



Work Session Agenda
Thursday, February 27, 2025, 9:00 AM
Administration Building, Boardroom (3rd Floor)
300 Henry Ward Way, Gainesville, GA 30501
Mayor or Mayor Pro Tem Presides

DEPARTMENT ISSUES:

Community & Economic Development

- **Public Hearing Item: March 4, 2025 Council Meeting** Heather Deweese
Transmittal of the FY2024 Annual Update to the CIE
- **Public Hearing Item: March 4, 2025 Council Meeting** Abb Hayes
Request from **Kelley Intown Properties** to rezone a 1.09± acres tract located on the northwest side of the intersection of Oak Tree Drive and Riverside Drive and the northeast side of the intersection of Oak Tree Drive and Riverside Terrace (a/k/a **1038 Riverside Terrace, NE; 1037, 1045 and 1053 Riverside Drive, NE**) from Residential-I (R-I) to Residential-II (R-II). **Ward Number: Two**. Tax Parcel Number(s): 01-075-001-005, 006, 007 and 026. **Request: 8 residential condominiums.**
- **Public Hearing Item: March 4, 2025 Council Meeting** Abb Hayes
Request from **Phil Devries** to rezone a 2.39± acres tract located southwest of the intersection of Atlanta Highway and Ray Street, having road frontage south of Wood Avenue at its terminus (a/k/a **0 Atlanta Highway, SW**) from Light Industrial (L-I) to Residential-II (R-II). **Ward Number: Four**. Tax Parcel Number(s): 08-008-000-136. **Request: 15 rental cottages.**

Police

- Ordinance: Amend Chapter 3-4 As it Pertains to Parking Jay Parrish

CITY MANAGER ISSUES:

MAYOR/COUNCIL ISSUES:

- Ex-Officio Report(s)

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Tuesday, February 25, 2025, 8:36 AM



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: February 17, 2025
Date Submitted: February 17, 2025
Final Approval Date: February 26, 2025
Presenter: Heather Deweese
Item of Business: **Public Hearing Item: March 4, 2025 Council Meeting**
Transmittal of the FY2024 Annual Update to the CIE
Meeting Date: February 27, 2025

Purpose of Request:

The resolution authorizes the transmittal of the draft FY2024 Annual Update to the City's Capital Improvements Element (CIE) component of the Comprehensive Plan.

Facts & Issues / History & Background:

The annual update is related to the City's Impact Fees program, and it serves as an annual audit of the program per DCA requirements. The annual update to the CIE must be approved by DCA to maintain the City's Qualified Local Government (QLG) status. The City is required to hold at least one public hearing before adopting the transmittal resolution.

Department Recommendation:

Hold a public hearing and approve the resolution.

Department Director:

Rusty Ligon

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

None - Review of CIE Update by Finance is required.

Administrative Comments:

Attachments:

1. Legal Ad: Gainesville Times FY24 CIE
2. Resolution: Transmittal of FY24 Annual Update to CIE
3. Exhibit A FY24 CIE Annual Update Revised2

Our file no. 25-16554GA-FTS
143342 2/5, 12, 19, 26

Tiemia Biddle a/k/a Tiemia Drinkard NOTICE OF SALE UNDER POWER COUNTY OF HALL STATE OF GEORGIA

Under and by virtue of the power of sale contained in that certain Deed to Secure Debt dated December 2, 2004 from Tiemia Biddle a/k/a Tiemia Drinkard (collectively, “Debtor” or “Grantor”) granting Jessica Zuniga a/k/a Jessica Williams, (“Lender”) a security interest in that certain real property known as 5096 Stephens Rd, as more particularly described therein (the “Property”), recorded on December 2, 2024 at Deed Book 9576, Page 665, Hall County, Georgia records, (the “Security Deed”), which secures all amounts owed on that certain Judgment in favor of Lender against Jeremy Biddle, domesticated in Georgia, inter alia, on January 31, 2024 in that certain case styled as Jessica Zuniga v. Jeremy Biddle, State Court of Hall County, Case No. 2024SV17-LAB (“Judgment”) and all amounts owed pursuant to that certain Settlement and Release Agreement dated December 2, 2024 between, inter alia, Grantor and Lender, with interest from the date thereof at the rate specified therein, as previously amended, modified or replaced (“Settlement Agreement”), there will be sold at public outcry by Lender as attorney-in-fact of Grantor to the highest bidder for cash between the legal hours for sale before the Courthouse door in Hall County, Georgia, on March 4, 2025 the following described land, improvements and appurtenances (hereinafter collectively referred to as the “Premises”) to wit:

All that tract or parcel of land lying and being in Land Lot 65 of the 8th District, Hall County, Georgia, being 6.357 acres, more or less, running along Flat Creek Road and Stephens Road as shown on a plat for a William U. Reed, date November 20, 2006, prepared by Bruce A. Codina, Georgia Registered Land Surveyor, recorded in Plat Book 855, Page 216, Hall County Records, said plat being incorporated herein by reference thereto.

Less and Except any property conveyed to Hall County by the right of way Deed in Deed Book 154, Page 178, Hall County, Georgia records. Property Reference: **5096 Stephens Rd, Gainesville, GA 30504.** Tax Parcel ID No. 08077001005

The indebtedness evidenced by the Judgment and Settlement Agreement is due and payable and remains unpaid. The Security Deed therefore has become and is now foreclosable according to its terms. Accordingly, the Premises will be sold at public outcry pursuant to the terms of the power of sale provided in the Security Deed. The Debtor has been notified of the same, pursuant to O.C.G.A. § 44-14-162.2. The Premises will be sold on an “as is, where is” basis without recourse against Lender or its auctioneer or other agents and without representation or warranty of any kind or nature whatsoever by Lender or its auctioneer or other agents with respect thereto. All persons attending the sale will be given an opportunity to bid on a competitive basis. Lender may offer the Premises for sale, may adjourn and withdraw the sale and recommence the sale in its discretion. Lender reserves the right, in its discretion, to reject any and all bids that do not meet its minimum reserve price. The proceeds of the sale are to be applied first to the expenses of the sale and all proceedings in connection therewith, including attorneys’ fees (notice of intention to collect attorneys’ fees having been given), then to the payment of all sums secured by the Security Deed, and the remainder, if any, will

be paid to the person or persons legally entitled thereto, all as provided in the Judgment, Settlement Agreement and Security Deed. The Premises shall be sold as the property of Grantor, subject to all restrictions, easements and other matters of record that are prior to the Security Deed and to which the Security Deed is subject, including, but not limited to, that certain Security Deed recorded at Deed Book 8778, Page 190, Hall County records, and to any unpaid city, county and state ad valorem taxes or assessments relating to the Premises. The name, address and telephone number of the individual or entity who has full authority to negotiate, amend and modify all terms of the mortgage with the Debtor is: Jessica Zuniga PO Box 1017 Mobile, Alabama 36633 251-442-4123

Nothing herein, however, shall obligate Lender to negotiate, amend or modify the terms of the mortgage or loan. To the best of the undersigned’s knowledge and belief, the owner of the Premises is Tiemia Biddle and the party or parties in possession of the Premises are Tiemia Biddle or tenants of Tiemia Biddle.

Jessica Zuniga As Attorney-in-Fact for Tiemia Biddle a/k/a Tiemia Drinkard James F. F. Carroll, Esq. James Carroll Law Firm 980 Rowland St Ste 5140 #1051 Clarkston, GA 30021 615-306-5666 phone

143732 2/5, 12, 19, 26

Local Government

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 448 Thunder Road For Tipton Builders Group, LLC.

143800 2/12, 19, 26

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 450 Thunder Road For Tipton Builders Group, LLC.

143843 2/12, 19, 26

The Buford City Commission will meet on Monday, March 3, 2025 at 7:00 p.m. at Buford City Hall, 2300 Buford Highway, Buford, Georgia 30518 to consider a rezoning request from M-1 to R-100 at 456 Thunder Road For Tipton Builders Group, LLC.

143844 2/12, 19, 26

Miscellaneous

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE LOCATED: H A R D E M A N ’ S WRECKER SERVICE 4096 (A) CHAMBLEE ROAD OAKWOOD, GA 30566 (706)654-8428 OR (706)654-6363

DATE: January 27, 2025 You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all-amounts owe. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

YEAR: MAKE: MODEL: VIN#: 2004 TOYOTA CAMRY 4T1FA38P34U030730 2007HONDA ACCORD 1HGMCM56807A028799 2012 INFINITI M37 JN1BY1AR2CM392788 2018 TOYOTA TACOMA 3TMCZ5AN7JM137512 2017 NISSAN ROGUE 5N1AT2MV6HC793307 2016 NISSAN SENTRA 3N1AB7APOGY254362 2012 FORD FUSION 3FAHP0HA9CR122040 2005 JEEP LIBERTY 1J4GK48K25W639209 1999 BMW 3 SERIES WBABK8332XEY91359 2019 JEEP CHEROKEE 1C4PJLLBXXKD184756 2011 TOYOTA CAMRY 4T4BF3EK4BR197433 2010 HONDA CIVIC 2HGFA1F96AH536906 2007 CHEVROLET TAHOE 1GNFK13057R303651 2004 TOYOTA MATRIX

2T1KR32E74C298969 2006 DODGE RAM 1500 1D7HA16236J195969 2014 NISSAN MAXIMA 1N4AA5AP7EC446829 2018 KIA OPTIMA 5XXGT4L37JG252573 2001TOYOTA TUNDRA 5TBRT341019199691 2007 TOYOTA COROLLA 2T1BR30E67C799200 2000 BMW Z3 WBSCM934XYLC62098 1985 CHEVROLET IMPALA C1BL69Z8FY169867 1999 TOYOTA 4RUNNER JT3HN86R7X0230271 **144103 2/12, 2, 19**

A B A N D O N E D MOTOR VEHICLE ADVERTISEMENT NOTICE LOCATED: H A R D E M A N ’ S WRECKER SERVICE 4096 (A) CHAMBLEE ROAD OAKWOOD, GA 30566 (706)654-8428 OR (706)654-6363

DATE: January 27, 2025 You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all-amounts owe. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

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ABANDONED MOTOR VEHICLE PETITION ADVERTISEMENT

You are hereby notified, in accordance with O.C.G.A. Section 40-11-19.1, that petitions were filed in the Magistrate Court of HALL County to foreclose liens against the vehicles listed below for all amounts owed. If a lien is foreclosed, the Court shall order the sale of the vehicle to satisfy the debt. The present location of the vehicles is: Statewide Wrecker Service, Inc. 2315 Murphy Blvd, Gainesville, GA 30504

Anyone with an ownership interest in a vehicle listed herein may file an answer to the petition on or before: 03/05/2025

2007 Nissan Altima, 1N4AL21E97N463291, TDB2035 (GA), MV-2025-212264 2011 Dodge Durango, 1D4SE5GT2BC648547, P6112412 (GA), MV-2025-212265 2007 Ford Edge, 2FMDK39C67BB57451, SBE3172 (GA), MV-2025-212266 2003 Mitsubishi O u t l a n d e r , JA4LX31G33U019266, SDM9067 (GA), MV-2025-212267 2009 Honda Civic, JHMFA36289S011281, KEL800 (MN), MV-2025-212268 2006 BMW 325i, WBAVB17506 NK39256, 061JVC (OR), MV-2025-212270 2009 Suzuki GSX-R600, JS1GN7EA 292105774, YTS137 (GA), MV-2025-212271 2016 Honda Accord, 1HGCR2F64 GA095078, DAE2638 (GA), MV-2025-212272 **144050 2/12, 2/19**

To all persons claiming an interest in : 1992- 8'- FIBERGLASS- B O M B A R D I E R - ZZN07351C292- GA0664CG ALLEN RIHA will apply to SCDNR for title on watercraft/ outboard motor. If you have any claim to the watercraft/outboard motor, contact at (803) 734-3699. Upon thirty days after the date of the last advertisement if no claim of interest is made

and the watercraft/ outboard motor has not been reported stolen, SCDNR shall issue clear title. Case No: 20241023950793 **143996 2/12, 15, 19**

Name Changes

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: **Madison N. Upham** Petitioner. Civil Action Case No. 2025CV000139

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Petitioner filed a petition in Hall County Superior Court on **January 21st ,2025** to change Petitioner's name from: **Madison Nicole Upham to Amanda Jordan Nicole Upham.** Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Date: January 21st. 2025 Madison Nicole Upham Petitioner, Pro se [signature above] Name [printed]: **Madison Nicole Upham** Address: **4311 Waterman Dr. Gainesville, Ga 30506** Phone:(**470**) **446-7702** Email: **jordan contibusiness@gmail.com**

143729 2/5, 12, 19, 26

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: Thanyaras Chadwell, Petitioner. Civil Action Case No. 2024CV002085LHB

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Petitioner filed a petition in Hall County on November 14, 2024, to change Petitioner's name from Thanyaras Chadwell to Tanya Jitsmak. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Date November 14, 2024 /s/ Petitioner, Pro se Name: Thanyaras Chadwell Address: 3413 Hope Road Gainesville, ,GA 30507 Phone (470) 775-2820 Email: tchadwell391@gmail.com **143789 2/5, 12, 19, 26**

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In Re the Name Change of Child: Amy Elizabeth Shubert, Barbara Christina Shubert, Petitioner. v. Ronald Lee Shubert, II, Respondent Civil Action File No. 2025CV000185

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD

STATE OF GEORGIA COUNTY OF HALL Notice is hereby given that Barbara Christina Shubert, the undersigned, filed a Petition to the Superior Court of Hall County, Georgia, on the 3 day of February, 2025, praying for a change in the name of his/her minor child from Amy Elizabeth Shubert to Aaron Christopher Shubert. Notice is hereby given pursuant to law to any interested or affected party to appear in said Court and to file an objection or objections to such name changes. Objections must be filed with said Court within thirty (30) days of the filing of said Petition.

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). This the 3rd day of February, 2025. Name: Barbara Christina Shubert Address: 6219 Cedar Springs Ln Hoschton, GA 30548 Phone: 770-296-1519 E m a i l : Christy.m.shubert@gmail.com **143898 2/12, 19, 26, 3/5**

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of: Jacalyn Denise Butts, Petitioner. Civil Action Case No. 2025CV000081CGB

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Petitioner file a petition in Hall County Superior Court on January 17, 2025, to change Petitioner's name from Jacalyn Denise Butts to

Jacalyn Denise Jones. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Date: 01/16/25 Jacalyn Denise Butts Petitioner, Pro se Name: Jacalyn Denise Butts Address: 3205 Rosefinch Landing Apt 3205 Hoschton, GA 30548 Phone: 678-435-3871 Email: jacalynd22@gmail.com **143173 1/29, 2/5, 12, 19**

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In re the Name Change of:

Rocio Julieta Aylen Cieri, Petitioner. Civil Action Case No. 2025CV000110BCO

NOTICE OF PETITION TO CHANGE NAME OF ADULT

Petitioner file a petition in Hall County Superior Court on January 24, 2025, to change Petitioner's name from Rocio Julieta Aylen Cieri to Bleu Aylen Hinton Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Date: 01/24/25 Rocio Julieta Aylen Cieri Petitioner, Pro se Name: Rocio Julieta Aylen Cieri Address: 3563 Silver Creek Dr. Gainesville, GA 30507 Phone: 678-313-9035 Email: xBleu-182x@outlook.com **143515 2/5, 12, 19, 26**

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA In Re: Lyam Jordan Marquez-Espinoza, Minor Child Civil Action File No. 2025CV000093

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILDREN

GEORGIA, Hall County Notice is hereby given that Amy Marquez Guerrero, the undersigned, filed this petition to the Superior Court of Hall County, Georgia on the 21st day of January, 2025, praying for a change in the name of minor child from Lyam Jordan Marquez-Espinoza to Lyam Jordan Guerrero Marquez.

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: 11-6-2024

Amy Marquez Guerrero Petitioner Pro se Name: Amy Marquez Guerrero Address: 4619 Summerview Dr. Gainesville, GA 30504 Phone: 762-900-8211 Email: a.marquez0904@gmail.com **143507 2/5, 12, 19, 26**

SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA

In re the Name Change of Child(ren): Zendaya Brooke Maloch Nicholas Kilyachkus Odem Petitioner, v. Ashley Brooke Odem Respondent. Civil Action File No: 2025CV000109 BCO

NOTICE OF FILING PETITION TO CHANGE NAME(S) OF MINOR CHILD(REN)

Nicholas Kilyachkus Odem filed in the Superior Court of Hall County on January 24, 2025,, to change the name of the following minor child(ren): Zendaya Brooke Maloch to Zendaya Brooke Odem. 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 12/12/2024 /s/ Nicholas Odem Petitioner, Pro se Name: Nicholas Kilyachkus Odem Address: 3494 Southchase Dr Gainesville, GA 30507 Phone (day) 678-755-4426 **143511 2/5, 12, 19, 26**

Public Hearings

Conditional Use Permit & Certificate of Appropriateness

A public hearing will be held on March 20, 2025, at 6:00 PM at the City of Flowery Branch City Hall to consider a Conditional Use Permit and a Certificate of Appropriateness for a Micro-brewery and building alteration located at 5205 Railroad Avenue, tax parcel identification number 08112 016001. Interested parties

may contact Planning and Community Development at 770.967.6378. **143830 2/12**

NOTICE is hereby given that the **Hall County Board of Commissioners** shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 6:00 p.m. on **Thursday, March 13, 2025**, to consider the following:

1.146 Clarks Bridge Road | Variance | to reduce the minimum yards | on a 0.50± acre tract located on the southeast side of Clarks Bridge Road approximately 277 feet from intersection with Evergreen Trail | Zoned R-1; Tax Parcel 09125 000003 | **Proposed Use: Accessory structure | * Commission District 3 | Michael Crowder, applicant**

2. 5351 Lanier Island Parkway | Special Use | on a 20.27± acre tract located on the north side of Lanier Island Parkway approximately 574 feet from its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011 | **Proposed use: Expand agri-entertainment venue | ** Commission District 1 | Keith Bell, applicant**

3.5707 Holiday Road | (A) Amend conditions of zoning (B) Vary the standards of 7.6.6.E | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 |

Proposed use: Vehicle sales, vehicle repair, and truck yard | ** Commission District 2 | Ayoub Botrus, applicant

4.2922 Sardis Road | (A) Rezone from Agricultural Residential 1 (AR-1) to Vacation Cottage (V-C) (B) Special Use | on a 1.84± acre tract located on the east side of Sardis Road approximately 411 feet from its intersection with Antioch Church Road | Zoned AR-1; Tax Parcel 10083 000012A | **Proposed Use: 2-lot subdivision | ** Commission District 2 | Abel Menchaca, applicant**

5. 3663 Roy Parks Road | Rezone | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) on a 14.28± acre tract located on the east side of Roy Parks Road approximately 1,165 feet from its intersection with AL Mangum Road | Zoned AR-1; Tax Parcel 15013 000023C | **Proposed Use: Second dwelling | ** Commission District 3 | Brandon Shadburn, applicant**

* Unless appealed to the Board of Commissioners within 30 days, the Planning Commission's decision will be the final action taken. If appealed, the appeal will be heard by the Board of Commissioners on Thursday, March 13, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**** The Board of Commissioners' decision will be the final action taken unless appealed. To do so, an appeal must be filed within 30 days of the Board of Commissioners' final decision.**

144030 2/12

NOTICE is hereby given that the **Hall County Planning Commission** shall conduct a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia, at 5:15 p.m. on Monday, March 17, 2025 to consider the following:

1.7044 Manchester Drive | Variance | to reduce the minimum yards | on a 0.167 acre tract located on the north side of Manchester Drive approximately 1,116 feet from its intersection with Lancelot Court | Zoned PRD; Tax Parcel 15042 000671 | **Proposed Use: Single-family residence | * Commission District 1 | Eastwood Homes of Georgia, LLC, applicant**

2.7048 Manchester Drive | Variance | to reduce the minimum yards | on a 0.185 acre tract located on the north side of Manchester Drive approximately 1,185 feet from its intersection with Lancelot Court | Zoned PRD; Tax Parcel 15042 000672 | **Proposed Use: Single-family residence | * Commission District 1 | Eastwood Homes of Georgia, LLC, applicant**

3.3754 Price Road & 3715 Wahoo Falls Trace | Amend conditions of zoning | on a 14.28± acre assemblage located on the north side of Price Road at its intersection with Thompson Bridge Road | Zoned PCD; Tax Parcels 10100 000156C & 000156B | **Proposed Use: Master sign plan | ** Commission District 2 | Bendorson Development c/o Todd Mathes, applicant**

4.3038 Gateway Centre Parkway | Special Use | on a 1.545± acre tract located on the south side of Gateway Centre Parkway approximately 830 feet from its intersection with White Sulphur Road | Zoned I-2; Tax Parcel 15020A000035 | **Proposed Use: Outdoor storage | ** Commission District 3 | Reynolds-Hemmer Properties, LLC, applicant**

5.5684 & 5702 Bethel Road | Rezone | from a Planned Residential Development (PRD) to Agricultural Residential (AR-1) | on a combined 14.79± acre tract located on the north side of Bethel Road approximately 1,554 feet from its intersection with Clark Road | Zoned PRD; Tax Parcels 12007 000001 & 000023 | **Proposed Use: 5-lot subdivision | ** Commission District 3 | Janet Truelove, applicant**

6.5031 Union Church Road | Rezone | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 61.67± acre tract located on the east side of Union Church Road at its intersection with Old Mulberry Road | Zoned AR-1; Tax Parcel 15038 000029 | **Proposed Use: 123-lot subdivision | ** Commission District 1 | Crawford Creek Communities c/o Dean Conn, applicant**

7.4436 Thompson Bridge Road | Rezone | from Residential 1 (R-1) and Vacation Cottage (V-C) to Planned Residential Development (PRD) | on a 7.74± acre tract located on the north side of Thompson Bridge Road approximately 490 feet from its intersection with Seminole Drive | Zoned R-1 & V-C; Tax Parcel 11060 000069 | **Proposed Use: Non-profit residential development | ** Commission District 3 | Abigail Burle, applicant**

NOTE: In accordance with Georgia law, anyone who

(a) wishes to express opposition to the proposed rezoning and (b) has made, within two years immediately preceding the filing of the proposed rezoning, campaign contributions aggregating \$250 or more to a member of the County Commission shall file a disclosure of contributions with the Planning Department at least five (5) days prior to the first hearing of the proposed rezoning by the County Commission. (OCGA § 36-67A-3[C]).

