours:** Availability for alternate shift assignments and irregular work hours. Applicants must complete an application prior to **5 PM, May 3, 2024**. Apply online: www.sawnee.com/careers. If you require a paper application or an alternate format, please contact us at 770-887-2363 extension 7568.

Sawnee Electric Membership Corporation is an Equal Opportunity and Affirmative Action Employer of Females, Minorities, Veterans and Individuals with Disabilities. Sawnee EMC is VEVRAA Federal Contractor. Reasonable accommodations may be made to enable qualified individuals with disabilities to perform the essential functions. Drug Free Workplace.

JOB

S - Misc. Help Wanted

Pittman Dental Laboratory is looking for drivers to deliver dental cases.

- .Two to Five days a week.
- . Must be 21 years of age.
- . Must be service oriented.
- . Must be professional.
- . Must have a clean driving record.
- . Company vehicle provided.
- . Must be flexible and open to change in growing territory.

Send resume to careers@pittmandental.com

JOB

S - Professional

Sawnee EMC is seeking an Electrical Distribution **System Engineer. Requires a bachelor's degree** in electrical, mechanical, civil engineering or similar engineering discipline. Preferred experience in design, modeling and maintenance of distribution power systems. Must have strong computer, mathematical and communication skills. Applicants must complete an application prior to **5 PM, April 26, 2024**. Apply online: www.sawnee.com/careers. If you require a paper application or an alternate format, please contact us at 770-887-2363 extension 7568.

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The Hall County FSA Office will accept applications for Program Technician position through the close of business on April 26, 2024.

This job will be a temporary position not to exceed 9/30/2024. Salary will depend on the experience of the person selected, but no less than \$17.07 per hour.

Vacancy announcements and applications may be picked up at the Hall County FSA Office at 734 E. Crescent Dr, Suite 200 Gainesville, GA 30501.

FSA is an Equal Employment Opportunity Employer.

Stuff

Misc. For Sale

Bargain Mart & Rug Deals
3174 Cleveland Hwy.
Gainesville
A Little Bit of Everything. Gifts. Toys. Womens Clothes. Hardware. Tarps. Rug Deals. CBD. Flags. Christmas.
Open Monday - Saturday 9am - 6pm
Boiled Peanuts on Thurs, Fri, Sat

Yard Sale

CHURCH YARD SALE
Oakwood United Methodist Church, 4315 Allen Street, downtown Oakwood, Sat 4/20 8-12

Estate Sale
Starting April 18th till everything is gone
Everything in house Must GO
Appointment Only
Call Anytime 720-975-6241

Wheels

Motorcycles

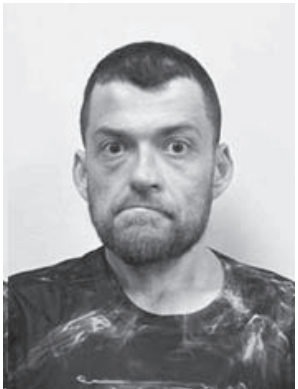
2012 Harley Davidson street glide Tequila sunrise
Harley orange,18650 miles new battery ,brakes LED lights good condition asking 18250.00 negotiable 678-316-7477

Legals

Miscellaneous



NEW SEX OFFENDER TO HALL COUNTY
NAME: Cameron John Wilson
ADDRESS: 6339 Clearbrook Dr Flowery Branch GA 30542
DATE OF OFFENSE: 11/01/2019
OFFENSE: Statutory Rape (F)
COURT OF CONVICTION: Hall County
WEBSITE: <https://gbi.georgia.gov/georgia-sex-offender-registry>
133886 4/20



NEW SEX OFFENDER TO HALL COUNTY
NAME: Jason Lee McIntyre
ADDRESS: 4228 Hunter Road, Gainesville, GA 30506
DATE OF OFFENSE: 11 – 13 - 2019
OFFENSE: Obscene Internet contact with a Child – 1 count
C o m p u t e r Pornography – 1 count
COURT OF CONVICTION: In the Superior Court of Forsyth County, Georgia
WEBSITE: <https://gbi.georgia.gov/georgia-sex-offender-registry>
133973 4/20

Public Hearings

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP
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134015 4/20

NOTICE OF PUBLIC HEARING
The Council of the City of Lula will hear the following variance request during the Council Meeting on Monday, May 20, 2024 that begins at 7:00 PM at City Hall, 6055 Main Street, Lula, Georgia.
Property located at 5961 Main Street, Hall County Tax Parcel No. 09071 009005.
Ilkania Banks seeks a variance to reduce the side setback from 5 feet to 2 feet for property zoned Central Business District (CBD).
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.
134039 4/20

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GAINESVILLE PLANNING and APPEALS BOARD RECOMMENDATION

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
Planning & Appeals Board Recommendation	Approval
Date	April 9, 2024

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

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.