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision. The Hall County Board of Commissioners will hear appeals at a public hearing Tuesday, April 22, 2025, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Tuesday, April 22, 2025. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

NOTICE OF CITY COUNCIL HEARING

Notice is hereby given that the **Gainesville City**

Council will conduct a public hearing on Tuesday, March 4, 2025 at 5:30 p.m. on the transmittal of the annual update report on the Gainesville Impact Fees Program to the Georgia Mountains Regional Commission for review. This hearing will be held at the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), located at 701 Queen City Parkway. Copies of the draft FY 2024 Annual Update for the Impact Fees program will be available for public review at the office of the Community and Economic Development Department during regular business hours, 8:00 a.m. – 5:00 p.m. Monday through Friday, starting on Monday, February 17, 2025. The draft annual update also will be posted under the Community & Economic Development page on the City of Gainesville website at <https://www.gainesville.org/>. Additional information is available from the City of Gainesville, Community and Economic Development Department, Planning Division, by calling telephone 770-531-6570. **143987 2/12**

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, March 4, 2025 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 **Kelley Intown Properties** to rezone a 1.09± acres tract located on the northwest side of the intersection of Oak Tree Drive and Riverside Drive and the northeast side of the intersection of Oak Tree Drive and Riverside Terrace (a/k/a **1038 Riverside Terrace, NE; 1037, 1045 and 1053 Riverside Drive, NE**) from Residential-I (R-I) to Residential-II (R-II). Ward Number: Two
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Request: 8 residential condominiums
2) Request from **Phil Devries** to rezone a 2.39± acres tract located southwest of the intersection of Atlanta Highway and Ray Street, having road frontage at the south of Wood Avenue at its terminus (a/k/a **0 Atlanta Highway, SW**) from Light Industrial (L-I) to Residential-II (R-II). Ward Number: Four
Tax Parcel Number(s): 08-008-000-136
Request: 15 rental cottages
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 hasmade, 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 thePlanning 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}) **143990 2/12**

Public Sales/Auctions

ABANDONED VEHICLE AUCTION SALE PUBLIC SALES/AUCTION
These Vehicles will be sold at Public Auction at 4096 Chamblee Road Oakwood, Georgia on February 20, 2025 at 10:00 The following vehicles are declared abandoned and foreclosed vehicles pursuant to OCGA 40-11-19. 2018 Chevrolet Suburban, TGK3733, VIN 1GNSKHKC8JR242936 2003 FORD F-150,VIN: 1FTRX17W03NA75338 2006 FORD MUSTANG, RUH0655, VIN: 1ZVHT84N865139560 **143150 2/5, 2/12**

CITY OF GAINESVILLE ONLINE SURPLUS AUCTION

The City of Gainesville surplus and seized/abandoned items, etc., will be available for purchase on the Internet. Auction items can be viewed online February 28, 2025 until March 7, 2025. Visit www.govdeals.com to view assets and register to bid online. Contact GovDeals Help Desk at 800-613-0156 for help with bid registration. E-mail cbeck@gainesvillega.gov or bcarpio@gainesvillega.gov with questions. **143641 2/5, 12, 19**

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 02/20/2025 12:00pm Nancy Morales 2236 household goods Edward Majors 1716 Antiques and household items. Nikita Payne 1108 Washer/dryer, boxes, mattress

The auction will be listed and advertised on www.storage treasures.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. The auction will be listed and advertised on www.storage treasures.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. **143634 2/5, 12, 19, 26**

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: 3719 Winder Hwy Flowery Branch GA 30542, 02/20/2025 at 2:00pm 513 Joyce Andrade Household Goods 5011 fayshawn Brown 2 beds, living room, boxes The auction will be listed and advertised on www.storage treasures.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. **143509 2/5, 2/12**

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: Extra Space Storage 891 W Ridge Rd Gainesville, GA 30501 February 28, 2025 1:00 PM Unit 1029 Sylver Campbell boxes, furniture, household appliances Unit 1037 Nastassia Waller household items, furniture, washer and dryer Unit 1276 Shandelle Molnar TVs, bed night stand, personal belongings Unit 1280 Joshua Visbal boxes with clothes, toys, dishes, dresser Unit 2290 Yanetta McClellan beds,TVs,couch,clothes, childrens clothes and toys The auction will be listed and advertised on www.storage treasures.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. **143817 2/12, 2/19**

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 at/after **1:00 PM on FEBRUARY 20, 2025 @**

www.LockerFox.com. SALE IS SUBJECT TO ADJOURNMENT until the winning bidder takes possession of the property. **STORAGE DEPOT 879 SW AIRPORT DR, GAINESVILLE, GA 30501:** Savanna Valle 300C: mirror, clothing, blanket, totes. STORAGE DEPOT 1150 SW DORSEY ST, GAINESVILLE, GA 30501: Travis Stephens 513: mattresses, luggage, wagon, boxes. **STORAGE DEPOT 635 INDUSTRIAL BLVD, GAINESVILLE, GA 30501:** Litaja Humphrey 152: lawn mower, weed eater, couch, loveseat, lawn chairs, clothing, bags. **STORAGE DEPOT 319 LINWOOD DR, GAINESVILLE, GA 30501:** Colby Craddock 04: dresser, fishing poles, bags; Raquel Drayton 8D: bags, box; Stephen Wilson Jr 8l: nightstand, buckets, totes, Øres; Jacquelynnne R Swiger 25: boxes, totes, toys, furniture, clothing, household goods. **143671 2/5, 2/12**

Notice is hereby that on the 19th of February, 2025 at 5140 McEver Road Self Storage Oakwood, GA 30566 the undersigned will sell at the public auction by competitive bidding online on or after 2:00pm at storageauctions.com. The following personal property stored with this facility. All sales are cash only and all items must be removed from the unit within 48 hours. Nicholas Howard Unit #037 Household Goods, Misc. Derek Henderson Unit #048 Household Goods, Misc. Elizabeth Crane Unit #055 Household Goods, Misc. Thomas Delaney Unit #106 Household Goods, Misc. Leslie Turner Unit #158 Household Goods, Misc. Thomas Long Unit #205 Household Goods, Misc. Jerry Mintz Unit #215 Household Goods, Misc. Curtis Rosebud Unit #290 Household Goods, Misc. Calvin Milsap Unit #300 Household Goods, Misc. Shanegwa Gibson Unit #414 Household Goods, Misc. Amanda Francisco Unit #422 Household Goods, Misc. Julius Hutchinson Unit #423 Household Goods, Misc. Adam Mitchell Unit #509 Household Goods, Misc. Ronda Brooks Unit #522 Household Goods, Misc. Crystal Perez Unit #573 Household Goods, Misc. Felipe Rios Unit #604 Household Goods, Misc. Chrispin Tshimungu Unit #606 Household Goods, Misc. Pamela Bagwell Unit #722 Household Goods, Misc. Lisa Carder Unit #815 Household Goods, Misc. Chrystal Saxon Unit #845 Household Goods, Misc. DeShaun Young Unit #849 Household Goods, Misc. Tiffany Tatum Unit #877 Household Goods, Misc. Marisa Mapes Unit #906 Household Goods, Misc. Amy Conger Unit #922 Household Goods, Misc. Ivan Casas Unit #962 Household Goods, Misc. **143550 2/5, 2/12**

Notice of Public Auction

Mini Mall Storage 6720 Cleveland Highway Clermont, GA 30527 (770)824-9900 We will be holding a public auction online at **SelfStorageAuction.com**

Date: February 20, 2025The payment methods excepted for this are cash, debit, Visa, Mastercard and Amex. All sales are final: The bidder must place a \$100.00 cash deposit, make payment and clear out the unit within 48 hours from the time the auction closes. Once the unit has been inspected, the \$100.00 cash deposit will be returned to the bidder. We currently have 1 unit in auction.

Unit: CC36– Tools, Latter, Boxes, Totes, Crates, Bags, Roller carts x2, motor covers, wheels, floor jack, furniture, suitcase, lamps, stools, pictures, dog cage, and miscellaneous items. Unit: A20- Mattress, Box Spring, Mirror, 2 Dressers, Settee, bed clothes, tires, boxes, headboard, footboard, box fan, area rug, toys, trunk, and miscellaneous items. **143137 2/5, 2/12**

Notice of Sale. Notice is Hereby given that Northeast Georgia Storage Center LLC, intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the Georgia Self-Storage Facility Act, Georgia Code Section 10-4-210 to 10-4-215. The undersigned will sell at public sale by competitive bidding on Friday, February 28th, 2025 at 9:00 am on the premises where said property is being stored and which is located at, Northeast Georgia Storage Center, 1980 Delta Drive, Gainesville Georgia 30501, County of Hall, State of Georgia. 770-536-5173. The personal property found in units: A008 Andres Ibarra- Air compressor, drill press and other tools; A029 Victor Guillen- Miter saw, table saw, ladders, air compressor,other tools; D034 Katalin Nagy- Furniture, truck toolbox; G016 Bonnie Arnold- Camera, bag of camera parts; M005 Amber Smith- 55-inch TV, household items. Purchases must be made with cash. All items are sold as is. Sale is subject to cancellation and Tenant has the right to redeem prior to sale. **143980 2/12, 2/19**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Clermont 5924 Cleveland Hwy Clermont GA 30527 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. James E McGeorge unit #235; Kim Smith unit #307; Trey Kemp unit #416; Hicham Taghzout unit #439. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143462 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Oakwood 3825 Old Flowery Branch Rd Oakwood GA 30566 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Dena Brewer unit #D16; Brenda Karnath unit #I27; Tammy Yawn unit #M30. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143484 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Dawsonville 127 Storage Way Dawsonville GA 30534 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Damian Breaert unit #A004; Tina Leonard unit #C029; Matt Connor unit #D020; Kinsley McNair unit #D082. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143491 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Gainesville GA 1405 NW McEver Rd Gainesville GA 30504 intends to hold a public sale to sell the property stored in the following units

stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Carlos Cobb unit #1008; Diego Amaya unit #1063; Jane Lesko unit #1069; Naomi Garcia unit #B108; Donald Padilla unit #D130; Jerome Harris unit #E139. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143483 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Gainesville2 2779 Dawsonville Hwy Gainesville GA 30506 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Virginia Smith unit #195; David Lawson unit #207; Margorie H Cruz unit #601; Daisy Pagan unit #834. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143505 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Lanier 5335 Browns Bridge Rd Gainesville GA 30504 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. David Winstead unit #B102. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143504 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Oakwood 3825 Old Flowery Branch Rd Oakwood GA 30566 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Dena Brewer unit #D16; Brenda Karnath unit #I27; Tammy Yawn unit #M30. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143484 2/5, 2/12**

The following units will be sold at public auction on Saturday, February 15, 2025, for non-payment of storage fees: B19 — Heather Redmon B5 — Candace Stephens B7 — Miriah McNeill B18 — Ashley Thomason A17— Catherine Scarborough C4 — Genevieve Scott Units will be sold as a whole for cash only. Contents must be removed promptly and unit left broom-clean. Lula Mini Storage reserves the right to withdraw any unit from the sale or refuse any bid. **143651 2/5, 2/12**

THESE VEHICLES WILL BE SOLD AT PUBLIC AUCTION ONLINE AT 10:00 A.M. ON TUESDAY FEBRUARY 18, 2025. THESE VEHICLES ARE PRESENTLY LOCATED AT STATEWIDE WRECKER SERVICE INC, 2315 MURPHY

BLVD, GAINESVILLE, GA 30504. THE FOLLOWING VEHICLES ARE DECLARED ABANDONED AND FORECLOSED VEHICLES PURSUANT TO OCGA 40-11-19. 770-279-8424 www.welchelauction.com 2000 Mini Bike T0720016110114972 1997 Winnebago Motorhome 1GBLP37J5V3307554 1992 Chevrolet P-Series 1GBJP37N3N3319406 2003 Coleman Niagra 4CP695H1237234096 2014 Chevrolet Cruze 1G1PC55B9E7265606 2012 Volkswagen Jetta 3VWDX7AJXCM350893 2011 Chevrolet Malibu 1G1ZD5E16BF367536 2010 Toyota Corolla 1NXBU4EE2AZ232503 2012 Chevrolet Cruze 1G1PC55H5C7179436 2015 Chrysler 200 1C3CCCAB1FN716797 2003 Chevrolet Astro Van 1GCDM19X73B139403 2005 Toyota Corolla Matrix 2T1KR32E25C390797 1992 Ford F-150 1FTDF15N7NNA13512 2006 BMW X5 5UXFB53596LV25671 **143548 2/5, 2/12**

Will Be Sold Online at Lockerfox.com

Notice is hereby given that on Auction Date: February 17, 2025 U-Haul Company of Northeast Georgia will Sell under the contractual landlords lien process by Online auction the following storage units. The goods to be sold are generally described as household goods. **Gainesville:** U-Haul Of Oakwood: 2101 Angelica Ramirez **143532 2/5, 2/12**

Probate Notices

ESTATE OF SOUTH CAROLINA COUNTY OF CHARLESTON IN RE: THE ESTATE OF ROLANDO ALEXIS NUNEZ MORENO CASE NO: 2023-ES10-02299 IN THE PROBATE COURT NOTICE OF HEARING~ VIRTUAL HEARING NOTICE IS HEREBY GIVEN TO: CHRISTOPHER J. MURPHY, ESQUIRE, ATTORNEY FOR PETITIONER 136 W. RICHARD SON AVE. SUMMERVILLE, SC 29483 PETITIONER OR PETITIONER'S COUNSEL SHALL CAUSE NOTICE (PURSUANT TO SCPC SECTION 62-1-401 TO BE GIVEN TO ALL INTERESTED PERSONS OR THEIR ATTORNEYS. AS THE PETITIONER YOU ARE RESPONSIBLE FOR OBTAINING A COURT REPORTER FOR THE HEARING THAT YOU HAVE REQUESTED. IF YOU NEED MORE THAN ONE HOUR ON YOUR CASE- YOU MUST NOTIFY THE CLERK OF PROBATE COURT IMMEDIATELY. NOTIFICATION OF INVITATION FOR VIRTUAL ATTENDANCE OF THE HEARING SHALL BE PROVIDED BY THIS COURT TO PETITIONER'S COUNSEL ONE WEEK PRIOR TO C O M M E N C E M E N T OF THE SCHEDULED HEARING; AND ONCE RECEIVED, PETITIONER'S COUNSEL SHALL PROVIDE THIS NOTIFICATION TO ALL PARTIES ENTITLED TO NOTICE OF SAME. ANY AND ALL PARTIES MAY ALSO REQUEST ATTENDANCE OF THE HEARING BY PHONE OR EMAIL COMMUNICATION TO EITHER AYVA KUNES, ESQUIRE, LAW CLERK OF CHARLESTON COUNTY PROBATE COURT, 843-958-

5194, OR AVKUNES@CHARLESTONCOUNTY.ORG, OR DENA BYRD-BYRUM, ESQUIRE, LAW CLERK 843-958-5012, OR D B Y R D - B Y R U M @ CHARLESTONCOUNTY.ORG DATE OF HEARING: MARCH 24, 2025 TIME: 10:00 A.M. EASTERN STANDARD TIME PLACE: VIRTUAL HEARING for the Charleston County Probate Court Historic Courthouse, 84 Broad Street Charleston, South Carolina 29401 DESCRIPTION/SUBJECT MATTER: ON PETITIONER'S PETITION TO DENY OR LIMIT INHERITANCE. This 17 day of January, 2025. Signature: Name: IRVING. CONDON, JUDGE OF PROBATE Address: 84 BROAD STREET - THIRD FLOOR

CHARLESTON, SOUTH CAROLINA 29401 Telephone: (843) 958-5030 Clerk Probate Court Charleston County, South Carolina **143255 1/29, 2/5, 2/12**

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF Donald Wayne Adams, DECEASED ESTATE NO. E-25-006 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: whom it may concern:

Dana Dooley has petitioned for (Letters of Administration) to be appointed administrator of the estate of **Donald Wayne Adams** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. March 3rd, 2025.

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. Patty Walters Laine Judge of the Probate Court

By: S. Carley Clerk of the Probate Court 116 Spring Street First Floor Gainesville, Georgia 30501 Address 770-531-6923 Telephone Number **143433 1/29, 2/5, 12, 19**

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF Wanda Gail Auer, DECEASED ESTATE NO. E-24-226 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: whom it may concern:

Douglas Arnold Wood has petitioned for (Letters of Administration) to be appointed administrator of the estate of **Wanda Gail Auer** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. March 3rd, 2025.

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. Patty Walters Laine Judge of the Probate Court By: S. Carley Clerk of the Probate Court 116 Spring Street First Floor Gainesville, Georgia 30501 Address 770-531-6923

RESOLUTION BR-2025 - ____

TRANSMITTAL OF THE FY2024 ANNUAL UPDATE TO THE CIE

WHEREAS, the City of Gainesville, Georgia adopted on July 18, 2006, a Capital Improvement Element (CIE) for Public Safety and Parks and Recreation and related amendments to the Comprehensive Plan of the City of Gainesville in support of the Gainesville Impact Fee Program; and

WHEREAS, the City of Gainesville, Georgia adopted on August 1, 2006, an amendment to the Gainesville Unified Land Development Code, titled **Article 9-19 Development Impact Fees**, to assist in the implementation of the Gainesville Impact Fee Program; and

WHEREAS, the governing body for the City of Gainesville updated its CIE for Public Safety and Parks and Recreation, and adopted it as an amendment to the Gainesville Comprehensive Plan on May 7, 2019; and adopted an amendment to the Gainesville Unified Land Development Code, titled **Article 9-19 Development Impact Fees**; and

WHEREAS, the City has prepared an annual update to the CIE in accordance with the "Development Impact Fee Compliance Requirements" and "Minimum Planning Standards and Procedures for Local Comprehensive Planning" established by the Georgia Planning Act of 1989, and a public hearing was held on Tuesday, March 4, 2025, at the **Public Safety Complex** in the **Municipal Court Room** in Gainesville, Hall County, Georgia; and

WHEREAS, the said CIE update shall be included as part of this resolution as Exhibit A and shall consist of a financial report outlining impact fees collected versus those expended or encumbered, an updated Capital Improvement Projects lists for Police, Fire and Parks/Recreation, and an updated Community Work Program.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby transmits the annual update of the Capital Improvements Element (CIE) covering the five-year period 2024-2028 to the Georgia Mountains Regional Commission for regional review, as per the requirements of the Georgia Planning Act of 1989.

Adopted this ____ day of _____, 2025.

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



FY 2024 Annual Update of the Capital Improvement Element (CIE) & Short Term Work Program (July 1, 2023 - June 30, 2024)

City of Gainesville, Georgia

DRAFT

Transmittal Document Prepared by:
City of Gainesville
Community & Economic Development Department

CITY OF GAINESVILLE		Annual Impact Fee Financial Report - FY2024* Draft		
Public Facility	Police	Fire	Parks & Recreation	Total
Service Area (if more than one)	City-wide	City-wide	City-wide	City-wide
Impact Fee Fund Balance June 30, 2023	\$1,399,328	\$2,621,853	\$509,958	\$4,531,139
Impact Fees Collected (July 1, 2023 through June 30, 2024)	\$379,125	\$692,529	\$1,030,400	\$2,102,054
City Administrative Fees Collected				\$63,062
<i>Fee for Service from Hall County to Collect County Library Impact Fee^</i>				<i>\$5,770</i>
Accrued Interest**	\$59,050	\$105,490	\$16,716	\$181,256
Project Balance Returned to IF Funds^^				
TOTAL FY24 BUDGET REVENUE =	\$438,175	\$798,020	\$1,047,116	\$2,352,142
(Impact Fee Refunds)				\$0
(Administrative Fees Refunds)				\$0
(City Administrative Costs)***				(\$63,062)
(Losses on Investments)	(\$2,242)	(\$55,508)	\$0	(\$57,750)
<i>(Fee for Service from Hall County to Collect County Library Impact Fee)^</i>				<i>(\$5,770)</i>
(Project Expenditures)				\$0
(Impact Fees Encumbered)	(\$1,500,000)	(\$3,037,214)	(\$800,000)	(\$5,337,214)
TOTAL FY23 BUDGET EXPENSES =	(\$1,502,242)	(\$3,092,722)	(\$800,000)	(\$5,463,796)
			TOTAL FY24 BUDGET BALANCE =	(\$3,111,654)
Impact Fee Fund Balance Ending June 30, 2024	\$335,260	\$327,150	\$757,074	\$1,419,485

(*) Indicates this annual report covers the last completed fiscal year - July 1, 2023 to June 30, 2024. The City of Gainesville Impact Fee Program began August 1, 2006.

(**) Indicates *Interest Revenue*, which is "bank interest earned from pooled cash balance"

(***) Indicates the 3% Administrative Fee collected was transferred to the General Fund to cover the costs associated with administering the City's Impact Fee program.

(^) Indicates a "fee for service" from Hall County to administer the collection of its County Library Impact Fee, per Resolution BR-2015-51 which authorized the IGA between the City and Hall County for the City to collect the County's Library Impact Fee on applicable City-issued permits. Said fee for service equals 3% and is transferred out to the General Fund.

(^^) Indicates that the balances from previous Capital Projects returned to IF Fund

Public Facility: Police								
Service Area: City of Gainesville								
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fees Eligible [^]	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Public Safety Training Facility: Police Facility Phase II Architectural Design & Engineering for shoot house, training building with instructional classroom space & indoor weapons training simulator (@ 15% building construction costs)	2017	2025	\$390,000	20%	GF, LP, IG, SPLOST	\$0	\$0	Training building in design now. Construction delayed but expected to begin FY25/FY26.
Construct Phase II of Training Facility: Shoot House, Training Building with classroom space & Indoor Weapons Training Simulator	2020	2026	\$2,936,000	20%	GF, LP, IG, SPLOST	\$0	\$1,700,000	Training building in design now. Construction delayed but expected to begin FY25/FY26.
Total of Costs, Expenditures & Impact Fees Encumbered			\$3,326,000			\$0	\$1,700,000	

GF = General Fund LP = Lease Proceeds IG = Intergovernmental (Local, State, Federal) SPLOST = Special Purpose Local Option Sales Tax IF = Impact Fees
(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2023 through June 30, 2028).

([^]) Project may be 100% Impact Fee eligible; however, limited funds collected through Impact Fees may not be sufficient to cover full cost of project and may require other funding to complete.

Public Facility	Fire							
Service Area:	City of Gainesville							
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fees Eligible^	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Replacement rescue unit and equipment to replace current R-25	2022	2024	\$2,000,000	100%	Fire Fund, IF	\$0	\$0	Prebuild meeting 11-14/11-17. Estimated delivery date 8/25. Getting quotes for equipment list.
Fire Boat & Equipment: additional vehicle/equipment to the fleet for Lake Lanier water rescue & fire-fighting along the 47-miles of shoreline (some property on Lake Lanier has better, safer access from the Lake due to terrain)	2023	2024	\$580,000	100%	Fire Fund, Grants, IF	\$130,819	\$579,181	Oder submitted, initial 20% payment sent and received, two change orders processed and sent. Delivery date delayed, estimated 1/25. Have current project pics if needed.
Fire Station #5 in SE area (including land acquisition, architectural design/engineering & construction)	2024	2025	\$6,600,000	0%	Fire Fund, IF, SPLOST	\$0	\$0	Projected to release RFP calendar yr 2025
Equip Fire Station #5 with one pumper truck	2022	2025	\$815,000	100.00%	Fire Fund, IF	\$0	\$813,513	Order Submitted and signed documents recieved on 12/2/22. no further update
Fire Station #6 in NW area (including land, architectural design & engineering & construction)	2025	2026	\$5,450,000	90.80%	Fire Fund, SPLOST	\$0	\$0	Selected architect and completed first concept design. Waiting on site developer.
Equip Fire Station #6 with one pumper truck	2026	2029	\$900,000	100%	IF	\$0	\$0	Delayed - To be included in the FY27 CIP of the City's Budget
Fire Station #7	2028	2029	\$5,450,000	100%	IF, SPLOST	\$0	\$0	To be included in the FY28 CIP of the City's Budget
Public Safety Training Facility: Fire Training Facility/Burn Building & Driving Course for Firefighter Trainees	2024	2026	\$5,500,000	100%	Fire Fund, SPLOST & IF	\$0	\$5,224,428	Construction scheduled to begin 1/25 with 12-18 month window for completion.
Total of Costs, Expenditures & Impact Fees Encumbered			\$27,295,000			\$130,819	\$6,619,122	

GF = General Fund LP = Lease Proceeds IG = Intergovernmental (Local, State, Federal) SPLOST = Special Purpose Local Option Sales Tax IF = Impact Fees
(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2023 through June 30, 2028).

(^) Project may be 100% Impact Fee eligible; however, limited funds collected through Impact Fees may not be sufficient to cover full cost of project and may require other funding to complete.

Public Facility:		Parks & Recreation						
Service Area:		City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fee Eligible^	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
City Park	2019	2020	\$1,006,000	100%	GF, SPLOST, Grants	\$1,002,775	\$0	Complete - New restrooms & playground improvements <u>completed</u> in March 2020.
East Side Greenway (Midtown to New Holland)	2016	2026	\$1,000,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - CSX Transportation property purchased. GA INO Grant has been applied for to go toward design and construction. Working on right of way issues.
Flat Creek Multiuse Trail	2016	2025	\$850,000	100%	GF, SPLOST, Grants	\$0	\$0	In Progress - Part of Highlands to Islands Trail that links to Midtown Greenway. <i>Georgia Recreational Trails Grant</i> not awarded in 2016. GHMPO hired ALTA to conduct a study to determine options for trail connection & design. Design concepts being developed. Private business donation given in 2021. Currently in design and construction documents with Rochester and Associates. Construction completion estimate - late 2025.
Frances Meadows Center Park	2011	Future	\$2,990,750	100%	GF, SPLOST, Grants	\$0	\$0	Postponed - New outdoor pool and trail system to park plans (Future)
Holly Park	2014	2027	\$2,670,300	51%	GF, SPLOST, Grants	\$0	\$0	Reactivated - Concept plans completed. Discussions with US Army Corps of Engineers about construction and development. Environmental Impact Statement to be done in the next year.
Lanier Point Park	2015	2023	\$330,000	100%	GF	\$330,000	\$0	Complete - New playground, pavilion, and sidewalks completed in FY24.
Longwood Park	2019	2026	\$3,253,350	50%	GF, SPLOST, Grants	\$0	\$0	New concept plan for new pavilion and bridge replacement, playgorund, parking, etc.
Midland Greenway/Parks	2006	2024	\$7,118,583	69%	GF, SPLOST, Grants	\$1,740,000	\$0	In Progress - GDOT TE project construction of streetscaping and Phase II-trail was completed in 2021. Destination playground completed FY22, Engine 209 Park completed in FY23, new amphitheater/stage, restrooms, plaza, etc. to be completed in FY25. Transferred monies from Recreation Center due to costs for Greenway project elements.
Recreation Center	2025	2026	\$20,000,000	100%	GF, SPLOST, Grants	\$500,000	\$550,000	Development identified as part of new regional park to accommodate growth. Grants have been applied for and currently working toward land acquisition which should add 10+ acres. Monies for land acquisition and planning were moved to Midland Greenway project due to cost of
Subtotal of Costs, Expenditures & Impact Fees Encumbered			\$19,218,983			\$3,572,775	\$550,000	

GF = General Fund SPLOST = Special Purpose Local Option Sales Tax Grants = TEA, CDBG, LWCF, etc. IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2023 through June 30, 2028)

(^*) Project may be 100% Impact Fee eligible; however, limited funds collected through Impact Fees may not be sufficient to cover full cost of project and may require other funding to complete.

Public Facility:		Parks & Recreation						
Service Area:		City of Gainesville						
Project Description	Project Start Date	Project End Date	Estimated Cost of Project	Percentage (%) Impact Fee Eligible^	Other Funding Sources	Impact Fees Expenditures	Impact Fees Encumbered	Status/Remarks
Skate Park	2019	2020	\$2,050,000	100%	GF	\$2,050,000	\$0	Complete - New Skate Park added near Midtown Greenway. Opened March 2020. Added approximately 2 acres.
Youth Athletic Complex/Park	2015	2025	\$31,500,000	<1%	GF, SPLOST, Grants	\$839,132	\$0	In Progress - Allocated \$450,000 in IF in FY17 Budget for architectural / engineering / design. Initial studies & environmental assessments completed on proposed location. Additional \$323,744 from IF added for FY2020 for planning regarding new location. New location provides for new 89 acres. Construction began summer 2022, expected completion early 2025.
Greenway Lighting	2022	2027	\$1,200,000	20%	GF	\$200,000	\$0	Midland Greenway lighting near completion; working through construction documents to begin phasing of Rock Creek Greenway. Adding lighting to increase safety of residents as popularity of greenway continues to grow. First phase of Rock Creek Greenway complete in FY24. Second phase complete in FY25. Final phase planned for FY27.
Martha Hope Cabin Improvements	2022	2024	\$600,000	66%	GF	\$400,000	\$0	Complete in FY25 ; Planned renovations and new parking in FY24 as coordinated with adjacent City stormwater improvement project. To accommodate the increase in rentals at the cabin as well as the continued growth of Youth Athletics and the need for additional parking in City Park.
Parks Maintenance Building Expansion and Renovation	2022	2023	\$200,000	100%	GF	\$122,989	\$77,280	Expanding Maintenance Facilities in FY23. Renovations to existing facilities complete; Waiting on new Equipment Building until determine new site for Recreation Center.
Wessell Park Parking and Restrooms	2022	2025	\$800,000	40%	GF	\$300,000	\$0	Complete in FY25 - Added new parking lot and restroom facility.
Roper Park Expansion	2023	2026	\$1,500,000	7%	GF	\$100,000	\$0	Added new Sand Volleyball Courts; Pavilion, Parking Lot, etc. beginning in FY26. \$100K added from Impact Fees in FY25.
Aviation Park	2025	2026	\$2,200,000	10%	GF	\$0	\$0	New park on Highlands to Islands Trail that adds 21 acres. Concept designs in progress.
Total of Costs, Expenditures & Impact Fees Encumbered			\$54,768,983			\$7,584,896	\$627,280	

GF = General Fund SPLOST = Special Purpose Local Option Sales Tax Grants = TEA, CDBG, LWCF, etc. IF = Impact Fees

(*) Indicates that the CIE five-year period is based on Gainesville's fiscal year (July 1, 2023 through June 30, 2028)

(^*) Project may be 100% Impact Fee eligible; however, limited funds collected through Impact Fees may not be sufficient to cover full cost of project and may require other funding to complete.

City of Gainesville
Community Work Program FY2024 - FY2028

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2024	2025	2026	2027	2028				
ADMINISTRATIVE SERVICES (Finance, Information Technology, Municipal Court)									
PROJECTS									
Improve Network Security - Implement and improve solutions to improve the City's network security to include the following: use of network monitoring software; accessibility controls; business continuity and recovery plans; prevention of unauthorized equipment on the network; outbound email filters and other data loss prevention measures	X	X	X	X	X	IT	\$250,000	All Funds	On-Going. Best prcties are being followed and several layers of mointoring/protections are in place
Modern-Day Technological Solutions - Ensuring that technological provisions of the City are up-to-date is necessary to provide quality services to our citizens. Improvements and upgrades to hardware and other equipment will be necessary	X	X	X	X	X	IT	\$710,000	All Funds	On-Going. We are continuing to implement best of breed technologies in order to both provide excellent services and safety to users and infrastructure.
CITY MANAGER'S OFFICE									
PROJECTS									
SDS Update - Update the Service Delivery Strategy in accordance with HB 489, in coordination with Hall County and other municipalities				X		CMO, Consultant	\$40,000	GF	
JAB Renovation - Renovate the Joint Administration Building to place related functions in a central location and thereby streamline City operations	X					CMO	\$5,000,000	GF	
Recodification - A comprehensive editorial analysis of existing codified ordinances that will generate an updated Code Book that eliminates conflicts and inconsistencies	X	X				CMO with assistance from all departments	\$50,000	GF	Completed
MCR Upgrade - Upgrade the Municipal Court Room to replace outdated audio/visual equipment and add technology to improve efficiency of meetings	X	X				CMO, Municipal Court, IT, Community Development	\$157,500	GF	Completed
Digital Messaging - Enhance public messaging with the installation of digital message boards at the entrances of the Administration Building	X	X				CMO	\$15,000	GF	Completed
Municipal Election - Biennial election of public officials (Mayor/Council Members for City of Gainesville and Board of Education Members for the Gainesville City School System) and address referendum questions as needed		X		X		CMO	Varies from \$10,000 to \$20,000 per election	GF	
Redistricting - Update voting/ward boundaries after census data is available		X	X			CMO	\$35,000	GF	Completed
Contract Management Software - Research and implement a solution to electronically prepare, review, approve, store, destroy, etc. contracts.			X	X		CMO with assistance from all departments	TBD	GF	
Economic Development - Develop key property in Downtown and Midtown through coordination with interested third-parties.	X	X	X	X	X	CMO with assistance from all departments	Varies	TAD, Private Funding, EDF	
Main Street Jail / City Midtown Block - Demolish the Main Street Jail and seek redevelopment opportunities.	X					CMO with assistance from all departments	\$500,000	GF	

City of Gainesville
Community Work Program FY2024 - FY2028

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2024	2025	2026	2027	2028				
COMMUNICATIONS & TOURISM									
PROJECTS									
Promote Conventions and Tourism in Gainesville - Continue to promote convention and tourism business in Gainesville through marketing, advertising, and contacts	X	X	X	X	X	Communications & Tourism	\$125,000	HM	
Main Street Program - Maintain Main Street designation	X	X	X	X	X	Communications & Tourism	\$16,500	HM/Staff Time	
Citizen Education - Educate the public with bi-annual Citizen's Academy, website updates, social media	X		X		X	Public Relations	\$68,000	HM	
Increase Exposure- Produce council meeting videos, plus other videos/content highlighting various city services, departments, happenings, etc.	X	X	X	X	X	Public Relations	Staff Time	GF	
Greater Gainesville Sports Alliance – Establish the Greater Gainesville Sports Alliance. Create a marketing and execution plant o promote Gainesville as a premier destination for sports planners and enthusiast	X	X	X			Communications & Tourism	Staff Time	HM	
Redevelopment of Green Street Pool Site - redevelop as passive recreation area	X	X	X			Communications & Tourism	2,200,000	GF, Grants, SPLOST	On Hold
Renovation of Lake Lanier Olympic Park Boathouse- Demolition and rebuild the boathouse to a state of the art conference and paddling sports venue	X	X	X			C&T	21,000,000	HM	
Renovation of Historic City Hall- Renovation of Historic City Hall to a premier meeting space for City and Private use.		X				C&T	1.5M	GF and SPLOST	
Launch New Website – Upgrade City’s website to be more user friendly on front and back ends, implement City’s new branding; feature refreshed, more engaging content.						Public Relations	Staff Time		Complete
COMMUNITY DEVELOPMENT (Code Enforcement, Inspections, Planning, Special Projects & Neighborhood Development)									
PROJECTS									
Fair Street Neighborhood - McDonald Street buffer project	X					Special Projects & Private Contractor	\$60,000	CDBG	
Downtown/Midland Streetscapes - Streetscape planning, design & construction for: (1) "Moat" around CBD per Downtown Master Plan, (2) Midtown streetscapes along Main & Bradford Streets	X	X				Planning, Special Projects, PWD & DWR	\$1,000,000	GF, TE Funds, CDBG, Grants, Private Funds	
Midland Greenway Phase II - Complete Midtown Greenway from MLK to Industrial, including the WYE Trail Head/ Parker & Main Street Improvements	X					Special Projects, DWR, PWD, Parks/Recreation, Private Contractor	\$1,100,000	GF, TE Funds, IF	
Midland Greenway Phase III - Continue construction of Midtown Greenway from Industrial Blvd. to Queen City Parkway including the Palmour Drive Connector / Airport Trail	X	X	X			Special Projects, PWD, Parks/Recreation	\$500,000	GF, Grant, IF	

City of Gainesville
Community Work Program FY2024 - FY2028

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2024	2025	2026	2027	2028				
Midland Greenway Phase IV - Study feasibility and construction of Midtown Greenway east extension and the Norfolk Southern Depot Park	X	X	X	X		Special Projects, PWD, Parks/Recreation, GHMPO	\$1,000,000	GF, Grant, IF, TAD	
Comprehensive Plan Update - Complete the 5-year/major update to the Comprehensive Plan	X					Planning, Consultant	\$150,000	GF	
Unified Land Development Code Update - Update the ULDC based on recommendations from the Comprehensive Planning process	X	X	X			Planning & Consultant	TBD	GF	
Local Historic Designation & National Register Updates - Implement recommendations in the Historic Resources Structural Survey Report for local designation and National Register Updates	X	X				Special Projects, Consultant	\$20,000	GF & Grants	
Infill Housing Strategy - Establish Land Bank Authority; economic incentives to assist in removal of slum/blight & dilapidated buildings; in-town/downtown density bonuses	X	X	X			Planning, Special Projects/ Neighborhood Development	Staff Time	GF, Grant	
Impact Fee/CIE Update - City needs to update Impact Fee Plan that was done originally in 2006, due to the City's growth since that time					X	Planning, Special Projects, Consultant	\$40,000	GF & IF	
Atlanta Highway Corridor Plan - Complete master plan for Atlanta Highway corridor	X	X				Planning, Special Projects & CVIOG	\$30,000	GF	
Create Quality Affordable Workforce Housing - Acquire property and/or construct single-family homes for homeownership by income-eligible persons	X					Planning, Special Projects, Consultant	\$1,255,000	HOME, CHIP & CDBG Grants	
Release an RFP for a Master Developer for Lakeshore Mall, Budgetel, and the Gainesville Mill area to begin the process of redeveloping these areas	X	X				Planning	Staff Time	GF	
COMMUNITY SERVICE CENTER (Community Outreach, Hall Area Transit, Home Based Family Support, Meals on Wheels, Senior Center)									
PROJECTS									
Funding Sources - Diversify the funding stream for the CSC, to include identifying and implement new fundraising efforts	X	X	X	X		CSC	Staff Time	Grants, Private Funds	On-going
Launch new WeGo Microtransit Vanpool Service within the City of Gainesville in 2020 and in Hall County in 2021. Sunset Dial-A-Ride Service in 2021.	X	X				HAT	\$975,000	Grants, IG Cares Act	Complete
FIRE									
PROJECTS									
Traffic Preemption System - Install a traffic preemption system for all traffic light intersections within the City allowing for a safer and more efficient response.	X	X	X	X	X	Fire	\$35,000	Fire Fund	3 intersections per year for access to the trauma center
Replacement rescue unit and equipment to replace current R-25		X	X	X		Fire	\$2,000,000	Fire Fund, IF	Ordered

City of Gainesville
Community Work Program FY2024 - FY2028

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2024	2025	2026	2027	2028				
Construct New Fire Station #5 - Construct a three (3) bay station to house a total of 12 personnel. Apparatus would include one (1) engine company and one (1) ladder company. To be located in the east central area of the City.		X				Fire	\$7,800,000	SPLOST VIII & IF	
Construct New Fire Station #6 - Construct a two (2) bay station to house a total of 8 personnel. Apparatus would include one (1) engine company and one (1) rescue company. To be located in the west central area of the City.				X		Fire	\$4,800,000	Fire Fund, SPLOST & IF	
Engine 24 Replacement - Replacement of Engine 24	X					Fire	\$740,000	Fire Fund & LP	Completed
Engine 23 Replacement - Replacement of fire engine 23		X				Fire	\$740,000	Fire Fund & LP	Completed
Fire Boat & Equipment Plus Dock - Additional vehicle/equipment to the fleet for Lake Lanier water rescue & fire-fighting along the 47-miles of shoreline with enclosed dock storage.			X	X		Fire	\$670,000	Fire Fund, IF	
Equip Fire Station #5 with one pumper truck		X	X	X		Fire	\$900,000	Fire Fund, IF	Ordered
Equip Fire Station #6 with one pumper truck					X	Fire	\$900,000	Fire Fund, SPLOST, IF	
GOLF COURSE									
PROJECTS									
Golf Training & Introduction Program - Institute a program to provide an Introduction to Golf for schools and interested citizens, including golf lessons.	X	X	X	X	X	Golf Course	\$50,000	GF	
Club House - Develop plans for a new or renovated Club House, to include area for cart storage.	X					Golf Course	\$315,000	GF, Tournament Proceeds	
Range Renovations - Design and construct renovations to the driving range.		X	X			Golf Course	\$500,000	GF, Fee Revenues	
Maintenance Building - Develop plans for a new or renovated maintenance building.	X	X				Golf Course	\$175,000	GF, Tournament Proceeds	
Bent Grass Conversion - Convert course greens from Bent Grass to Champion Grass.			X	X		Golf Course	\$500,000	GF, Private Donations	
Golf Course Drainage Improvement - Construct a ditch to the right of #4 cart path to divert water from the fairway to the drainage pipe and redirect water from the fairway.	X					Golf Course	\$12,000	GF, Friends of Chattahoochee	
HUMAN RESOURCES									
PROJECTS									
Perform a multi-year HR Audit - Review all processes and policies to ensure compliance with legal requirements, and evaluate the adequacy and effectiveness of each. Identify areas that can be streamlined or carried out more efficiently through the use of technology .	X	X	X	X	X	HR	Staff/Legal Time \$5,000	GF	On-going. We are continuing to review policies and procedures every year to ensure compliance with all local, state and federal requirements.

City of Gainesville
Community Work Program FY2024 - FY2028

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2024	2025	2026	2027	2028				
PARKS AND RECREATION									
PROJECTS									
East Side Greenway (Midtown to New Holland)	X	X	X			Parks & Recreation	\$1,000,000	GF, IF, SPLOST, Grants	In Progress - CSX Transportation property purchased. Working through quiet title issues and brownfield application.
Flat Creek Multiuse Trail	X	X	X			Parks & Recreation	\$850,000	GF, IF, SPLOST, Grants	In Progress - Part of Central Hall Trail that links to Midland Greenway. 95% construction documents and awaiting final approvals from GDOT before preparing for bid process.
Park Amenity Replacements - Replace and upgrade program for all system park amenities such as benches, picnic tables, trash receptacles, pavilions, fishing piers, signage, etc.	X	X	X			Parks & Recreation	\$100,000	FB, GF, SPLOST, Bonds, Grants	In progress
Park Restroom Renovations - Renovate & upgrade all park restroom facilities - Candler Fields & Longwood Park Tennis Courts (new)	X	X	X	X		Parks & Recreation	\$275,000	FB, GF, SPLOST, Bonds, Grants	Restroom facility at Wessell Park complete. Longwood, Roper, and Candler next.
Rental Facilities Equipment Replacement - Chair and Table Replacements at all rental facilities	X	X				Parks & Recreation	\$75,000	FB, GF, SPLOST	Complete
Playground Replacement - Phase II replacement of 20+ year old playground equipment in parks - Next Phase: Riverside, City Park , Lanier Point, and Longwood (Upper)	X	X				Parks & Recreation	\$350,000	FB, GF, SPLOST, Bonds	Complete
Youth Athletic Complex - More field space is needed due to growth in youth athletics	X	X	X			Parks & Recreation	\$11,500,000	GF, IF, SPLOST, Grants	In Progress - Completion expected in March 2025
Park Trail Maintenance - Repair and or replace uneven and broken concrete walkways, wooden bridges and boardwalks in the parks	X	X	X	X	X	Parks & Recreation	\$150,000	GF, private Donations	Bridge being replaced in Longwood Park in FY26.
New Parks Master Plan - A 10-year update of the Parks Master Plan is needed.	X					Parks & Recreation	\$150,000	FB, GF	Complete
Dog Park - Addition of a off lease play area for dogs in the parks.				X		Parks & Recreation	\$50,000	FB, GF, SPLOST, Bonds, Grants	Expanding Dog Park at Midland Greenway in FY25.
Park Community Gardens - Study and construct at least one area for community gardens within park system	X		X			Parks & Recreation	\$10,000	FB, GF, Grants	Delayed
Disc Golf Course - Study and construct a Disc Golf Course at Youth Athletic Complex			X			Parks & Recreation	\$22,000	FB, GF, SPLOST, Bonds, Grants	Complete - 18 hole Disc Golf Course was added at Wessell Park instead of the Youth Athletic Complex.
Park Parking Lots - Repave or resurface park parking lots: Lanier Point; Clarks Bridge; Wilshire Trails; The Rock; Longwood; Holly; Myrtle; Kenwood; City Park; and Candler	X	X				Parks & Recreation	\$150,000	FB, GF	
Frances Meadows Center Park Improvements - Construct trail system as designed around the Frances Meadows and Gainesville Middle School complexes; construct outdoor pool addition for general and lap swimming	X	X	X	X	X	Parks & Recreation	\$2,990,750	GF, IF, SPLOST, Grants	Delayed
Skate Park - Study and construct a public skate park	X					Parks & Recreation	\$2,050,000	GF, IF	X

City of Gainesville
Community Work Program FY2024 - FY2028

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2024	2025	2026	2027	2028				
Civic Center Renovations Concept and Implementation - Customer service issue	X	X	X			Parks & Recreation	\$936,000	FB, SPLOST	Adding a backup generator.
VSI Upgrades - Recreation management software upgrades	X					Parks & Recreation	\$55,000	GF, FB	Complete
Lanier Point Athletic Complex Improvements - Dugout, Landscaping, Building (windows, swings, etc.) & Pavilion, Playground, Batting Cages & Safety Netting, etc.	X	X	X			Park & Recreation	\$725,000	GF, IF, SPLOST, Grants	Complete
City Park Baseball Concession & Restroom Building Replacement	X					Park & Recreation	\$850,000	GF, FB	Complete
Park Signage - Match new City standard	X	X				Parks & Recreation	\$750,000	GF, FB	Complete
Midtown Greenway Extension & Improvements	X	X	X	X		Parks & Recreation	\$3,419,000	IF, FB, SPLOST, GF	In Progress - New Train Park, destination playground, and bollard lighting are complete. New amphitheater/stage, and plaza are in progress.
Midland and Rock Creek Greenway Lighting		X	X			Parks & Recreation	\$400,000	GF, IF	Midland is complete; Rock Creek is in progress.
Recreation Center Planning - in new regional park at Allen Creek				X	X	Parks & Recreation	\$15,000,000	GF, IF, SPLOST, Grants	Ongoing - Development identified as part of new regional park to accommodate growth. \$550,000 encumbered for planning
Athletic Field Fencing - Refencing at City Park, Candler, and Lanier Point			X	X	X	Parks & Recreation	\$140,000	GF, FB	Delayed
Competitive Swimming Timing System	X	X				Parks & Recreation	\$35,000	GF, FB	Complete
Lake Lanier Olympic Park - Park Improvements	X					Parks & Recreation	\$250,000	SPLOST	N/A
Frances Meadows Fitness Center Improvements		X	X			Parks & Recreation	\$225,000	GF, FB	Complete
Frances Meadows Pools Resurfaced						Parks & Recreation	\$300,000	GF, FB	In Progress; also replacing diving blocks for competitive swimming.
Tennis Courts Resurfaced at Longwood and City Park	X					Parks & Recreation	\$35,000	GF, FB	Complete
Civic Center Security Cameras Replaced			X			Parks & Recreation	\$55,000	GF, FB	Complete
Civic Center Portico Added	X					Parks & Recreation	\$150,000	GF, FB	Delayed
Sport Field Lighting Upgrades to LED		X	X	X		Parks & Recreation	\$995,000	GF, FB	Complete except for Longwood Tennis Courts, which are planned for FY26
New Maintenance Building			X			Parks & Recreation	\$100,000	GF, FB	Delayed pending possible Rec Center locations.
Kenwood Playground Added	X					Parks & Recreation	\$45,000	GF, FB	Complete
Longwood Park					X	Parks & Recreation	\$2,253,350	GF, IF, SPLOST, Grants	In Progress - awaiting final approval and award of LWCF Grant Funding.
Myrtle Street Sports Field with lights		X				Parks & Recreation	\$100,000	GF, FB	Complete
Martha Hope Cabin Improvements		X	X			Parks & Recreation	\$1,200,000	GF, IF	Complete