- **Adjacent Land Use and Zoning**

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

Other significant uses within the surrounding area include the New Holland Market - Kroger Shopping Center, Lakeview Academy, Northeast Georgia Medical Center and Atlanta Botanical Garden.

▪ **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.

Applicant Presentation: None

FAVOR: None

OPPOSE: None

There was a motion to recommend approval of the annexation request for existing uses and establish zoning as Residential and Office (R-O).

Motion made by Board Member Young

Motion seconded by Vice Chair Thompson

Vote – 6 favor, 1 vacant

Passed: _____

AN ORDINANCE

No. 2024-12

AN ORDINANCE ANNEXING 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); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

That from and after the passage of this Ordinance the following described lands are and shall be annexed into the existing corporate limits of the City of Gainesville, Georgia, so that said lands shall constitute a part of the land within the corporate limits of the City of Gainesville, Georgia, as fully and completely as if the limits had been so defined by the General Assembly of Georgia.

See attached Exhibit A, showing the total of 11 parcels comprising 2.81± acres, all of which parcels shall be rezoned as set forth herein.

Tax Parcel #	Parcel Address	Existing Zoning
00063 006005	3 & 4 Carolina Street	R-II
00063 006006	0 Spring Street	R-II
00063 008008	10 Myrtle Drive	R-II
00063 008010	4 Victory Street	R-II
00063 008011	5 & 6 Victory Street	R-II
00063 008012	7 & 8 Victory Street	R-II
00063 008013	9 & 10 Victory Street	R-II
00063 008014	11 & 12 Victory Street	R-II
00063 008015	13 & 14 Victory Street	R-II
00063 008016	15 & 16 Victory Street	R-II
00063 008018	19 & 20 Victory Street	R-II

The annexation is to include all that portion of right-of-way known as Spring Street, Victory Street and Jesse Jewell Parkway located between the subject properties and the existing city limits shown on the location map.

SECTION II

ORDINANCE NO. 2024-12

The Community and Economic Development Department of the City of Gainesville is directed to make and file with the Department of Community Affairs of the State of Georgia a certified copy of this Ordinance together with a plat describing lands annexed to the City of Gainesville by this Ordinance.

SECTION III

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

SECTION IV

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 V

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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 Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan, City Clerk

Passed: _____

AN ORDINANCE

No. 2024-13

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA BY ESTABLISHING THE ZONING ON 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); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

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

See attached Exhibit A, showing the total of 11 parcels comprising 2.81± acres, all of which parcels shall be rezoned as set forth herein.

Tax Parcel #	Parcel Address	Existing Zoning
00063 006005	3 & 4 Carolina Street	R-II
00063 006006	0 Spring Street	R-II
00063 008008	10 Myrtle Drive	R-II
00063 008010	4 Victory Street	R-II
00063 008011	5 & 6 Victory Street	R-II
00063 008012	7 & 8 Victory Street	R-II
00063 008013	9 & 10 Victory Street	R-II
00063 008014	11 & 12 Victory Street	R-II
00063 008015	13 & 14 Victory Street	R-II
00063 008016	15 & 16 Victory Street	R-II
00063 008018	19 & 20 Victory Street	R-II

The annexation is to include all that portion of right-of-way known as Spring Street, Victory Street and Jesse Jewell Parkway located between the subject properties and the existing city limits shown on the location map.

SECTION II

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

ORDINANCE NO. 2024-13

SECTION III

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 IV

The effective date of this Ordinance shall be the first day of the month following approval by the governing body of the City of Gainesville, Georgia.