City of Gainesville
Community Work Program FY2024 - FY2028

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2024	2025	2026	2027	2028				
Wessell Park Parking				X	X	Parks & Recreation	\$800,000	GF	Complete
Roper Park Improvements			X	X	X	Parks & Recreation	\$350,000	GF, IF	In Progress - adding 2 sand volleyball courts, pavilion, parking, and updating restrooms.
Dogwood Pavilion Replacement (Longwood Park)		X	X	X		Parls & Recreation	\$1,600,000	GF, FB, Grants	In Progress - Concept complete with construction documents in the works.
Aviation Park			X	X	X	Parls & Recreation	\$2,000,000	GF, FB, Grants	In Progress - Developing concept plans including parking, pavilion, playground, pickleball courts, etc.
POLICE									
PROJECTS									
Police Training Facility, Phase II - Construct Phase II of the police training facility which includes a shoot house, a training building with instructional classroom space, and indoor weapons training simulator	X	X				Police	\$3,326,000	GF, LP, IG, SPLOST	Currently Under Design
PUBLIC WORKS									
PROJECTS									
Lee Gilmer Airport Improvements - Undertake projects as recommended in the airport capital improvement plan	X					Airport	\$13,625,000	GF, Airport, GDOT, FAA, Grants	
Road Improvement Programs - Conduct programs in accordance with the road maintenance plan to improve the 1402.7 miles of City streets that are rated on an annual basis. Programs include resurfacing, patching, full depth reclamation, rubberizations and in-house paving program	X	X	X	X	X	PW Engineering, Streets, GDOT	\$13,625,000	GF, FB, IG, CIP, LMIG, GDOT	
Sidewalk Improvements - Install sidewalks in accordance with the City's sidewalk improvement plan	X	X	X	X	X	PW Engineering	\$1,000,000	GF, Grants	
Thermoplastic Restriping - Perform thermoplastic restriping on certain classified City streets to meet Federal compliance mandates	X	X	X	X	X	Traffic Engineering	\$50,000	GF, LMIG	
Citywide Traffic Calming - Continue traffic calming measures including speed tables, pedestrian crossings, signage, equipment, and related expenses	X	X	X	X	X	Traffic Engineering	\$220,000	GF	
Interchange Beautification - New landscaping at Exit 20 (I-985 & Queen City Parkway)	X	X				PW Engineering	\$600,000	GF, Chamber of Commerce, Private Donations	
Transportation Improvement Program - Conduct programs in accordance with the transportation master plan to improve the infrastructure, intersections and traffic conditions within the City.	X	X	X	X	X	Traffic Engineering	\$15,000,000	GF, FB, IG, CIP, GDOT, Grants	

City of Gainesville
Community Work Program FY2024 - FY2028

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2024	2025	2026	2027	2028				
Prior Street-Jesse Jewell Intersection Improvement - Add a southbound left turn lane on Prior at Jesse Jewell	X					PW Engineering	\$75,000	GF, GDOT	
Park Hill Drive and South Enota Drive Intersection Improvements - Improve the capacity of the intersection by development of a design for potential improvements, upgrading traffic signals, adding necessary turn lanes according to the design, purchasing right of way, and installing pedestrian signals to meet State ADA mandates	X					PW Engineering	\$350,000	GF, GDOT	
Bradford and Washington Streetscapes - Make improvements to Bradford St from Washington St to Academy St and Washington St from EE Butler Pkwy to Bradford St	X					PW Engineering	\$150,000	GF	
Thermoplastic Crosswalk Improvements - Install decorative thermoplastic crosswalks at 5 intersections. EE Butler Pkwy/Spring St, EE Butler Pkwy/Washington St, Jesse Jewell Pkwy/Bradford St, Jesse Jewell Pkwy/Main St and Jesse Jewell Pkwy/West Academy St	X					PW Engineering	\$350,000	GF	
E.E. Butler Pkwy at MLK Jr Blvd; Athens Street at MLK Jr Blvd Intersection improvement		X				PW Engineering	\$1,250,000	GF, FB, IG, CIP, GDOT, Grants	
Operations Manual - Develop operations manual for all Public Works divisions, including annual updates.	X	X	X	X		PW Engineering	Staff Time	GF	
Intelligent Transportation System Evaluation & Implementation to provide interconnectivity to GDOT - Connect various Intelligent Transportation Systems (ITS) that are located throughout the City into a central location that will enable a constant link of communication to our major corridor's traffic signals and eventually permit internet users the ability to access traffic cameras through the GDOT website	X					Traffic Engineering	\$175,000	GF	
Intelligent Transportation System Intersection Improvements - Install Intelligent Transportation System at all major intersections within the City	X					Traffic Engineering	\$100,000	GF	
Jesse Jewell Parkway at Auburn Avenue Intersection Improvement - add an eastbound Jesse Jewell right-turn lane.	X					Traffic Engineering	\$140,000	GF	
Browns Bridge Road at West End Avenue Intersection Improvement - add a westbound Browns Bridge right-turn lane.	X					Traffic Engineering	\$450,000	GF	
Jesse Jewell Pkwy at EE Butler Pkwy Intersection Improvement - extend the eastbound Jesse Jewell right-turn lane from the pedestrian bridge to EE Butler Parkway.	X					Traffic Engineering	\$280,000	GF	
Bridge Maintenance Program - Perform maintenance on the City's bridge infrastructures	X					PW Engineering	\$75,000	GF	
Asphalt Preservation Program - Utilize crack seal and other pavement preservation methods	X					PW Engineering	\$25,000	GF	

City of Gainesville
Community Work Program FY2024 - FY2028

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2024	2025	2026	2027	2028				
Roadway Beautification Program - Improve the condition and appearance of the Rights-of-ways and medians throughout the City	X	X				Landscape Management	\$200,000	GF	
Construct new Public Works Complex - Construct new complex for Public Works divisions of Vehicle Services, Traffic, Streets and Solid Waste	X					PW Engineering	\$8,000,000	GF, SPLOST	
Cemetery Expansion - Open additional section of Alta Vista Cemetery			X			Cemetery	TBD	CTF	
Green Hill Circle Connector - Extend Green Hill Cir to connect to Shallowford Dr to improve traffic operations near along the Dawsonville Hwy corridor.	X	X				PW Engineering	TBD	SPLOST	
Green Street Study Implementation - Construct the improvements to Green St identified in the Green Street Improvement Feasibility Study.	X	X	X	X		PW Engineering	TBD	GF	
City Park Roundabout - Design a roundabout at the intersection of Memorial Dr / Glenwood Dr / Prior St.	X	X	X	X		PW Engineering	TBD	GF	
Davis Street Extension - Extend Davis St from its current terminus at Wills St to Queen City Pkwy.	X					PW Engineering	TBD	CDGB	
Oak Tree Drive / SR 60 Connector Improvements - Construct improvements along Oak Tree Dr and Riverside Dr.	X	X	X	X		PW Engineering	TBD	GF, GTIB, GDOT	
Upgrade MLK Jr. Boulevard to a "complete street" focused on pedestrian improvements, from Queen City Parkway to E. E. Butler Parkway.			x			PW Engineering	TBD	GF, TAP, IF	Candidate project
Expand the Midland Greenway along the unused CSX interchange track right-of-way to connect to Fair Street Neighborhood and New Holland.			x			Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Multi-Use Trail - Connect existing trail from Longwood Park along Pearl Nix Pkwy to Lakeshore Drive and connect to Lakeshore Mall.			x			Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Multi-Use Trail - Connect Existing Wilshire Trails along Pearl Nix Pkwy to John W Morrow Jr Pkwy.		x				Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Study traffic operations / signalization at the Enota Avenue and Virginia Avenue intersections to improve pedestrian safety.		x				Traffic Engineering	TBD	GF	Candidate project
Assess prior Green Street / Park Hill Drive intersection improvement concepts for future applicability.			x			Traffic Engineering	TBD	GF	Candidate project
Add connection to Linwood Nature Preserve off Crystal Dr./Springview Dr.					x	PW Engineering	TBD	TBD	Candidate project
Provide better pedestrian accessibility and safety along Browns Bridge Road through improved sidewalks / streetscapes, bike lanes, limited curb cuts, better lighting, and street trees.			x			PW Engineering	TBD	TBD	Candidate project
Connect Alta Vista Cemetery, Longwood Park, and Lakeshore Mall area by connecting them to the Wilshire Trails and the Midland Greenway through new multi-use trails.					x	Planning, Special Projects, PWD, Parks/Recreation	TBD	TBD	Candidate project

City of Gainesville
Community Work Program FY2024 - FY2028

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2024	2025	2026	2027	2028				
Install sidewalks and other pedestrian and bicycle improvements along Pearl Nix Parkway.		x				PW Engineering	TBD	GF, Grants	Candidate project
Provide for better and safer pedestrian connections across John Morrow Parkway, especially at the Pearl Nix Parkway intersection.		x				Traffic Engineering	TBD	TBD	Candidate project
Multi-Use Trail: Connect Midland Greenway to Lakeshore Mall through Budgetel Redevelopment Area.			x			Special Projects, PWD, Parks/Recreation	TBD	TBD	Candidate project
Add Pedestrian Crossing at the intersection of Queen City Pkwy and Summit St for trail connection from Midland Greenway to Budgetel Redevelopment area (trail through Armour St).				x		PW Engineering	TBD	TBD	Candidate project
Add sidewalks along Limestone Parkway.		x				PW Engineering	TBD	GF, Grants	Candidate project
Improve the street environment to enhance walkability at Jesse Jewell Parkway in New Holland.					x	PW Engineering	TBD	TBD	Candidate project
Link Gainesville Mill to Midland Greenway via Phase III.				x		Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Determine the feasibility of connecting the New Holland Mill to the Fair Street neighborhood with sidewalks along Myrtle Street.		x				Planning, PW Engineering	TBD	GF, Grants	Candidate project
Trail connection at Mundy Mill.					x	Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
Expand Dawsonville Highway to 3 lanes in each direction between Shallowford Rd. and Ahaluna Dr.					x	PW Engineering	TBD	GF, GDOT	Candidate project
Multi-Use Trail in Gainesville Mill Redevelopment Area connecting Midland Greenway to existing trail on Marler Street to end of Marler Street.				x		Special Projects, PWD, Parks/Recreation	TBD	GF, TAP, IF	Candidate project
WATER RESOURCES									
PROJECTS									
Meter Maintenance Program - Continue program to replace aging water meters with new radio read meters and increase FlexNet coverage area.	X	X	X	X	X	Meter Services	\$4,750,000	Capital Project Fund	
Tank Maintenance Program - Annual maintenance of tanks within the water system, including inspection and painting	X	X	X	X	X	Engineering & Construction Services	\$2,800,000	Capital Project Fund	
Lift Station Improvement Program - Continue annual improvements on lift stations, as needed, to ensure capacity	X	X	X	X	X	Engineering & Construction Services	\$8,000,000	Capital Project Fund	
Water Treatment Plant Maintenance - Continue major maintenance projects at water treatment plants including electrical control upgrades and new VFDs for pumps	X	X	X	X	X	Engineering & Construction Services	\$35,000,000	Capital Project Fund & GEFA	
Water Main Extension/Maintenance/Improvement - Continue extensions, maintenance and improvements of water mains as needed	X	X	X	X	X	Engineering & Construction Services	\$8,500,000	Capital Project Fund	
Water & Sewer Utility Relocations - Relocate water & sewer mains as required by GDOT for transportation improvements	X	X	X	X	X	Engineering & Construction Services	\$37,000,000	Capital Project Fund & Bonds	

City of Gainesville
Community Work Program FY2024 - FY2028

Project						Responsible Party	Estimated Cost	Funding Source	Notes
	2024	2025	2026	2027	2028				
Sanitary Sewer Extension/Maintenance/Improvement - Continue replacement and rehabilitation program of the sanitary sewer system	X	X	X	X	X	Engineering & Construction Services	\$7,500,000	Capital Project Fund	
Water Reclamation Facilities Improvements - Improvements at Linwood - replacing membrane system and discharge pipe; and at Flat Creek- bar screen and aerator gears replacement and Primary Clarifiers project; and other maintenance projects	X	X	X	X	X	Engineering & Construction Services	\$58,000,000	Capital Project Fund/GEFA	
Sewer System Extension Program - Continue extensions of sanitary sewer as needed	X	X	X	X	X	Engineering & Construction Services	\$1,250,000	Capital Project Fund	
Manhole Lining Rehabilitation/Improvements - Install manhole lining & other improvements to reduce inflow & infiltration	X	X	X	X	X	Engineering & Construction Services	\$250,000	Capital Project Fund	
Stormwater Planning - Conduct stormwater planning throughout the City to include identifying future capital projects, needed maintenance, and evaluation of funding sources.	X	X	X	X	X	Stormwater	\$1,000,000	SPLOST	
Storm Drainage Improvement Program - Install, repair, and/or reconstruct stormwater drainage facilities at various locations throughout the City as identified by staff and the Stormwater Capital Improvements Plan	X	X	X	X	X	Stormwater	\$4,900,000	SPLOST	
Water System Master Plan and Hydraulic Modeling - Long range plan for improvements needed in the water distribution system and Water Treatment Plants	X		X	X		Engineering & Construction Services	\$1,000,000	Capital Project Fund	
Wastewater System Master Plan - Long range plan for improvements needed in the wastewater collection system and Water Reclamation Facilities	X			X		Engineering & Construction Services	\$1,000,000	Capital Project Fund	
Asset Management Implementation - Program to identify and track condition of DWR assets for comprehensive replacement/rehab schedule	X	X	X	X	X	Engineering & Construction Services	\$1,500,000	Capital Project Fund	
Athens Highway Sanitary Sewer Extension - Extension of the City's sanitary sewer collection system along the Athens Highway corridor	X	X	X			Engineering & Construction Services	\$32,600,000	Capital Project Fund	
Clarks Bridge Road Lift Station - to serve the upgraded Olympic Rowing Venue		X	X			Engineering & Construction Services	\$2,500,000	Capital Project Fund	
Squirrel Creek Sanitary Sewer Improvements - Replacement of the City's sanitary sewer lift station that serves the Thompson Bridge corridor	X	X	X			Engineering & Construction Services	\$26,400,000	Capital Project Fund	
IT Upgrades - Replacement and upgrade of Information Technology (IT) assets to ensure reliability and security of the Department's water and wastewater operations	X	X	X	X	X	Engineering & Construction Services	\$1,250,000	Capital Project Fund	
Flat Creek Watershed Improvements - Improvements to the Flat Creek Ecosystem from Banks Street to Parker Street	X	X				Engineering & Construction Services	\$3,100,000	Capital Project Fund	



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: February 14, 2025

Date Submitted: February 18, 2025

Final Approval Date: February 26, 2025

Presenter: Abb Hayes, City Attorney

Item of Business: **Public Hearing Item: March 4, 2025 Council Meeting**
Request from **Kelley Intown Properties** to rezone a 1.09± acres tract located on the northwest side of the intersection of Oak Tree Drive and Riverside Drive and the northeast side of the intersection of Oak Tree Drive and Riverside Terrace (a/k/a **1038 Riverside Terrace, NE; 1037, 1045 and 1053 Riverside Drive, NE**) from Residential-I (R-I) to Residential-II (R-II). **Ward Number: Two.** Tax Parcel Number(s): 01-075-001-005, 006, 007 and 026. **Request: 8 residential condominiums.**

Meeting Date: February 27, 2025

Purpose of Request:

To provide an overview of the following zoning request as presented at the February 11, 2025, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

The applicant is proposing to rezone the subject tract from R-I to R-II to construct a total of 8 condominium units that will be for sale. The condominiums are designed as paired villas (duplex units) and each unit will have a rear entry two-car garage. Above the garage will be two living levels at a minimum of 2,100 square feet of heated space with three or four bedrooms. The first floor above the garage will be at street grade facing Riverside Drive. A single access driveway is proposed from Riverside Terrace and 8 parallel guest parking spaces will be provided at the rear of the condominium units. Water, sewer and onsite storm water / water quality measures will be provided. The property consists of four parcels and contains no structures. The parcel located at 1038 Riverside Terrace previously contained a single-family home that was destroyed by fire and was later demolished in 2012. Adjacent uses include single-family homes, duplex homes, Longstreet Café, Causey Orthodontics and Casei & Kennedy Hair Studio.

Department Recommendation:

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

SAMPLE MOTIONS:

Approval of Ordinance 2025- :

I move to approve the ordinance to rezone the subject property from Residential-I (R-I) to Residential-II (R-II) with seven conditions as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Legal ad
2. PAB Recommendation Report
3. Proposed Rezoning Ordinance
4. Location maps
5. Narrative
6. Plat
7. Site plan
8. Building 1 Exterior Elevation
9. Building 1 Floor plan
10. Building 2 & 3 Elevation & Floor plan
11. Building 4 Elevation
12. Architectural renderings

Council will conduct a public hearing on **Tuesday, March 4, 2025 at 5:30 p.m.** on the transmittal of the annual update report on the Gainesville Impact Fees Program to the Georgia Mountains Regional Commission for review. This hearing will be held at the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), located at 701 Queen City Parkway. Copies of the draft FY 2024 Annual Update for the Impact Fees program will be available for public review at the office of the Community and Economic Development Department during regular business hours, 8:00 a.m. – 5:00 p.m. Monday through Friday, starting on Monday, February 17, 2025. The draft annual update also will be posted under the Community & Economic Development page on the City of Gainesville website at <https://www.gainesville.org/>. Additional information is available from the City of Gainesville, Community and Economic Development Department, Planning Division, by calling telephone 770-531-6570.

143987 2/12

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, March 4, 2025 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 **Kelley Intown Properties** to rezone a 1.09± acres tract located on the northwest side of the intersection of Oak Tree Drive and Riverside Drive and the northeast side of the intersection of Oak Tree Drive and Riverside Terrace (a/k/a **1038 Riverside Terrace, NE; 1037, 1045 and 1053 Riverside Drive, NE**) from Residential-I (R-I) to Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 01-075-001-005, 006, 007 and 026 Request: **8 residential** condominiums
 - 2) Request from **Phil Devries** to rezone a 2.39± acres tract located southwest of the intersection of Atlanta Highway and Ray Street, having road frontage at the south of Wood Avenue at its terminus (a/k/a **0 Atlanta Highway, SW**) from Light Industrial (L-I) to Residential-II (R-II). Ward Number: Four Tax Parcel Number(s): 08-008-000-136 Request: **15 rental** cottages
- 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))

143990 2/12

Public Sales/Auctions

ABANDONED VEHICLE AUCTION SALE PUBLIC SALES/AUCTION

These Vehicles will be sold at Public Auction at 4096 Chamblee Road Oakwood, Georgia on February 20, 2025 at 10:00 The following vehicles are declared abandoned and foreclosed vehicles pursuant to OCGA 40-11-19. 2018 Chevrolet Suburban, TGK3733, VIN 1GNSKHKC8JR242936 2003 FORD F-150,VIN: 1FTRX17W03NA75338 2006 FORD MUSTANG, RUH0655, VIN: 1ZVHT84N865139560 **143150 2/5, 2/12**

CITY OF GAINESVILLE ONLINE SURPLUS AUCTION

The City of Gainesville surplus and seized/abandoned items, etc., will be available for purchase on the Internet. Auction items can be viewed online February 28, 2025 until March 7, 2025. Visit www.govdeals.com to view assets and register to bid online. Contact GovDeals Help Desk at 800-613-0156 for help with bid registration. E-mail cbeck@gainesvillega.gov or bcarpio@gainesvillega.gov with questions.

143641 2/5, 12, 19

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 02/20/2025 12:00pm Nancy Morales 2236 household goods Edward Majors 1716 Antiques and household items. Nikita Payne 1108 Washer/dryer, boxes, mattress

The auction will be listed and advertised on www.storagetreasures.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. The auction will be listed and advertised on www.storagetreasures.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. **143634 2/5, 12, 19, 26**

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: 3719 Winder Hwy Flowery Branch GA 30542, 02/20/2025 at 2:00pm 513 Joyce Andrade Household Goods 5011 fayshawn Brown 2 beds, living room, boxes The auction will be listed and advertised on www.storagetreasures.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. **143509 2/5, 2/12**

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: Extra Space Storage 891 W Ridge Rd Gainesville, GA 30501 February 28, 2025 1:00 PM Unit 1029 Sylvester Campbell boxes, furniture, household appliances Unit 1037 Nastassia Waller household items, furniture, washer and dryer Unit 1276 Shandelle Molnar TVs, bed night stand, personal belongings Unit 1280 Joshua Visbal boxes with clothes, toys, dishes, dresser Unit 2290 Yanetta McClellan beds,TVs,couch,clothes, childrens clothes and toys

The auction will be listed and advertised on www.storagetreasures.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. **143817 2/12, 2/19**

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 at/after **1:00 PM on FEBRUARY 20, 2025 @**

www.LockerFox.com. SALE IS SUBJECT TO ADJOURNMENT until the winning bidder takes possession of the property. **STORAGE DEPOT 879 SW AIRPORT DR, GAINESVILLE, GA 30501:** Savanna Valle 300C: mirror, clothing, blanket, totes. STORAGE DEPOT 1150 SW DORSEY ST, GAINESVILLE, GA 30501: Travis Stephens 513: mattresses, luggage, wagon, boxes. **STORAGE DEPOT 635 INDUSTRIAL BLVD, GAINESVILLE, GA 30501:** Litaja Humphrey 152: lawn mower, weed eater, couch, loveseat, lawn chairs, clothing, bags. **STORAGE DEPOT 319 LINWOOD DR, GAINESVILLE, GA 30501:** Colby Craddock 04: dresser, fishing poles, bags; Raquel Drayton 8D: bags, box; Stephen Wilson Jr 8l: nightstand, buckets, totes, Øres; Jacquelynn R Swiger 25: boxes, totes, toys, furniture, clothing, household goods. **143671 2/5, 2/12**

Notice is hereby that on the 19th of February, 2025 at 5140 McEver Road Self Storage Oakwood, GA 30566 the undersigned will sell at the public auction by competitive bidding online on or after 2:00pm at storageauctions.com. The following personal property stored with this facility. All sales are cash only and all items must be removed from the unit within 48 hours. Nicholas Howard Unit #037 Household Goods, Misc. Derek Henderson Unit #048 Household Goods, Misc. Elizabeth Crane Unit #055 Household Goods, Misc. Thomas Delaney Unit #106 Household Goods, Misc. Leslie Turner Unit #158 Household Goods, Misc. Thomas Long Unit #205 Household Goods, Misc. Jerry Mintz Unit #215 Household Goods, Misc. Curtis Rosebud Unit #290 Household Goods, Misc. Calvin Milsap Unit #300 Household Goods, Misc. Shanegwa Gibson Unit #414 Household Goods, Misc. Amanda Francisco Unit #422 Household Goods, Misc. Julius Hutchinson Unit #423 Household Goods, Misc. Adam Mitchell Unit #509 Household Goods, Misc. Ronda Brooks Unit #522 Household Goods, Misc. Crystal Perez Unit #573 Household Goods, Misc. Felipe Rios Unit #604 Household Goods, Misc. Chrispin Tshimungu Unit #606 Household Goods, Misc. Pamela Bagwell Unit #722 Household Goods, Misc. Lisa Carder Unit #815 Household Goods, Misc. Chrystal Saxon Unit #845 Household Goods, Misc. DeShaun Young Unit #849 Household Goods, Misc. Tiffany Tatum Unit #877 Household Goods, Misc. Marisa Mapes Unit #906 Household Goods, Misc. Amy Conger Unit #922 Household Goods, Misc. Ivan Casas Unit #962 Household Goods, Misc. **143550 2/5, 2/12**

Notice of Public Auction

Mini Mall Storage 6720 Cleveland Highway Clermont, GA 30527 (770)824-9900 We will be holding a public auction online at **SelfStorageAuction.com**

Date: February 20, 2025The payment methods excepted for this are cash, debit, Visa, Mastercard and Amex. All sales are final: The bidder must place a \$100.00 cash deposit, make payment and clear out the unit within 48 hours from the time the auction closes. Once the unit has been inspected, the \$100.00 cash deposit will be returned to the bidder. We currently have 1 unit in auction.

Unit: CC36– Tools, Latter, Boxes, Totes, Crates, Bags, Roller carts x2, motor covers, wheels, floor jack, furniture, suitcase, lamps, stools, pictures, dog cage, and miscellaneous items. Unit: A20- Mattress, Box Spring, Mirror, 2 Dressers, Settee, bed clothes, tires, boxes, headboard, footboard, box fan, area rug, toys, trunk, and miscellaneous items. **143137 2/5, 2/12**

Notice of Sale.

Notice is Hereby given that Northeast Georgia Storage Center LLC, intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the Georgia Self-Storage Facility Act, Georgia Code Section 10-4-210 to 10-4-215. The undersigned will sell at public sale by competitive bidding on Friday, February 28th, 2025 at 9:00 am on the premises where said property is being stored and which is located at, Northeast Georgia Storage Center, 1980 Delta Drive, Gainesville Georgia 30501, County of Hall, State of Georgia. 770-536-5173. The personal property found in units: A008 Andres Ibarra- Air compressor, drill press and other tools; A029 Victor Guillen- Miter saw, table saw, ladders, air compressor, other tools; D034 Katalin Nagy- Furniture, truck toolbox; G016 Bonnie Arnold- Camera, bag of camera parts; M005 Amber Smith- 55-inch TV, household items. Purchases must be made with cash. All items are sold as is. Sale is subject to cancellation and Tenant has the right to redeem prior to sale. **143980 2/12, 2/19**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Clermont 5924 Cleveland Hwy Clermont GA 30527 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. James E McGeorge unit #235; Kim Smith unit #307; Trey Kemp unit #416; Hicham Taghzout unit #439. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143462 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Oakwood 3825 Old Flowery Branch Rd Oakwood GA 30566 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Dena Brewer unit #D16; Brenda Karnath unit #I27; Tammy Yawn unit #M30. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143484 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Dawsonville 127 Storage Way Dawsonville GA 30534 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Damian Breaert unit #A004; Tina Leonard unit #C029; Matt Connor unit #D020; Kinsley McNair unit #D082. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143491 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Gainesville GA 1405 NW McEver Rd Gainesville GA 30504 intends to hold a public sale to sell the property stored in the following units

stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Carlos Cobb unit #1008; Diego Amaya unit #1063; Jane Lesko unit #1069; Naomi Garcia unit #B108; Donald Padilla unit #D130; Jerome Harris unit #E139. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143483 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Gainesville2 2779 Dawsonville Hwy Gainesville GA 30506 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Virginia Smith unit #195; David Lawson unit #207; Margorie H Cruz unit #601; Daisy Pagan unit #834. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143505 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Lanier 5335 Browns Bridge Rd Gainesville GA 30504 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. David Winstead unit #B102. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143504 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Oakwood 3825 Old Flowery Branch Rd Oakwood GA 30566 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Dena Brewer unit #D16; Brenda Karnath unit #I27; Tammy Yawn unit #M30. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143484 2/5, 2/12**

The following units will be sold at public auction on Saturday, February 15, 2025, for non-payment of storage fees: B19 — Heather Redmon B5 — Candace Stephens B7 — Miriah McNeill B18 — Ashley Thomason A17— Catherine Scarborough C4 — Genevieve Scott Units will be sold as a whole for cash only. Contents must be removed promptly and unit left broom-clean. Lula Mini Storage reserves the right to withdraw any unit from the sale or refuse any bid. **143651 2/5, 2/12**

THESE VEHICLES WILL BE SOLD AT PUBLIC AUCTION ONLINE AT 10:00 A.M. ON TUESDAY FEBRUARY 18, 2025. THESE VEHICLES ARE PRESENTLY LOCATED AT STATEWIDE WRECKER SERVICE INC, 2315 MURPHY

BLVD, GAINESVILLE, GA 30504. THE FOLLOWING VEHICLES ARE DECLARED ABANDONED AND FORECLOSED VEHICLES PURSUANT TO OCGA 40-11-19. 770-279-8424 www.welchelauction.com 2000 Mini Bike T0720016110114972 1997 Winnebago Motorhome 1GBLP37J5V3307554 1992 Chevrolet P-Series 1GBJP37N3N3319406 2003 Coleman Niagra 4CP695H1237234096 2014 Chevrolet Cruze 1G1PC55B9E7265606 2012 Volkswagen Jetta 3VWDX7AJXCM350893 2011 Chevrolet Malibu 1G1ZD5E16BF367536 2010 Toyota Corolla 1NXBU4EE2AZ232503 2012 Chevrolet Cruze 1G1PC55H5C7179436 2015 Chrysler 200 1C3CCCAB1FN716797 2003 Chevrolet Astro Van 1GCDM19X73B139403 2005 Toyota Corolla Matrix 2T1KR32E25C390797 1992 Ford F-150 1FTDF15N7NNA13512 2006 BMW X5 5UXFB53596LV25671 **143548 2/5, 2/12**

Will Be Sold Online at Lockerfox.com

Notice is hereby given that on Auction Date: February 17, 2025 U-Haul Company of Northeast Georgia will Sell under the contractual landlords lien process by Online auction the following storage units. The goods to be sold are generally described as household goods. **Gainesville:** U-Haul Of Oakwood: 2101 Angelica Ramirez **143532 2/5, 2/12**

Probate Notices

ESTATE OF SOUTH CAROLINA COUNTY OF CHARLESTON IN RE: THE ESTATE OF ROLANDO ALEXIS NUNEZ MORENO CASE NO: 2023-ES10-02299 IN THE PROBATE COURT NOTICE OF HEARING~ VIRTUAL HEARING NOTICE IS HEREBY GIVEN TO: CHRISTOPHER J. MURPHY, ESQUIRE, ATTORNEY FOR PETITIONER 136 W. RICHARD SON AVE. SUMMERVILLE, SC 29483 PETITIONER OR PETITIONER'S COUNSEL SHALL CAUSE NOTICE (PURSUANT TO SCPC SECTION 62-1-401 TO BE GIVEN TO ALL INTERESTED PERSONS OR THEIR ATTORNEYS. AS THE PETITIONER YOU ARE RESPONSIBLE FOR OBTAINING A COURT REPORTER FOR THE HEARING THAT YOU HAVE REQUESTED. IF YOU NEED MORE THAN ONE HOUR ON YOUR CASE- YOU MUST NOTIFY THE CLERK OF PROBATE COURT IMMEDIATELY. NOTIFICATION OF INVITATION FOR VIRTUAL ATTENDANCE OF THE HEARING SHALL BE PROVIDED BY THIS COURT TO PETITIONER'S COUNSEL ONE WEEK PRIOR TO C O M M E N C E M E N T OF THE SCHEDULED HEARING; AND ONCE RECEIVED, PETITIONER'S COUNSEL SHALL PROVIDE THIS NOTIFICATION TO ALL PARTIES ENTITLED TO NOTICE OF SAME. ANY AND ALL PARTIES MAY ALSO REQUEST ATTENDANCE OF THE HEARING BY PHONE OR EMAIL COMMUNICATION TO EITHER AYVA KUNES, ESQUIRE, LAW CLERK OF CHARLESTON COUNTY PROBATE COURT, 843-958-5194, OR AVKUNES@CHARLESTONCOUNTY.ORG, OR DENA BYRD-BYRUM, ESQUIRE, LAW CLERK 843-958-5012, OR D B Y R D - B Y R U M @ CHARLESTONCOUNTY.ORG

DATE OF HEARING: MARCH 24, 2025 TIME: 10:00 A.M. EASTERN STANDARD TIME PLACE: VIRTUAL HEARING for the Charleston County Probate Court Historic Courthouse, 84 Broad Street Charleston, South Carolina 29401 DESCRIPTION/SUBJECT MATTER: ON PETITIONER'S PETITION TO DENY OR LIMIT INHERITANCE. This 17 day of January, 2025. Signature: Name: IRVING. CONDON, JUDGE OF PROBATE Address: 84 BROAD STREET - THIRD FLOOR

CHARLESTON, SOUTH CAROLINA 29401 Telephone: (843) 958-5030 Clerk Probate Court Charleston County, South Carolina **143255 1/29, 2/5, 2/12**

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF Donald Wayne Adams, DECEASED ESTATE NO. E-25-006 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: whom it may concern:

Dana Dooley has petitioned for (Letters of Administration) to be appointed administrator of the estate of **Donald Wayne Adams** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. March 3rd, 2025.

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. Patty Walters Laine Judge of the Probate Court

By: S. Carley Clerk of the Probate Court 116 Spring Street First Floor Gainesville, Georgia 30501 Address 770-531-6923 Telephone Number **143433 1/29, 2/5, 12, 19**

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF Wanda Gail Auer, DECEASED ESTATE NO. E-24-226 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: whom it may concern:

Douglas Arnold Wood has petitioned for (Letters of Administration) to be appointed administrator of the estate of **Wanda Gail Auer** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. March 3rd, 2025.

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. Patty Walters Laine Judge of the Probate Court By: S. Carley Clerk of the Probate Court 116 Spring Street First Floor Gainesville, Georgia 30501 Address 770-531-6923

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant.....Kelley Intown Properties (Kim Kelley)
Property Owner.....Southernwood Homes, Inc.
Location.....1038 Riverside Terrace, NE
1037, 1045 and 1053 Riverside Drive, NE
Request.....Rezone from R-I to R-II
Total Acres1.09± acres tract
Ward.....Two
Proposed Use.....8 residential condominiums
Planning Division Staff Recommendation.....**Approval, with conditions**
Planning & Appeals Board Recommendation.....**Approval, with conditions**
DateFebruary 11, 2025

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

The applicant is proposing to rezone the subject tract from Residential-I (R-I) to Residential-II (R-II) to construct a total of 8 condominium units that will be for sale. The subject property consists of four undeveloped parcels which are partially wooded and are located within the Gateway Corridor Overlay Zone. The parcel located at 1038 Riverside Terrace previously contained a single-family home that burned and was later demolished in 2012.

The proposed condominiums are designed as paired villas (duplex units) and each unit will provide a rear entry two car garage. Above the garage will be two living levels at a minimum of 2,100 square feet of heated space with three or four bedrooms. The first floor above the garage will be at street grade with individual walkway access to the existing sidewalks along Riverside Drive. A single access driveway is proposed from Riverside Terrace and 8 parallel guest parking spaces will be provided at the rear of the condominium units. Water, sewer and onsite stormwater/water quality measures will be provided.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes, duplex home	Residential-I (R-I)
South	Causey Orthodontics,	Neighborhood Business (N-B)
	Casei & Kennedy Hair Studio; Single-Family Home	Residential-I (R-I)
East	Single-Family Homes	Residential-I (R-I)
West	Longstreet Café;	Neighborhood Business (N-B)
	Rental Home	Residential-I (R-I)

▪ **Other Departmental Comments**

Coordination with the Georgia Department of Transportation is required for this site. For access to SR 11 / Riverside Drive and Oak Tree Drive or work within right-of-way, permitting will need to be approved.

There were no other departmental comments regarding this request.

▪ **Zoning History**

2023 - A request by Bradley Dunckel to amend the zoning conditions on a 1.38[±] acres tract located at 1180 Riverside Terrace, NE zoned Residential-II (R-II) was approved with conditions for seven residential condominiums.

2023 - A request by Bradley Dunckel to rezone a 0.48[±] acre tract located at 1113 and 1117 Green Street Circle from Residential-I (R-I) to Office and Institutional (O-I) was approved with conditions for office uses.

2017 - A request by The 5 MCS, LLC to rezone a 5.24[±] acres tract located at 1012 Enota Avenue from Residential-I (R-I) and Planned Unit Development (P-U-D) to Planned Unit Development (P-U-D) was approved with conditions for an assisted living facility, townhome cottages and a single-family home.

2015 - A request by JHME Properties, L.P. for a special use for a Dunkin Donuts restaurant within the Neighborhood Business (N-B) zoning district located at 1191 Thompson Bridge Road was approved with conditions.

▪ **Staff Analysis**

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

The subject tract is located within an area consisting of residential, office and commercial uses. Specially the property is located within an established single-family residential district that is adjacent to a neighborhood commercial node. The proposed duplex condominiums appear appropriate given the mixture of uses and zoning districts within the immediate area which consist of Residential-I (R-I), Residential-II (R-II), Residential and Office (R-O), Neighborhood Business (N-B) and Planned Unit Development (P-U-D).

(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 due to only eight residential units being proposed. Sufficient parking, storm water detention and landscaping will be provided that will improve the function and aesthetics of the property. While access is limited, there appears to be sufficient sight distance for the proposed shared driveway. Any traffic generated should be minimal given the scale of the project. However, there are currently significant delays at the intersections of Riverside Drive, Riverside Terrace and Oak Tree Drive during the A.M. and P.M. peak hours. This is due to patrons eating at Longstreet Café and Oak Tree Drive serving as a cut-thru between Riverside Drive and Thompson Bridge Road.

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

The Future Development Map for the City of Gainesville places the subject properties within the *General Mixed Use* land use category. This category includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and detached or attached residential. The need for quality housing walkable to other services is also encouraged.

According to the Character Area map for the City of Gainesville, the subject properties is located within the Traditional Neighborhoods Character Area. This character area includes Parks and recreation, single-family residential, multi-family residential, limited general mixed-use, commercial (retail and office), and public and institutional uses. Although the area is mostly built-out, opportunities for infill development should be promoted as they arise and neighborhood-serving businesses are encouraged.

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

The property is zoned Residential-I (R-I) which is intended for detached single family residential uses at a density up to 4.35 dwelling units per acre. The proposed paired condominium units require the property to be rezoned to a zoning of Residential-II (R-II). The subject tract is located within the General Mixed-Use land use category which supports detached and attached housing. The proposed residential density of the project is 7.34 dwelling units per acre.

The subject tract previously contained a single-family home that was demolished approximately 13 years ago and has remained undeveloped. The applicant specifically chose the subject property due to its walkability to nearby City Park, shopping and restaurants. Given the property fronts Riverside Drive, which is considered an arterial road, a nonresidential use could be considered. However, the sloping topography (below street grade) is more conducive for the proposed residential development as designed with basement level parking. The proposed residential development appears to be a logical transition between the existing single-family homes along Riverside Drive and the adjacent neighborhood commercial uses.

(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 #2 is located off of Cleveland Highway and is approximately 1.6± miles from the subject property.

The proposal will slightly increase ingress and egress traffic movements on Riverside Terrace and the nearby Riverside Drive/Oak Tree Drive intersection. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the duplex condominiums on average could generate 46± new trips per day, 4± A.M./P.M. peak hour trips. Worth noting, the Park Hill Corridor Plan identifies the need for intersection improvements including the addition of a round-a-bout at the intersection of Riverside Drive and Morningside Drive. As well, a dedicated southbound right turn lane on Oak Tree Drive at its intersection with Riverside Drive and improved pedestrian crossings. The proposed development would not impede these future improvements.

The proposed use will have minimal impact on the Gainesville City School System given there are only 8 residential units proposed. There are currently residential properties along Riverside Terrace and Riverside Drive with school age children that have access to school bus services.

(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?

New development has been limited within the immediate area due to the availability of developable land. Remodeling or redevelopment of older structures/properties such as Causey Orthodontics, Mountain Valley Community Bank, and City Park Pizza and the Liberty Longstreet rental cottages have occurred within the last 5 years which is anticipated to continue.

(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 rezoning 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.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with **Residential-II (R-II) zoning** based on the Comprehensive Land Use Plan and the adjacent mixture of uses.

Conditions

1. The development shall be generally consistent with the site plan and the architectural style of the architectural elevations and drawings submitted with this rezoning application to include a mixture of brick masonry and cementitious siding material. In addition, the roof materials shall consist of architectural shingles and accent metal roof materials as depicted on the architectural drawing.
2. The use of the property shall be limited to a maximum of 8 residential condominium units.
3. The owner/developer shall plant a mixture of evergreen trees along the northerly and easterly property lines adjacent to the single-family properties. The minimum install height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
4. The frontage landscape areas and right-of-way areas fronting Riverside Drive, Riverside Terrace and Oak Tree Drive shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community and Economic Development Director.
5. Individual garbage containers shall be stored at the rear of each condominium unit and screened in a manner so as not to be visible from the adjacent roads and residential properties. A trash dumpster shall not be allowed on the property.
6. Vehicular access shall be limited to Riverside Terrace. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation if determined necessary. 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.
7. 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.

Excerpts from the February 11, 2025 PAB Meeting Minutes

Applicant Presentation: Bradley Dunckel, 3703 Timber Walk Drive, stated was representing Kelley Intown Properties and the use is within the city's comprehensive plan for the area. Mr. Dunckel explained the type of structures and layout of the units. The size of the units to be approximately 1,900 sq ft to 2,300 sq ft with a drive-under garage, elevator or accommodations for a future elevator and will have guest parking. He stated the units are expected to be priced starting at \$600,000. Mr. Dunckel spoke about the background of Kim Kelley moving recently from the Atlanta area to a lake home off of Ponderosa Drive. He stated she formerly owned 13 to 14 AT&T Wireless locations and has developed several million dollar homes in the Morningside and Virginia Highlands neighborhoods as well as the Buckhead area. He advised she is not a builder by trade but more of an investor/developer that works with high end builders.

FAVOR: None

OPPOSE: Allison Blackwood, 1152 Riverside Drive, stated she has lived on Riverside Drive approximately 42 years and is a teacher at Gainesville city school. She was most concerned with the additional traffic of the project. She spoke about traffic being backed out of Longstreet blocking Riverside Terrace in the morning with children waiting for buses. She stated the traffic has increased tremendously over the past several years with additional apartments and homes being built. She mentioned several wrecks she has witnessed coming from Oak Tree Drive and the traffic is just as bad in the evenings. She stated the round-about issue is being talked about again for Riverside Drive and was unsure if it would help the traffic. She stated Riverside Drive is being used as a thoroughfare to get onto Thompson Bridge Road. She stated she hoped her concerns would be considered and we need to take care of people in our town.

Chairman Carter asked Mr. Tate to confirm discussions for improvements to be made on Oak Tree Drive with a right turn lane to help with the traffic. Mr. Tate stated there have been numerous discussions with preliminary conceptual plans but no date for certain.

Stephen Hester, 1345 Riverside Drive, stated the area has a lot of traffic along with kids running from Gainesville High and Middle School up Riverside Drive. He stated safety was a concern with the integration of golf carts in the community along with money spent on signs to access downtown and will be difficult for residents on Riverside and Blue Ridge with additional traffic.

Rebuttal: Bradley Dunckel stated he has worked with zoning projects in the county, city and other jurisdictions in the past and traffic was always an issue. He mentioned the traffic generated by the proposed use verses others would have the lowest impact use for the property. Mr. Dunckel stated we are all at the mercy of our elected officials and Department of Transportation for improvements. He stated we are never in front of the curve with traffic but hopes this will further progress future improvements and believes is the lowest impact for the property.

Board Member Young asked for the site plan to be shown and for Mr. Dunckel to explain how the vehicle traffic would flow and if parking would be on Riverside Drive with vehicle access from the rear of the building.

Mr. Dunckel stated each unit would have a two-car garage, with the middle two buildings having a tandem two car garage, 8 guest parking places. He stated vehicles would enter at a basement level with the first level being at street grade of Riverside Drive. All access

would be from Riverside Terrace and are aware of the issue from Longstreet Café which will be a market challenge for Ms. Kelley to market the units.

Board Member Fleming questioned if anyone had spoken to the owners of Longstreet Café regarding project and possibly help with the direction of the drive-thru line. Mr. Dunckel stated no one had spoken to them and agreed improvements should be made to help with the drive-thru line that backs up into Oak Tree and Riverside.

Chairman Carter and Mr. Tate spoke about the small lot size in R-I zoning being 10,000 square feet per lot with potentially five lots per R-I zoning. Mr. Tate shared there are minimum road frontage requirements and the property contains four lots where larger single-family homes could be built with a shared driveway. He also advised there would be no on-street parking allowed on Oak Tree Drive and Riverside Drive as GDOT has jurisdiction on those roads.

Vice Chair Thompson commented about it being a difficult property with many looking at it for different less desirable uses and thanked the staff for everything over the years.

There was a motion to recommend conditional approval to rezone the subject property for 8 residential condominiums from Residential-I (R-I) to Residential-II (R-II) with the following conditions:

Conditions

1. The development shall be generally consistent with the site plan and the architectural style of the architectural elevations and drawings submitted with this rezoning application to include a mixture of brick masonry and cementitious siding material. In addition, the roof materials shall consist of architectural shingles and accent metal roof materials as depicted on the architectural drawing.
2. The use of the property shall be limited to a maximum of 8 residential condominium units.
3. The owner/developer shall plant a mixture of evergreen trees along the northerly and easterly property lines adjacent to the single-family properties. The minimum install height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
4. The frontage landscape areas and right-of-way areas fronting Riverside Drive, Riverside Terrace and Oak Tree Drive shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community and Economic Development Director.
5. Individual garbage containers shall be stored at the rear of each condominium unit and screened in a manner so as not to be visible from the adjacent roads and residential properties. A trash dumpster shall not be allowed on the property.
6. Vehicular access shall be limited to Riverside Terrace. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation if determined necessary. 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.

7. **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.**

Motion made by Martin

Motion seconded by Young

Vote – 7 favor

Passed: _____

AN ORDINANCE

No. 2025-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 1.09± ACRES TRACT LOCATED ON THE NORTHWEST SIDE OF THE INTERSECTION OF OAK TREE DRIVE AND RIVERSIDE DRIVE AND THE NORTHEAST SIDE OF THE INTERSECTION OF OAK TREE DRIVE AND RIVERSIDE TERRACE (A/K/A 1038 RIVERSIDE TERRACE, NE; 1037, 1045 AND 1053 RIVERSIDE DRIVE, NE) FROM RESIDENTIAL-I (R-I) TO RESIDENTIAL-II, WITH CONDITIONS (R-II-c); 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-II, with conditions (R-II-c)**.

Conditions

- 1. The development shall be generally consistent with the site plan and the architectural style of the architectural elevations and drawings submitted with this rezoning application to include a mixture of brick masonry and cementitious siding material. In addition, the roof materials shall consist of architectural shingles and accent metal roof materials as depicted on the architectural drawing.**
- 2. The use of the property shall be limited to a maximum of 8 residential condominium units.**
- 3. The owner/developer shall plant a mixture of evergreen trees along the northerly and easterly property lines adjacent to the single-family properties. The minimum install height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.**
- 4. The frontage landscape areas and right-of-way areas fronting Riverside Drive, Riverside Terrace and Oak Tree Drive shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas subject to the approval of the Community and Economic Development Director.**
- 5. Individual garbage containers shall be stored at the rear of each condominium unit**

ORDINANCE NO. 2025-____

and screened in a manner so as not to be visible from the adjacent roads and residential properties. A trash dumpster shall not be allowed on the property.