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 Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

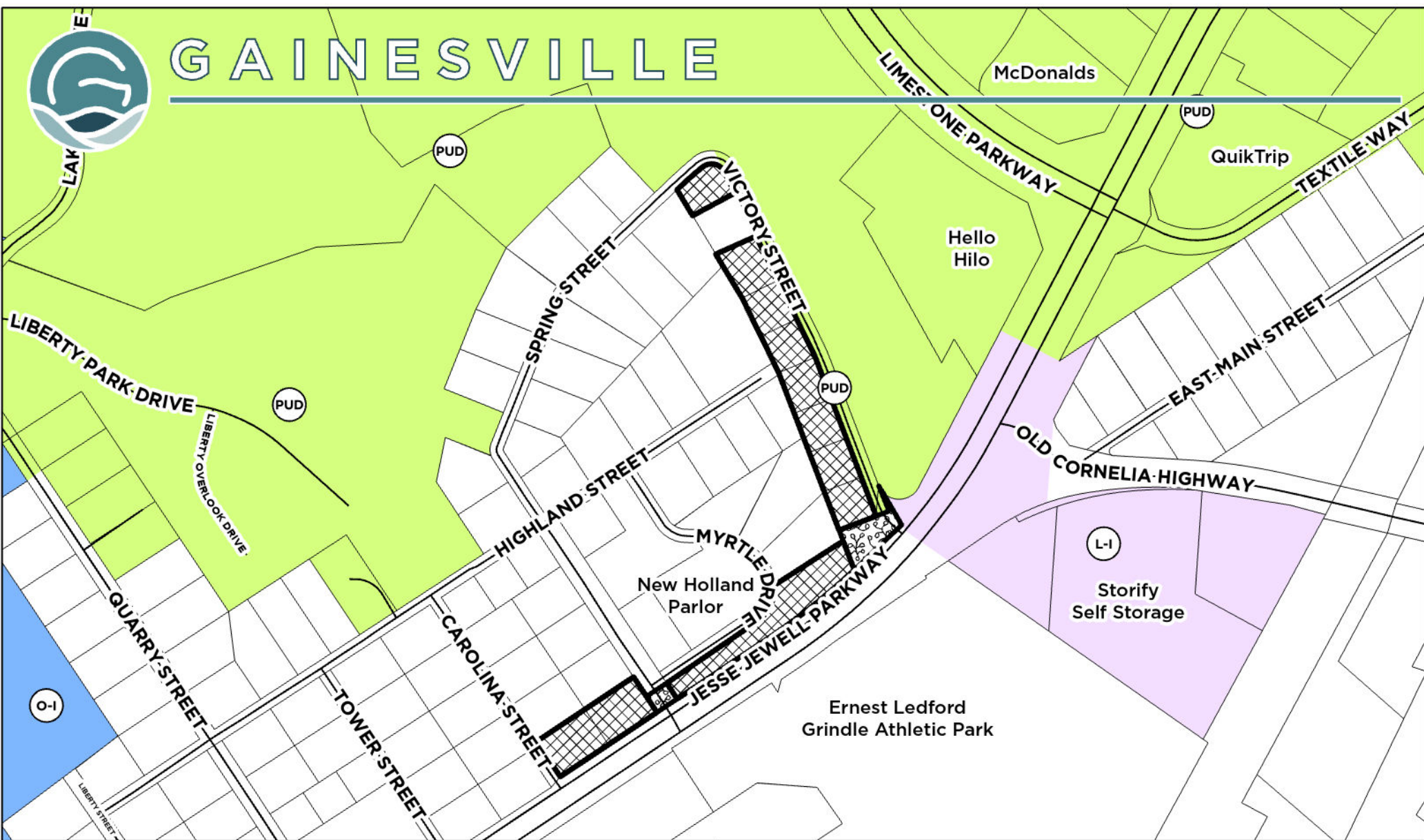
Denise O. Jordan, City Clerk

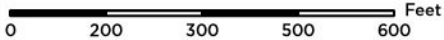
EXHIBIT A

Tax Parcel #	Parcel Address	Existing Zoning
00063 006005	3 & 4 Carolina Street	R-II
00063 006006	0 Spring Street	R-II
00063 008008	10 Myrtle Drive	R-II
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00063 008015	13 & 14 Victory Street	R-II
00063 008016	15 & 16 Victory Street	R-II
00063 008018	19 & 20 Victory Street	R-II



GAINESVILLE

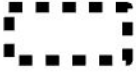
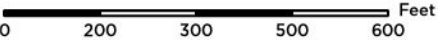


Applicant: CITY OF GAINESVILLE		Request: Annex +/- 2.81 AC and establish zoning of Residential and Office (R-O).	
ANNEXATION REQUEST			
Subject Property Address: 10 Myrtle Drive, 4 Victory Street, 5 Victory Street, 8 Victory Street, 9 Victory Street, 11 Victory Street, 13 Victory Street, 15 Victory Street, 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