6. Vehicular access shall be limited to Riverside Terrace. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation if determined necessary. 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.
7. 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.

Legal Description

All that tract or parcel of land lying and being in land lot 139, 9th District of Hall County, Georgia and being more particularly described as follows:

Beginning at a R/W monument located at the northeast intersection of Riverside Terrace and Oak Tree Drive, being the **true point of beginning**; thence North 24°42'54" West, a distance of 42.93' to a point; thence North 56°32'00" East, 139.76' to a point; thence North 03°16'30" West, 81.30' to a point; thence North 56°12'38" East, 48.00' to an iron pin found; thence North 38°40'01" West, 93.28' to a point; thence North 87°03'05" East, 221.03' to a point on the western R/W of Riverside Drive; thence along said curve of the R/W of Riverside Drive South 11°15'26" West, a chord length of 102.7' to a point on the western R/W of Riverside Drive; thence along said curve of the R/W of Riverside Drive South 27°12'31" West, a chord length of 72.32' to a point on the western R/W of Riverside Drive; thence South 40°40'56" West, 90.69' to a point on the western R/W of Riverside Drive; thence South 31°54'47" West, 64.18' to a point on the western R/W of Riverside Drive; thence North 80°12'00" West to a point, thence South 64°15'40" West, 71.51' to a point on the northern R/W of Oak Tree Drive; thence along said curve of the northern R/W of Oak Tree Drive North 84°47'39" West, a chord length of 44.33' to the **true point of beginning**.

Said tract contains 1.09 acres or 47,663 square feet.

SECTION II

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.

SECTION IV

ORDINANCE NO. 2025-____

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

SECTION V

The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

W. Samuel Couvillon, Mayor

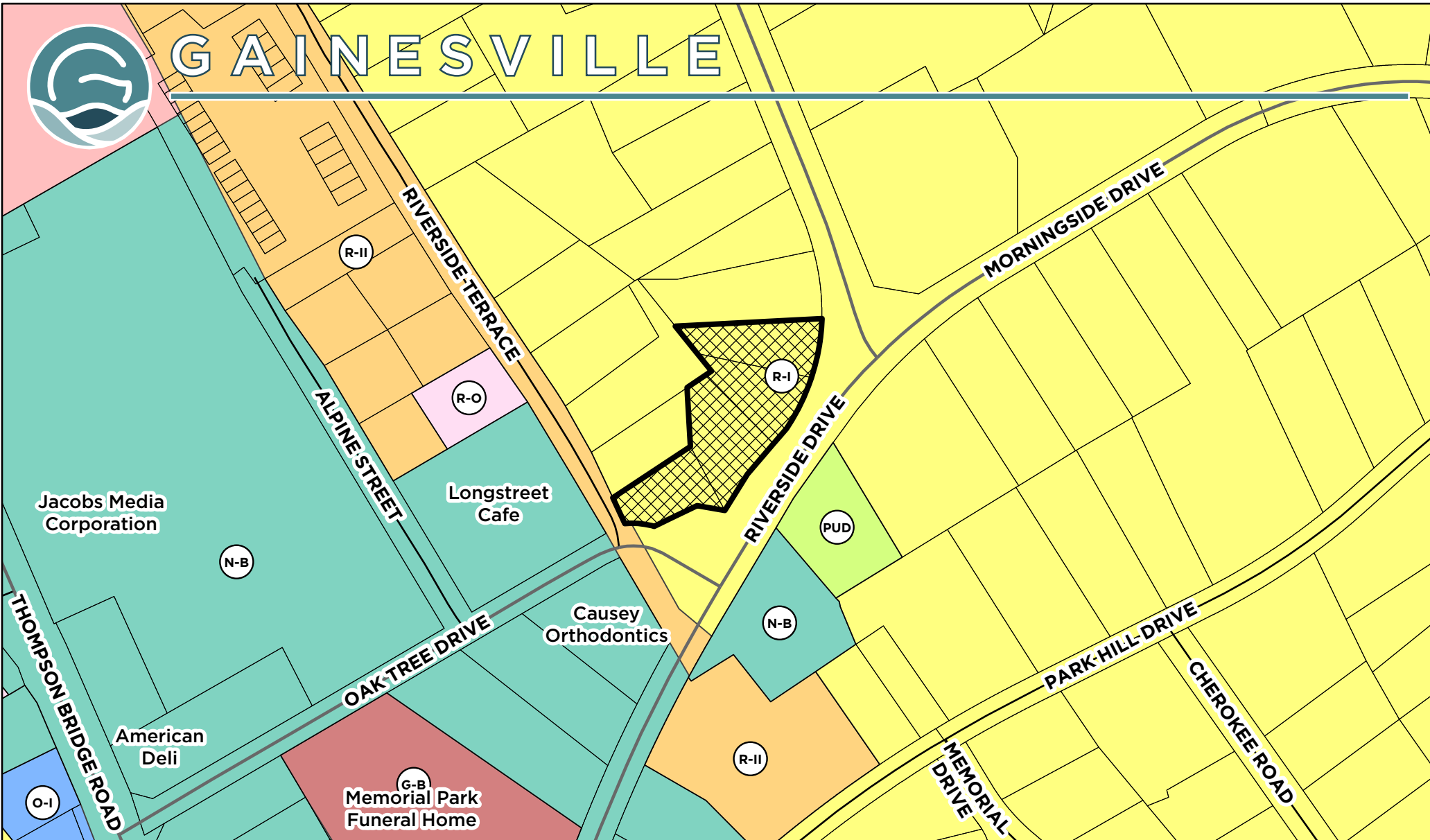
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

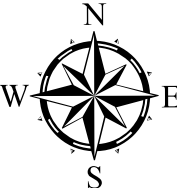
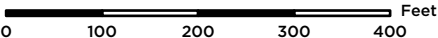
ATTEST:

Denise O. Jordan, City Clerk



GAINESVILLE

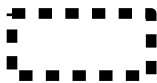
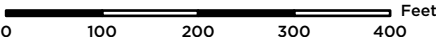


Applicant: KELLEY INTOWN PROPERTIES		Request: Rezone +/- 1.09 AC currently zoned Residential-I (R-I) to Residential-II (R-II) for 8 residential condominiums.	
REZONING REQUEST			
Subject Property Address: 1038 Riverside Terrace; 1037, 1045 & 1053 Riverside Dr.	Tax Parcel: 01-075-001-005, 01-075-001-006, 01-075-001-007, 01-075-001-026	 Subject Property	 Scale: 1" = 200'
Meeting Date: 02/11/2025 Map Prepared: 01/21/2025			



GAINESVILLE



Applicant: KELLEY INTOWN PROPERTIES		Request: Rezone +/- 1.09 AC currently zoned Residential-I (R-I) to Residential-II (R-II) for 8 residential condominiums.	
REZONING REQUEST			
Subject Property Address: 1038 Riverside Terrace; 1037, 1045 & 1053 Riverside Dr.	Tax Parcel: 01-075-001-005, 01-075-001-006, 01-075-001-007, 01-075-001-026	 Subject Property	Aerial from 2023
Meeting Date: 02/11/2025	Map Prepared: 01/21/2025		
			Scale: 1" = 200'



Project Narrative – Re-Zoning Amendment

LOCATION – 1037, 1038, 1045 & 1053 Riverside Parkway

ACREAGE – 1.09 acres +/-

APPLICANT – Kelley Intown Properties

Summary

The accompanying application seeks a re-zoning from R-I to R-II for four lots located on Riverside Drive. The intent is to construct up to 8 paired villas fronting on Riverside Drive and with rear or side entry garages. The resulting density will be 7.34 units per acre and consistent with the allowable density of 12 units per acre in R-II. The units will be marketed as “For Sale Condominiums”. The proposed use is consistent with the City’s 2040 Comprehensive Plan for the “Traditional Neighborhoods” Character Area with a Future Land Use designated as “General Mixed Use”. General Mixed use includes detached and attached residential uses.

Site Description

The site consists of four platted lots at the intersections of Riverside Terrace, Oak Tree Drive and Riverside Drive.



Adjacencies

Property to the north and east are primarily single-family homes zoned as R-1. Property to the south and west are zoned N-B and PUD. This area should be considered as a transitional parcel from lower density detached homes north along Riverside Drive and Riverside Terrace to more intensive Neighborhood Business uses to the south.

Product

The units are designed as “paired villas” with drive under, rear entry garages. Above the garage will be two living levels with three or four bedrooms. Heated floor area will be 2100 SF, minimum. The first floor elevations will relate to the existing grade along Riverside Drive and will include sidewalk access to the existing Riverside Drive sidewalk. The units will be sold as condominiums with a Homeowner’s Association for common area maintenance.

Utilities

Water & Sewer services will be provided by the City of Gainesville and are located within the property. All other utilities are located in close proximity or available for extension to the property.

Access

Access is proposed from Riverside Terrace and Riverside Drive, pending City or GDOT approvals.



Current Zoning - R-I
Proposed Zoning R-II

Dimensional Standards

Parcel Size	1.09 ac
Units	8
Allowable Density	12 units/ac.
Proposed Density	7.34 units/ac
Minimum Lot Size (condo)	N/A
Front Setback	30'
Side Setback	10'
Rear Setback	20'

Applicant
Kelley Intown Properties
4947 Ponderosa Dr.
Gainesville, GA 30504
Kim Kelley
404-277-2156
kimkellev1@outlook.com



Property Owner
Southern Wood Homes, Inc.
4595 Winder Hwy
Flowery Branch, GA 30542
Nathan Whitmire
nathan.whitmire@southernwoodhomes.com

IT- OPTION A



NOT FOR
CONSTRUCTION

RIVERSIDE DRIVE DEVELOPMENT
A NEW DUPLEX DEVELOPMENT PROJECT
GAINESVILLE, GEORGIA

GOODMAN DESIGN
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Title: SITE TEST FIT
Scale: 1" = 30'-0"
Sheet: A100

BUILDING 1



1 FRONT ELEVATION- BUILDING 1
A103 1/4"=1'-0"

NOT FOR
CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:

Revisions:

No. Date

RIVERSIDE DRIVE DEVELOPMENT
A NEW DUPLEX DEVELOPMENT PROJECT
GAINSVILLE, GEORGIA



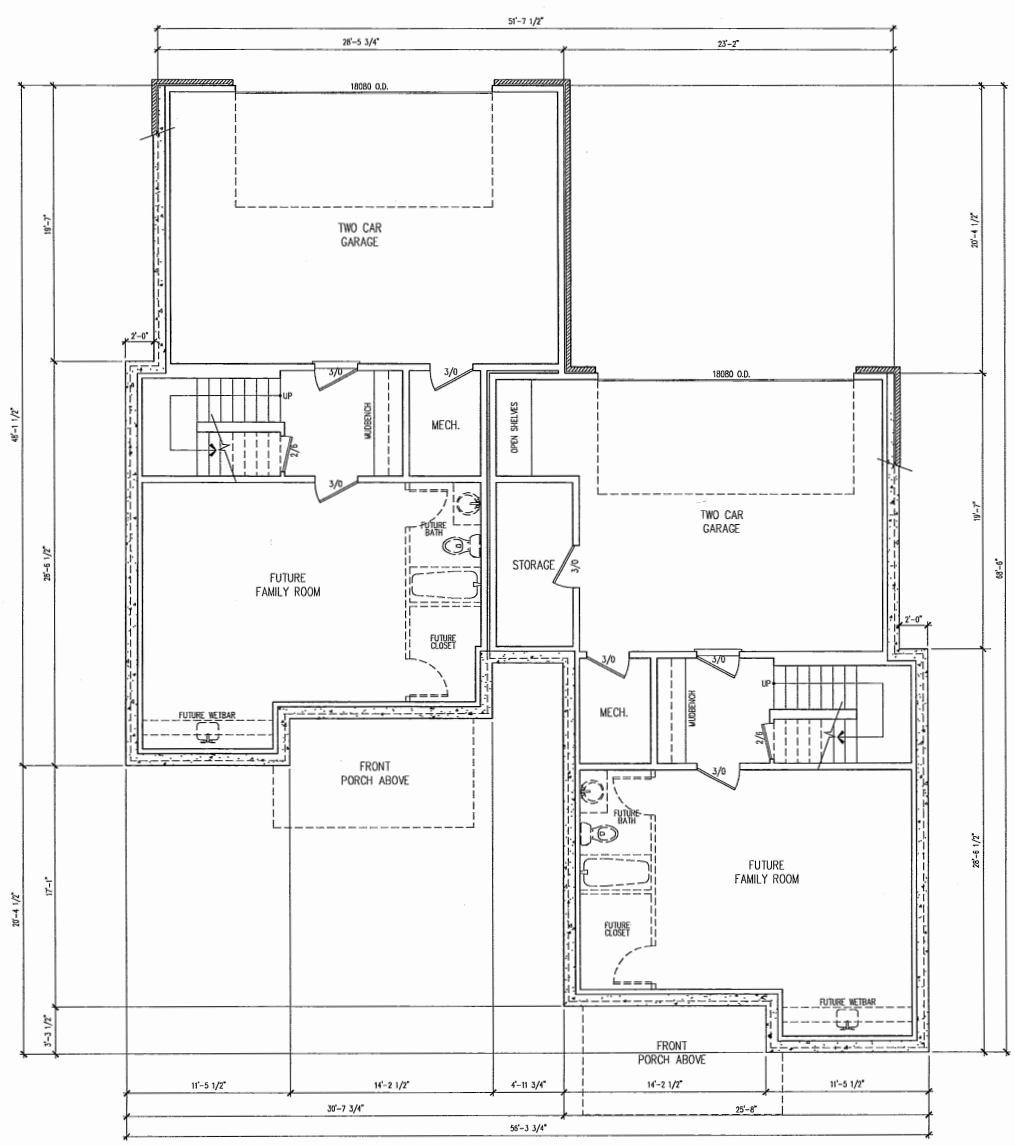
GOODMAN DESIGN
P.O. BOX 1285 GAINSVILLE, GEORGIA 30009
TEL: (770) 477-2465
E: goodman@goodmandesign.com
Creating architecture for sustainable environments
Concepts, Process, Design with Purpose

Title:
BUILDING 1
EXTERIOR
ELEVATION
Scale:
1/4"=1'-0"

Sheet:
A103

alt

BUILDING 1



1 BASEMENT LEVEL FLOOR PLAN
A100 1/4"=1'-0"

NOT FOR CONSTRUCTION

Drawn:	
Checked:	
Date:	
Job No.:	
Revisions:	
No.	Date

RIVERSIDE DRIVE DEVELOPMENT
A NEW DUPLEX DEVELOPMENT PROJECT
GAINSVILLE, GEORGIA



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P.O. BOX 1298 GAINSVILLE, GEORGIA 30509
TEL: 770.872.7069
E: brand@goodmandesign.com
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Title: BUILDING 1
FLOOR PLAN

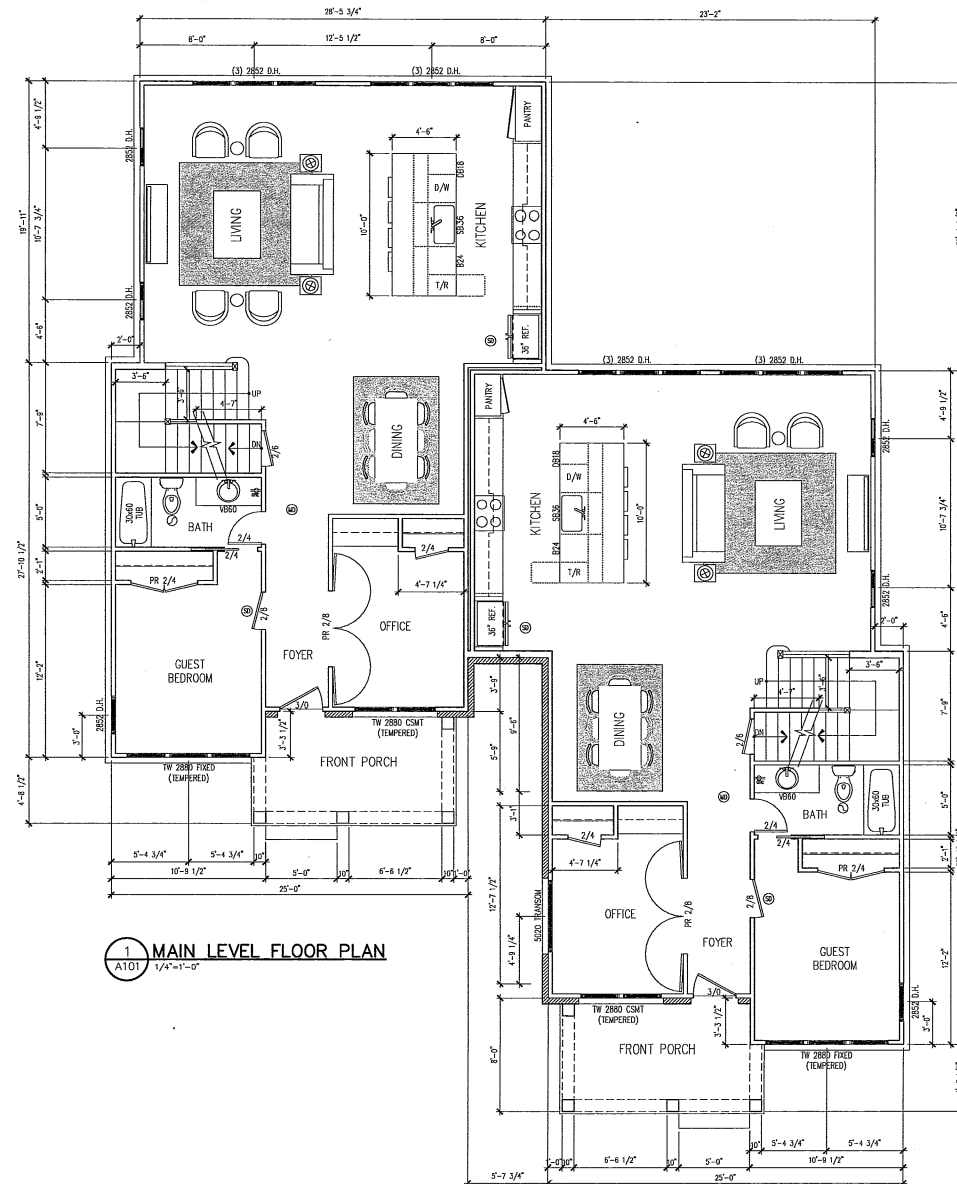
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A100

at:

BUILDING 1



UNIT A:
MAIN LEVEL: 1,190 SF
UPPER LEVEL: 1,190 SF
TOTAL: 2,380 SF

UNIT B:
MAIN LEVEL: 1,190 SF
UPPER LEVEL: 1,190 SF
TOTAL: 2,380 SF

NOT FOR
CONSTRUCTION

Drawn:
Checked:
Date:

Job No.:

Revisions:

No. Date

RIVERSIDE DRIVE DEVELOPMENT A NEW DUPLEX DEVELOPMENT PROJECT GAINESVILLE, GEORGIA



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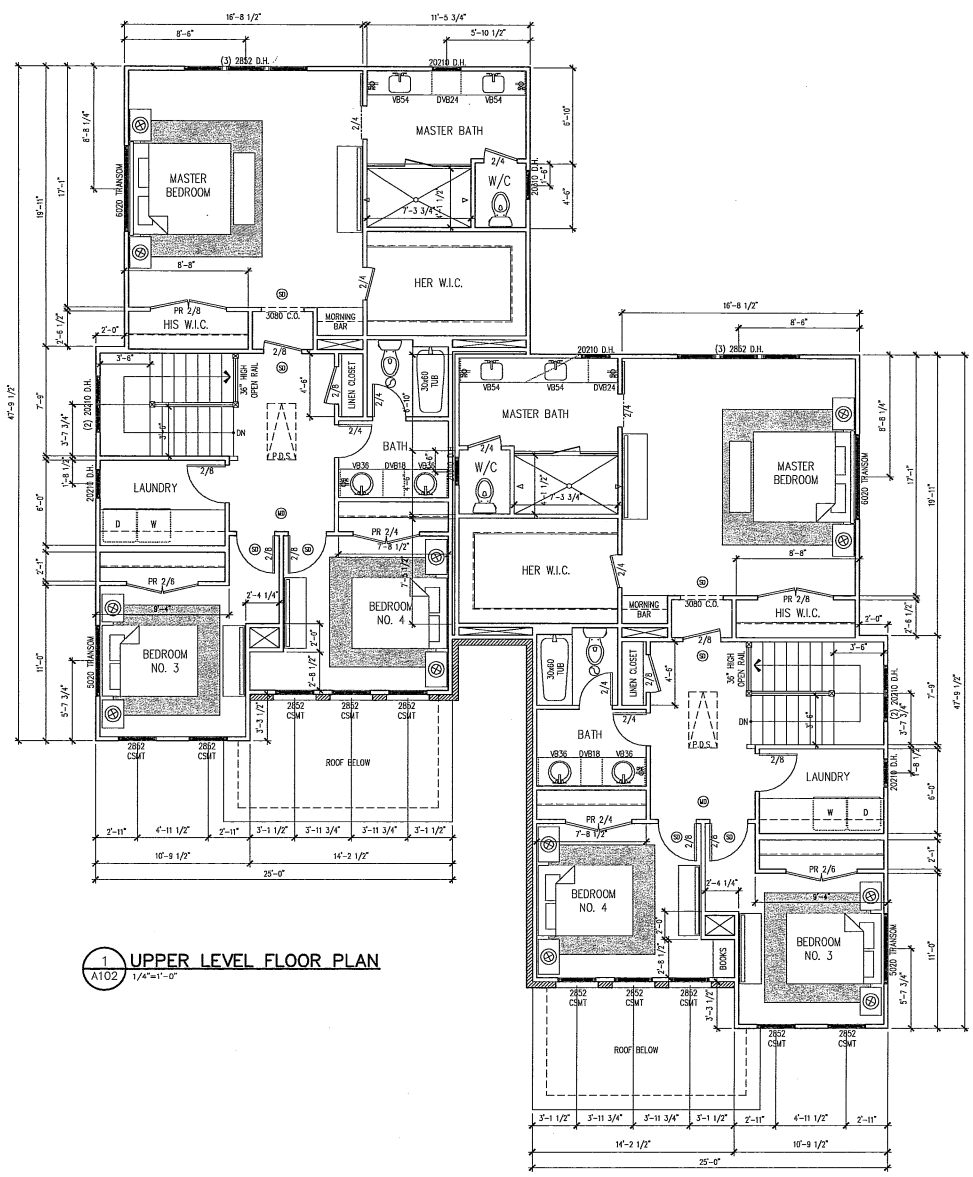
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**BUILDING 1
FLOOR
PLAN**

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1/4"=1'-0"

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A101

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1 UPPER LEVEL FLOOR PLAN
1/4"=1'-0"

NOT FOR
CONSTRUCTION

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Date:	
Job No.:	
Revisions:	
No.	Date

RIVERSIDE DRIVE DEVELOPMENT
A NEW DUPLEX DEVELOPMENT PROJECT
GAINSVILLE, GEORGIA



GOODMAN DESIGN
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GAINSVILLE, GEORGIA 30609
PH: 770.427.3488
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Title: BUILDING 1
FLOOR
PLAN

Scale: 1/4"=1'-0"

Sheet:

A102

of:

BUILDING 2-3

NOT FOR
CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:

Revisions:
No. Date

RIVERSIDE DRIVE DEVELOPMENT
A NEW DUPLEX DEVELOPMENT PROJECT
GAINESVILLE, GEORGIA



1 FRONT ELEVATION- BUILDING 2-3
A203 1/4"=1'-0"



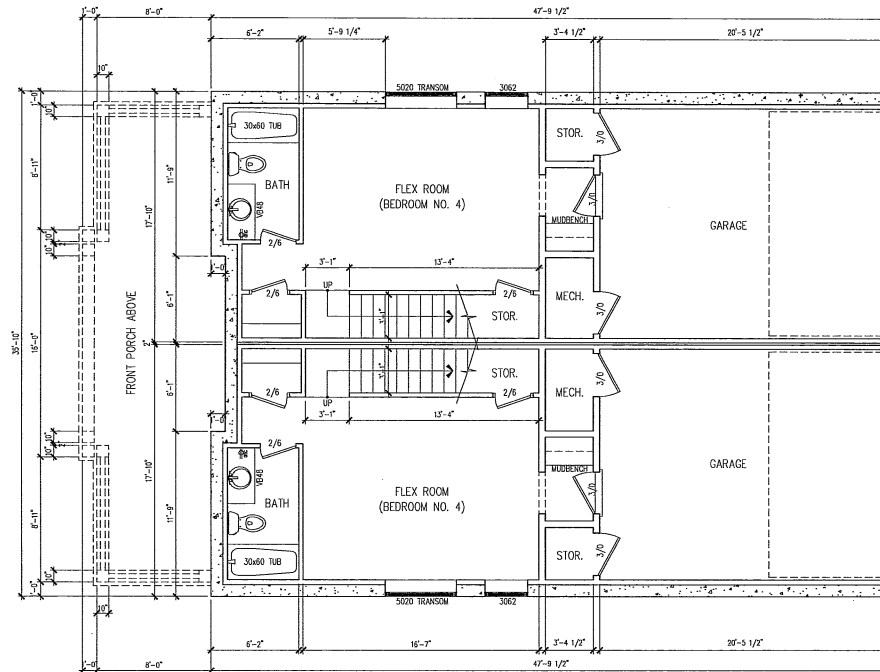
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BLDG 2-3
EXTERIOR
ELEVATION
Scale:
1/4"=1'-0"

Sheet:
A203

of:

BUILDING 2-3



1 BASEMENT LEVEL FLOOR PLAN
A200 1/4"=1'-0"

NOT FOR
CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:

Revisions:

No. Date

RIVERSIDE DRIVE DEVELOPMENT
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File:
BLDG 2-3
FLOOR
PLAN

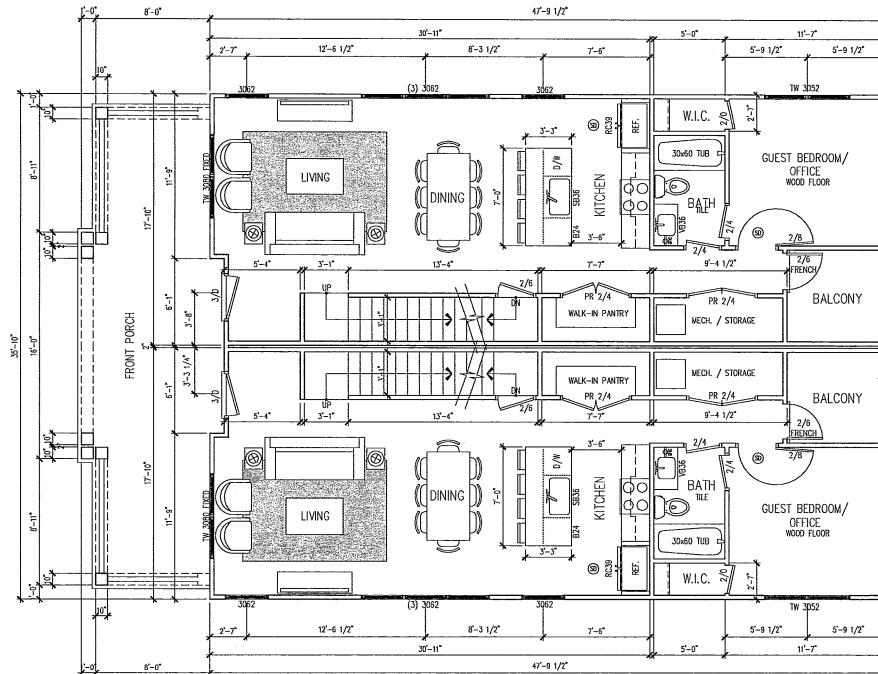
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A200

of:

BUILDING 2-3



1 MAIN LEVEL FLOOR PLAN
A201 1/4"=1'-0"

UNIT A:
BASEMENT LEVEL: 481 SF
MAIN LEVEL: 797 SF
UPPER LEVEL: 846 SF
TOTAL: 2,124 SF

UNIT B:
BASEMENT LEVEL: 481 SF
MAIN LEVEL: 797 SF
UPPER LEVEL: 846 SF
TOTAL: 2,124 SF

NOT FOR
CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:
Revisions:
No. Date

RIVERSIDE DRIVE DEVELOPMENT A NEW DUPLEX DEVELOPMENT PROJECT GAINSVILLE, GEORGIA



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ARCHITECTS
1000 W. MARKET ST., SUITE 200
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This
BLDG 2-3
FLOOR
PLAN

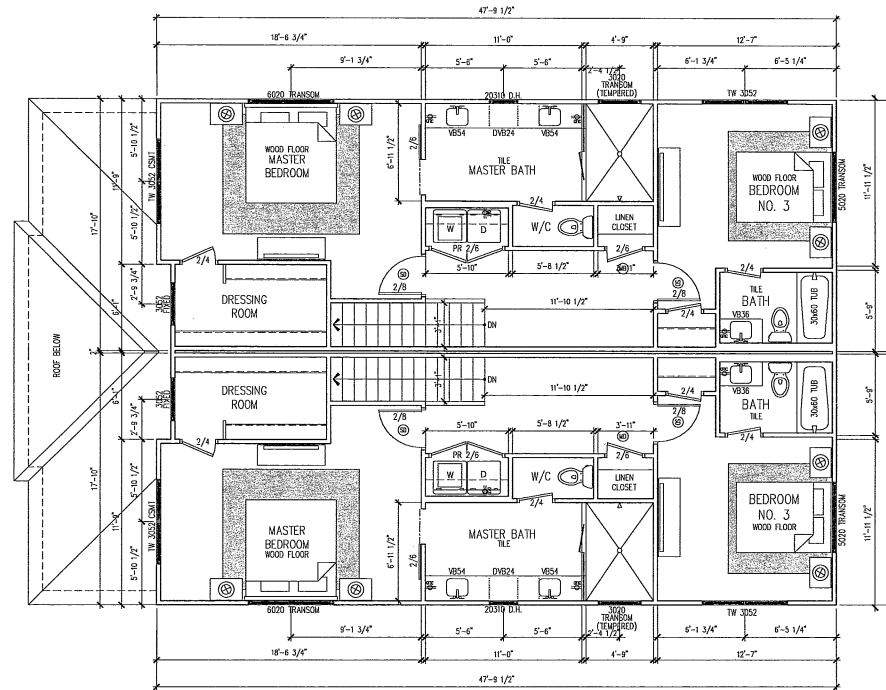
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A201

of:

BUILDING 2-3



1 UPPER LEVEL FLOOR PLAN
A202 1/4"=1'-0"

NOT FOR
CONSTRUCTION

Drawn:
Checked:
Date:

Job No.:

Revisions:

No. Date

RIVERSIDE DRIVE DEVELOPMENT
A NEW DUPLEX DEVELOPMENT PROJECT
GAINESVILLE, GEORGIA



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Title:
BLDG 2-3
FLOOR
PLAN

Scale:
1/4"=1'-0"

Sheet:

A202

et:



1 FRONT ELEVATION- BUILDING 4
A303 1/4"=1'-0"

NOT FOR
CONSTRUCTION

Drawn:
Checked:
Date:
Job No.:

Revisions:

No. Date

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Title:
BUILDING 3
EXTERIOR
ELEVATION
Scale:
1/4"=1'-0"

Sheet:

A303

ec







CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: February 14, 2025

Date Submitted: February 18, 2025

Final Approval Date: February 26, 2025

Presenter: Abb Hayes, City Attorney

Item of Business: **Public Hearing Item: March 4, 2025 Council Meeting**
Request from **Phil Devries** to rezone a 2.39± acres tract located southwest of the intersection of Atlanta Highway and Ray Street, having road frontage south of Wood Avenue at its terminus (a/k/a **0 Atlanta Highway, SW**) from Light Industrial (L-I) to Residential-II (R-II). **Ward Number: Four**. Tax Parcel Number(s): 08-008-000-136. **Request: 15 rental cottages.**

Meeting Date: February 27, 2025

Purpose of Request:

To provide an overview of the following zoning request as presented at the February 11, 2025, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

The applicant is proposing to rezone the subject property from L-I to R-II to construct 15 rental cottages. The rental cottages are two-story detached units, each consisting of 1,250 square feet of heated floor space with three bedrooms and two bathrooms. Surface level parking spaces are proposed and access is planned from Wood Avenue, which is a county road that will need to be improved. The development intends to access adjacent water and sewer services, and onsite storm water / water quality measures will be provided. The property is undeveloped and has frontage at the terminus of Wood Avenue. Adjacent uses include the La Villita strip retail center, Adams Corporate Storage (previous Beaulieu Carpet Mill) and single-family homes located within Hall County.

Department Recommendation:

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

SAMPLE MOTIONS:

Approval of Ordinance 2025- :

I move to approve the ordinance to rezone the subject property from Light Industrial (L-I) to Residential-II (R-II) with six conditions as presented.

Denial of the Request:

I move to deny the request.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Legal ad
2. PAB Recommendation Report
3. Proposed Rezoning Ordinance
4. Location maps
5. Owner Letter
6. Narrative
7. Survey
8. Site Plan - Cottage Elevation

Council will conduct a public hearing on **Tuesday, March 4, 2025 at 5:30 p.m.** on the transmittal of the annual update report on the Gainesville Impact Fees Program to the Georgia Mountains Regional Commission for review. This hearing will be held at the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), located at 701 Queen City Parkway. Copies of the draft FY 2024 Annual Update for the Impact Fees program will be available for public review at the office of the Community and Economic Development Department during regular business hours, 8:00 a.m. – 5:00 p.m. Monday through Friday, starting on Monday, February 17, 2025. The draft annual update also will be posted under the Community & Economic Development page on the City of Gainesville website at <https://www.gainesville.org/>. Additional information is available from the City of Gainesville, Community and Economic Development Department, Planning Division, by calling telephone 770-531-6570.

143987 2/12

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, March 4, 2025 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 **Kelley Intown Properties** to rezone a 1.09± acres tract located on the northwest side of the intersection of Oak Tree Drive and Riverside Drive and the northeast side of the intersection of Oak Tree Drive and Riverside Terrace (a/k/a **1038 Riverside Terrace, NE; 1037, 1045 and 1053 Riverside Drive, NE**) from Residential-I (R-I) to Residential-II (R-II). Ward Number: Two Tax Parcel Number(s): 01-075-001-005, 006, 007 and 026 Request: **8 residential condominiums**
- 2) Request from **Phil Devries** to rezone a 2.39± acres tract located southwest of the intersection of Atlanta Highway and Ray Street, having road frontage at the south of Wood Avenue at its terminus (a/k/a **0 Atlanta Highway, SW**) from Light Industrial (L-I) to Residential-II (R-II). Ward Number: Four Tax Parcel Number(s): 08-008-000-136 Request: **15 rental cottages**

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))

143990 2/12

Public Sales/Auctions

ABANDONED VEHICLE AUCTION SALE PUBLIC SALES/AUCTION

These Vehicles will be sold at Public Auction at 4096 Chamblee Road Oakwood, Georgia on February 20, 2025 at 10:00 The following vehicles are declared abandoned and foreclosed vehicles pursuant to OCGA 40-11-19. 2018 Chevrolet Suburban, TGK3733, VIN 1GNSKHKC8JR242936 2003 FORD F-150, VIN: 1FTRX17W03NA75338 2006 FORD MUSTANG, RUH0655, VIN: 1ZVHT84N865139560

143150 2/5, 2/12

CITY OF GAINESVILLE ONLINE SURPLUS AUCTION

The City of Gainesville surplus and seized/abandoned items, etc., will be available for purchase on the Internet. Auction items can be viewed online February 28, 2025 until March 7, 2025. Visit www.govdeals.com to view assets and register to bid online. Contact GovDeals Help Desk at 800-613-0156 for help with bid registration. E-mail cbeck@gainesvillega.gov or bcarpio@gainesvillega.gov with questions.

143641 2/5, 12, 19

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 02/20/2025 12:00pm Nancy Morales 2236 household goods Edward Majors 1716 Antiques and household items. Nikita Payne 1108 Washer/dryer, boxes, mattress

The auction will be listed and advertised on www.storagetreasures.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.

The auction will be listed and advertised on www.storagetreasures.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.

143634 2/5, 12, 19, 26

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: 3719 Winder Hwy Flowery Branch GA 30542, 02/20/2025 at 2:00pm 513 Joyce Andrade Household Goods 5011 fayshawn Brown 2 beds, living room, boxes

The auction will be listed and advertised on www.storagetreasures.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.

143509 2/5, 2/12

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: Extra Space Storage 891 W Ridge Rd Gainesville, GA 30501 February 28, 2025 1:00 PM Unit 1029 Sylvester Campbell boxes, furniture, household appliances Unit 1037 Nastassia Waller household items, furniture, washer and dryer Unit 1276 Shandelle Molnar TVs, bed night stand, personal belongings Unit 1280 Joshua Visbal boxes with clothes, toys, dishes, dresser Unit 2290 Yanetta McClellan beds, TVs, couch, clothes, childrens clothes and toys

The auction will be listed and advertised on www.storagetreasures.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. **143817 2/12, 2/19**

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 at/after **1:00 PM on FEBRUARY 20, 2025 @**

www.LockerFox.com. SALE IS SUBJECT TO ADJOURNMENT until the winning bidder takes possession of the property. **STORAGE DEPOT 879 SW AIRPORT DR, GAINESVILLE, GA 30501:** Savanna Valle 300C: mirror, clothing, blanket, totes. STORAGE DEPOT 1150 SW DORSEY ST, GAINESVILLE, GA 30501: Travis Stephens 513: mattresses, luggage, wagon, boxes. **STORAGE DEPOT 635 INDUSTRIAL BLVD, GAINESVILLE, GA 30501:** Litaja Humphrey 152: lawn mower, weed eater, couch, loveseat, lawn chairs, clothing, bags. **STORAGE DEPOT 319 LINWOOD DR, GAINESVILLE, GA 30501:** Colby Craddock 04: dresser, fishing poles, bags; Raquel Drayton 8D: bags, box; Stephen Wilson Jr 8l: nightstand, buckets, totes, Øres; Jacquelynn R Swiger 25: boxes, totes, toys, furniture, clothing, household goods. **143671 2/5, 2/12**

Notice is hereby that on the 19th of February, 2025 at 5140 McEver Road Self Storage Oakwood, GA 30566 the undersigned will sell at the public auction by competitive bidding online on or after 2:00pm at storageauctions.com. The following personal property stored with this facility. All sales are cash only and all items must be removed from the unit within 48 hours. Nicholas Howard Unit #037 Household Goods, Misc. Derek Henderson Unit #048 Household Goods, Misc. Elizabeth Crane Unit #055 Household Goods, Misc. Thomas Delaney Unit #106 Household Goods, Misc. Leslie Turner Unit #158 Household Goods, Misc. Thomas Long Unit #205 Household Goods, Misc. Jerry Mintz Unit #215 Household Goods, Misc. Curtis Rosebud Unit #290 Household Goods, Misc. Calvin Milsap Unit #300 Household Goods, Misc. Shanegwa Gibson Unit #414 Household Goods, Misc. Amanda Francisco Unit #422 Household Goods, Misc. Julius Hutchinson Unit #423 Household Goods, Misc. Adam Mitchell Unit #509 Household Goods, Misc. Ronda Brooks Unit #522 Household Goods, Misc. Crystal Perez Unit #573 Household Goods, Misc. Felipe Rios Unit #604 Household Goods, Misc. Chrispin Tshimungu Unit #606 Household Goods, Misc. Pamela Bagwell Unit #722 Household Goods, Misc. Lisa Carder Unit #815 Household Goods, Misc. Chrystal Saxon Unit #845 Household Goods, Misc. DeShaun Young Unit #849 Household Goods, Misc. Tiffany Tatum Unit #877 Household Goods, Misc. Marisa Mapes Unit #906 Household Goods, Misc. Amy Conger Unit #922 Household Goods, Misc. Ivan Casas Unit #962 Household Goods, Misc. **143550 2/5, 2/12**

Notice of Public Auction Mini Mall Storage 6720 Cleveland Highway Clermont, GA 30527 (770)824-9900 We will be holding a public auction online at **SelfStorageAuction.com**

Date: February 20, 2025The payment methods excepted for this are cash, debit, Visa, Mastercard and Amex. All sales are final: The bidder must place a \$100.00 cash deposit, make payment and clear out the unit within 48 hours from the time the auction closes. Once the unit has been inspected, the \$100.00 cash deposit will be returned to the bidder. We currently have 1 unit in auction.

Unit: CC36– Tools, Latter, Boxes, Totes, Crates, Bags, Roller carts x2, motor covers, wheels, floor jack, furniture, suitcase, lamps, stools, pictures, dog cage, and miscellaneous items. Unit: A20- Mattress, Box Spring, Mirror, 2 Dressers, Settee, bed clothes, tires, boxes, headboard, footboard, box fan, area rug, toys, trunk, and miscellaneous items. **143137 2/5, 2/12**

Notice of Sale. Notice is hereby given that Northeast Georgia Storage Center LLC, intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the Georgia Self-Storage Facility Act, Georgia Code Section 10-4-210 to 10-4-215. The undersigned will sell at public sale by competitive bidding on Friday, February 28th, 2025 at 9:00 am on the premises where said property is being stored and which is located at, Northeast Georgia Storage Center, 1980 Delta Drive, Gainesville Georgia 30501, County of Hall, State of Georgia. 770-536-5173. The personal property found in units: A008 Andres Ibarra- Air compressor, drill press and other tools; A029 Victor Guillen- Miter saw, table saw, ladders, air compressor, other tools; D034 Katalin Nagy- Furniture, truck toolbox; G016 Bonnie Arnold- Camera, bag of camera parts; M005 Amber Smith- 55-inch TV, household items. Purchases must be made with cash. All items are sold as is. Sale is subject to cancellation and Tenant has the right to redeem prior to sale. **143980 2/12, 2/19**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Clermont 5924 Cleveland Hwy Clermont GA 30527 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. James E McGeorge unit #235; Kim Smith unit #307; Trey Kemp unit #416; Hicham Taghzout unit #439. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143462 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Oakwood 3825 Old Flowery Branch Rd Oakwood GA 30566 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Dena Brewer unit #D16; Brenda Karnath unit #I27; Tammy Yawn unit #M30. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143484 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Dawsonville 127 Storage Way Dawsonville GA 30534 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Damian Breyart unit #A004; Tina Leonard unit #C029; Matt Connor unit #D020; Kinsley McNair unit #D082. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143491 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Gainesville GA 1405 NW McEver Rd Gainesville GA 30504 intends to hold a public sale to sell the property stored in the following units

stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Carlos Cobb unit #1008; Diego Amaya unit #1063; Jane Lesko unit #1069; Naomi Garcia unit #B108; Donald Padilla unit #D130; Jerome Harris unit #E139. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143483 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Gainesville2 2779 Dawsonville Hwy Gainesville GA 30506 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Virginia Smith unit #195; David Lawson unit #207; Margorie H Cruz unit #601; Daisy Pagan unit #834. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143505 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Lanier 5335 Browns Bridge Rd Gainesville GA 30504 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. David Winstead unit #B102. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143504 2/5, 2/12**

Notice of Self Storage Sale

Please take notice Midgard Self Storage - Oakwood 3825 Old Flowery Branch Rd Oakwood GA 30566 intends to hold a public sale to sell the property stored in the following units stored at the Facility. The public sale to the highest bidder will occur at an online auction via www.storageauctions.com on 2/21/2025 at 1:00 PM. Unless stated otherwise the description of the contents are household goods, furnishings and garage essentials. Dena Brewer unit #D16; Brenda Karnath unit #I27; Tammy Yawn unit #M30. All property is being stored at the above self-storage facility. This sale may be withdrawn at any time without notice. Certain terms and conditions apply. See manager for details. **143484 2/5, 2/12**

The following units will be sold at public auction on Saturday, February 15, 2025, for non-payment of storage fees: B19 — Heather Redmon B5 — Candace Stephens B7 — Miriah McNeill B18 — Ashley Thomason A17— Catherine Scarborough C4 — Genevieve Scott Units will be sold as a whole for cash only. Contents must be removed promptly and unit left broom-clean. Lula Mini Storage reserves the right to withdraw any unit from the sale or refuse any bid. **143651 2/5, 2/12**

THESE VEHICLES WILL BE SOLD AT PUBLIC AUCTION ONLINE AT 10:00 A.M. ON TUESDAY FEBRUARY 18, 2025. THESE VEHICLES ARE PRESENTLY LOCATED AT STATEWIDE WRECKER SERVICE INC, 2315 MURPHY

BLVD, GAINESVILLE, GA 30504. THE FOLLOWING VEHICLES ARE DECLARED ABANDONED AND FORECLOSED VEHICLES PURSUANT TO OCGA 40-11-19. 770-279-8424 www.welchelauction.com 2000 Mini Bike T0720016110114972 1997 Winnebago Motorhome 1GBLP37J5V3307554 1992 Chevrolet P-Series 1GBJP37N3N3319406 2003 Coleman Niagra 4CP695H1237234096 2014 Chevrolet Cruze 1G1PC55B9E7265606 2012 Volkswagen Jetta 3VWDX7AJXCM350893 2011 Chevrolet Malibu 1G1ZD5E16BF367536 2010 Toyota Corolla 1NXBU4EE2AZ232503 2012 Chevrolet Cruze 1G1PC55H5C7179436 2015 Chrysler 200 1C3CCCAB1FN716797 2003 Chevrolet Astro Van 1GCDM19X73B139403 2005 Toyota Corolla Matrix 2T1KR32E25C390797 1992 Ford F-150 1FTDF15N7NNA13512 2006 BMW X5 5UXFB53596LV25671 **143548 2/5, 2/12**

WILL BE Sold Online at **Lockerfox.com**

Notice is hereby given that on Auction Date: February 17, 2025 U-Haul Company of Northeast Georgia will Sell under the contractual landlords lien process by Online auction the following storage units. The goods to be sold are generally described as household goods.

Gainesville: U-Haul Of Oakwood: 2101 Angelica Ramirez **143532 2/5, 2/12**

Probate Notices

ESTATE OF SOUTH CAROLINA COUNTY OF CHARLESTON IN RE: THE ESTATE OF ROLANDO ALEXIS NUNEZ MORENO CASE NO: 2023-E510-02299 IN THE PROBATE COURT NOTICE OF HEARING~ VIRTUAL HEARING NOTICE IS HEREBY GIVEN TO: CHRISTOPHER J. MURPHY, ESQUIRE, ATTORNEY FOR PETITIONER 136 W. RICHARD SON AVE. SUMMERVILLE, SC 29483 PETITIONER OR PETITIONER'S COUNSEL SHALL CAUSE NOTICE (PURSUANT TO SCPC SECTION 62-1-401 TO BE GIVEN TO ALL INTERESTED PERSONS OR THEIR ATTORNEYS. AS THE PETITIONER YOU ARE RESPONSIBLE FOR OBTAINING A COURT REPORTER FOR THE HEARING THAT YOU HAVE REQUESTED. IF YOU NEED MORE THAN ONE HOUR ON YOUR CASE- YOU MUST NOTIFY THE CLERK OF PROBATE COURT IMMEDIATELY.

NOTIFICATION OF INVITATION FOR VIRTUAL ATTENDANCE OF THE HEARING SHALL BE PROVIDED BY THIS COURT TO PETITIONER'S COUNSEL ONE WEEK PRIOR TO C O M M E N C E M E N T OF THE SCHEDULED HEARING; AND ONCE RECEIVED, PETITIONER'S COUNSEL SHALL PROVIDE THIS NOTIFICATION TO ALL PARTIES ENTITLED TO NOTICE OF SAME. ANY AND ALL PARTIES MAY ALSO REQUEST ATTENDANCE OF THE HEARING BY PHONE OR EMAIL COMMUNICATION TO EITHER AYVA KUNES, ESQUIRE, LAW CLERK OF CHARLESTON COUNTY PROBATE COURT, 843-958-5194, OR AVKUNES@CHARLESTONCOUNTY.ORG, OR DENA BYRD-BYRUM, ESQUIRE, LAW CLERK 843-958-5012, OR D B Y R D - B Y R U M @ CHARLESTONCOUNTY.ORG DATE OF HEARING: MARCH 24, 2025 TIME: 10:00 A.M. EASTERN STANDARD TIME PLACE: VIRTUAL HEARING for the Charleston County Probate Court Historic Courthouse, 84 Broad Street Charleston, South Carolina 29401 DESCRIPTION/SUBJECT MATTER: ON PETITIONER'S PETITION TO DENY OR LIMIT INHERITANCE. This 17 day of January, 2025. Signature: Name: IRVING. CONDON, JUDGE OF PROBATE Address: 84 BROAD STREET - THIRD FLOOR

CHARLESTON, SOUTH CAROLINA 29401 Telephone: (843) 958-5030 Clerk Probate Court Charleston County, South Carolina **143255 1/29, 2/5, 2/12**

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF Donald Wayne Adams, DECEASED ESTATE NO. E-25-006 PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: whom it may concern:

Dana Dooley has petitioned for (Letters of Administration) to be appointed administrator of the estate of **Donald Wayne Adams** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. March 3rd, 2025.

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. Patty Walters Laine Judge of the Probate Court By: S. Carley Clerk of the Probate Court 116 Spring Street First Floor Gainesville, Georgia 30501 Address 770-531-6923 Telephone Number **143433 1/29, 2/5, 12, 19**

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF Wanda Gail Auer, DECEASED ESTATE NO. E-24-226 PETITION FOR LETTERS OF ADMINISTRATION NOTICE TO: whom it may concern: **Douglas Arnold Wood** has petitioned for (Letters of Administration) to be appointed administrator of the estate of **Wanda Gail Auer** deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. March 3rd, 2025.

BENOTIFIED FURTHER:

All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00 a.m. March 3rd, 2025. **BE NOTIFIED 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. Patty Walters Laine Judge of the Probate Court By: S. Carley Clerk of the Probate Court 116 Spring Street First Floor Gainesville, Georgia 30501 Address 770-531-6923

GAINESVILLE PLANNING and APPEALS BOARD RECOMMENDATION

Applicant.....Phil Devries
Property Owner.....Grace Torres
Location.....0 Atlanta Highway, SW
Request.....Rezone from L-I to R-II
Total Acres2.39± acres
Ward.....Four
Proposed Use.....14 rental cottages
Planning Division Staff Recommendation.....**Approval, with conditions**
Planning & Appeals Board Recommendation.....**Approval, with conditions**
DateFebruary 11, 2025

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

The applicant is proposing to rezone the subject property from Light Industrial (L-I) to Residential-II (R-II) to construct 14 to 15 rental cottages. The property is an undeveloped, heavily wooded tract and has frontage at the terminus of Wood Avenue.

The proposed rental cottages are two-story detached units, each consisting of 1,250 square feet of heated floor space with three bedrooms and two bathrooms. Surface level parking spaces are proposed and access is planned from Wood Avenue which is a county road that will need to be improved. A secondary driveway may also be constructed to provide direct access to the adjacent La Villita retail strip center property which is under the same ownership. The development intends to utilize adjacent water and sewer services, and onsite stormwater/water quality measures will be provided. Common green space will be provided for dog walking, rear patios and grilling. The property will be managed by the owner which also manages other residential properties and the adjacent La-Villita retail center.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Ventura Subdivision; Single-Family Homes	Planned Residential Development (PRD) -County Residential-I (R-I) -County
South	Commercial Strip Center	General Business (G-B)
East	La Villita Center/Market	Highway Business (H-B) -County
West	Adams Corporate Storage	Light Industrial (L-I)

Other significant uses in the nearby area include the Southern Railroad and the Lee Gilmer Memorial Airport east of Atlanta Highway.

▪ **Other Departmental Comments**

Coordination with the Georgia Department of Transportation is required for this site. For access to SR 13 / Atlanta Highway or work within the right-of-way, permitting will need to be approved.

There were no other departmental comments regarding this request.

▪ **Zoning History**

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

2023 – A request by Jose Carrillo to rezone a 1.42± acres tract located at 805 Hospital Drive, SW from General Business (G-B) to Planned Unit Development (P-U-D) for mixed-use development (existing grocery/retail center and four new apartment units) was approved with conditions.

2022 – A request by Jaime Torres to annex a 0.35± acre tract located at 1930 and 1942 Mountain View Road with Residential-II (R-II) zoning for sewer for four townhomes was approved with conditions.

2022 – A request by Arturo Maruri to annex a 0.32± acre tract located at 1511 and 1514 Ralston Street with Residential-I (R-I) zoning for sewer for two single-family homes was approved.

2018 – A request by David Gijon to annex a 0.12± acre tract located at 1509 Ralston Street with Residential-I (R-I) zoning for sewer for a new single-family home was approved.

2015 – A request by Armando Castaneda to annex a 0.20± acre tract located at 1321 Hazel Street with Residential-II (R-II) zoning for sewer for an existing single-family home was approved.

Analysis

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

The subject property is located between the Atlanta Highway commercial corridor and a single-family residential district. The adjacent properties consist of a mixture of single-family detached residential, commercial, retail, light industrial uses within the city and county. The proposed detached cottage apartments are more consistent with the adjacent residential uses than what could be developed on the property under the current zoning of Light Industrial (L-I).

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

The subject property is somewhat isolated from the adjacent single-family homes which are located within unincorporated Hall County. Wood Avenue is currently a gravel road that will be required to be improved to County standards, which in turn will improve emergency access and the general aesthetics of the area. Given there are only 14 to 15 detached units proposed, traffic will increase but should be minimal. Appropriate buffers will be required to effectively screen the development from the adjacent vacant single-family property and stormwater will be better managed onsite.

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

The Future Development Map for the City of Gainesville places the subject property within the *Single-Family Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing at densities up to six dwelling units per acre. The proposal includes a maximum of 15 detached rental cottages at a density of 6.3 dwelling units per acre.

The Character Area map for the City of Gainesville places the subject property within the *West Side* character area. Land uses allowed in the West Side include higher density residential, mixed-

use, commercial, light industrial, public and institutional and parks and recreation. Increasing the quality of existing and new housing, as well as housing affordability should be prioritized. General mixed-use, multi-family residential and higher density single-family residential are appropriate land uses.

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

The property is zoned L-I which could be developed for commercial or light industrial purposes regardless of the rezoning. The applicant proposes to rezone the property to R-II which allows for single-family homes, duplex homes, fee-simple townhomes, condominiums and apartments. The proposal appears reasonable given its small scale and the need for quality affordable housing.

(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 proposal should not cause an excessive or burdensome to public facilities or services. The 14 to 15 residential units should have limited additional impact on existing roads over and above what currently exists from surrounding residential and commercial properties. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the rental cottages on average could generate 99± new trips per day, 9± A.M. and 10 P.M. peak hour trips.

Water and sewer services are accessible and capacity is sufficient to serve the property. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and the nearest City of Gainesville Fire Station #4 is approximately 1.1 miles from the subject property off of Memorial Park Drive. Given the scale of the request, some impacts to the City school system are anticipated given the cottages will be designed for families. According to the Gainesville School System, children riding the school bus will be required to assemble at the intersection of Wood Avenue and Ray Street for bus services.

(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 area is a blend of residential and nonresidential uses both within the City and County. There are substantial opportunities for new infill development due to the number of older, distressed residential and commercial properties. It is staff's opinion the proposal is consistent with existing and expected uses for the area and will provide for a different housing opportunity that is more affordable.

(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 proximity to other residential properties, the proposal with the recommended conditions 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.

Recommendation

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

Conditions

1. The proposal shall be consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director.
 2. The use of the property shall be limited to a maximum of 14 residential units.
 3. Where an existing natural evergreen buffer is not provided, a mixture of evergreen trees shall be planted between the proposed development and the adjacent single-family zoned property to the north. The minimum install height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Director.
 4. Any proposed dumpster shall be enclosed and screened from view from the proposed residential units, adjoining properties, roads and parking areas. All individual garbage containers shall be stored at the rear of each unit and screened in a manner so as not to be visible from the parking areas.
 5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and Hall County Traffic Engineering. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner, which shall include the necessary improvements to Wood Avenue per Hall County standards.
 6. Outdoor lighting shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
-

Excerpts from the February 11, 2025 PAB Meeting Minutes

Applicant Presentation: Phil Devries, 1620 Piedmont Lane, Cumming, represented the owner. He advised Grace Torres also owns the market place adjacent to the property. Mr. Devries explained the plan for the homes as having 1,250 sq ft each, two stories, 3 bedroom and 2 bath. He stated access for the project would be from Wood Avenue which is a gravel road but will be improved.

Chairman Carter stated it was unusual to have a project with parking being more than required by code. He asked Mr. Devries if the units would only be used for single-family as defined by the city and would the additional parking be used for workers and adjacent commercial business. Mr. Devries advised the additional parking was to show more than needed and would be able to reduce it since the requirement was 2.2 spaces per unit and would scale it back and would include green space. Chairman Carter stated he wanted to confirm it would be rental units for single-families and not two or three families living in one unit and Mr. Devries confirmed it would be for single-family only.

Board Member Martin asked about putting a limit of parking spaces for the project and Mr. Tate confirmed it could be conditioned which code regulates at 31 to 32 spaces as to the proposed 62 spaces.

Vice Chair Thompson mentioned the plan did not show actual lines and the main concern would for it not to be an overflow parking lot for commercial business in the front. Mr. Devries

stated only the required spaces would be used and will be glad to reduce it. Several board members agreed the parking should be limited.

Mr. Tate commented staff administratively has the ability to allow 20 percent above or below the required number and can be made a condition of zoning if the board wanted to cap it.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval to rezone the subject property for 14 rental cottages from Light Industrial (L-I) to Residential-II (R-II) with the following conditions amending condition two limiting parking to 32 spaces:

Conditions

- 7. The proposal shall be consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director.**
- 8. The use of the property shall be limited to a maximum of 14 residential units **and a maximum of 32 parking spaces.****
- 9. Where an existing natural evergreen buffer is not provided, a mixture of evergreen trees shall be planted between the proposed development and the adjacent single-family zoned property to the north. The minimum install height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Director.**
- 10. Any proposed dumpster shall be enclosed and screened from view from the proposed residential units, adjoining properties, roads and parking areas. All individual garbage containers shall be stored at the rear of each unit and screened in a manner so as not to be visible from the parking areas.**
- 11. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and Hall County Traffic Engineering. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner, which shall include the necessary improvements to Wood Avenue per Hall County standards.**
- 12. Outdoor lighting shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.**

Motion made by Martin

Motion seconded by Simmons

Vote – 7 favor

Passed: _____

AN ORDINANCE

No. 2025-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON A 2.39± ACRES TRACT LOCATED SOUTHWEST OF THE INTERSECTION OF ATLANTA HIGHWAY AND RAY STREET, HAVING ROAD FRONTAGE SOUTH OF WOOD AVENUE AT ITS TERMINUS (A/K/A 0 ATLANTA HIGHWAY, SW) FROM LIGHT INDUSTRIAL (L-I) TO RESIDENTIAL-II, WITH CONDITIONS (R-II-c); 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-II, with conditions (R-II-c)**.

Conditions

- 1. The proposal shall be consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director. The proposal shall not exceed a total of 14 residential units.**
- 2. The use of the property shall be limited to a maximum of 14 residential units and a maximum of 32 parking spaces.**
- 3. Where an existing natural evergreen buffer is not provided, a mixture of evergreen trees shall be planted between the proposed development and the adjacent single-family zoned property to the north. The minimum install height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development.**
- 4. Any proposed dumpster shall be enclosed and screened from view from the proposed residential units, adjoining properties, roads and parking areas. All individual garbage containers shall be stored at the rear of each unit and screened in a manner so as not to be visible from the parking areas.**
- 5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and Hall County Traffic Engineering. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner,**

ORDINANCE NO. 2025-____

which shall include the necessary improvements to Wood Avenue per Hall County standards.

- 6. Outdoor lighting shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.**

Legal Description

All that parcel of land lying and being in Land Lot 168, 9th District of Hall County, Georgia and being more particularly described as follows:

Beginning N 28°03'19" E 546.35' to centerline of Intersection of Atlanta Highway and Ray Street to Iron Pin; Then S 64°26'42" E 22.87' to Iron Pin; Travel N 60° 32'51" E 161.16' to an Iron Pin; Travel S 82° 20'32" E 184.32' to an Iron Pin; Travel S 60° 30' 59" W 71.70" to an Iron Pin; Travel N 29°29'01" W 513.83' to an Iron Pin; Travel S 07°12' 42" W 470.39' to an Iron Pin.

Said tract contains 2.39± acres.

SECTION II

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.

SECTION IV

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

SECTION V

The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

W. Samuel Couvillon, Mayor

ORDINANCE NO. 2025-____

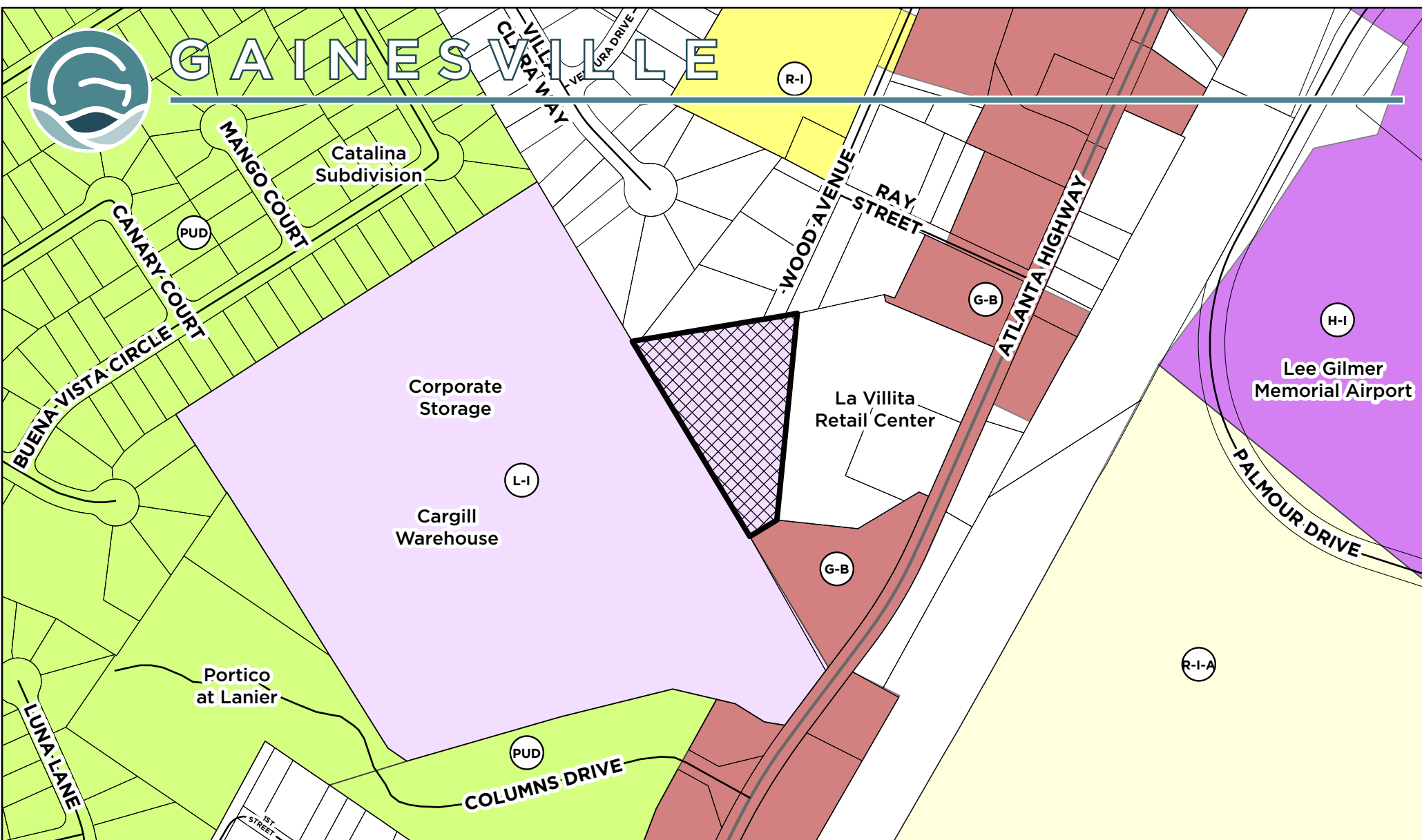
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

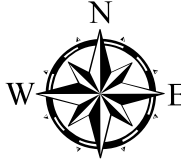
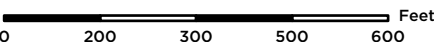
ATTEST:

Denise O. Jordan, City Clerk



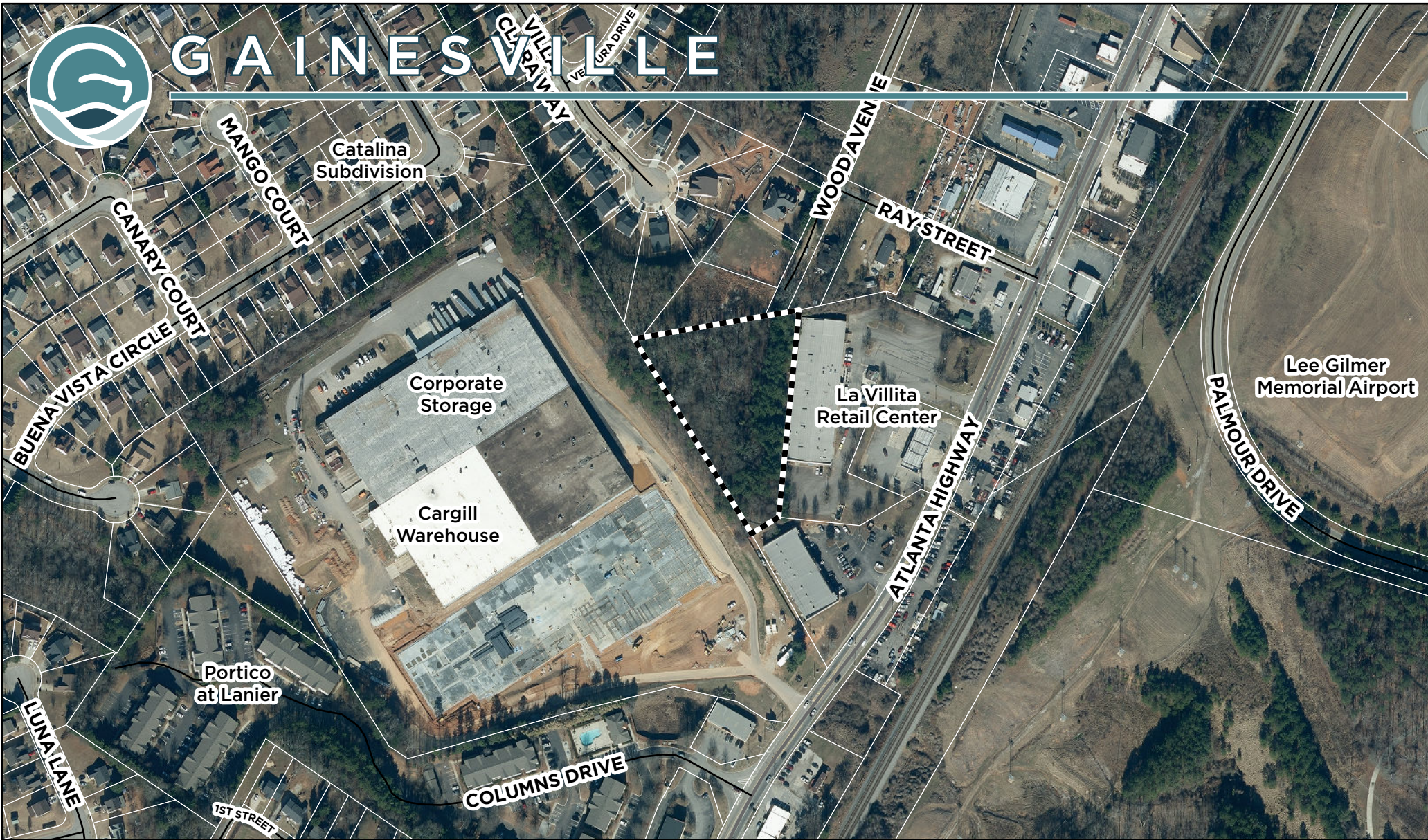
GAINESVILLE

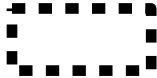
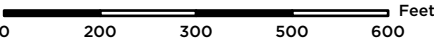


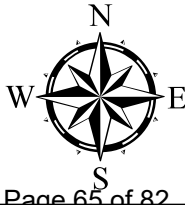
Applicant: PHIL DEVRIES		Request: Rezone +/- 2.39 AC currently zoned Light Industrial (L-I) to Residential-II (R-II) for 15 rental cottages.	
REZONING REQUEST			
Subject Property Address: 0 Atlanta Highway	Tax Parcel: 08-008-000-136	 Subject Property	
Meeting Date: 02/11/2025 Map Prepared: 01/21/2025			
			Scale: 1" = 300'



GAINESVILLE



Applicant:		PHIL DEVRIES		Request:		Rezone +/- 2.39 AC currently zoned Light Industrial (L-I) to Residential-II (R-II) for 15 rental cottages.	
REZONING REQUEST							
Subject Property Address:		Tax Parcel:		 Subject Property		Aerial from 2023	
0 Atlanta Highway		08-008-000-136					
Meeting Date: 02/11/2025		Map Prepared: 01/21/2025				Scale: 1" = 300'	



Dear Zoning Department,

I, Grace Torres, owner of parcel #08008-000136 (2.391 acres) is submitting this letter in support of an application submitted to rezone from light industrial to residential to develop a project being proposed for this parcel that borders commercial, light industrial and residential.

I have been a proud resident of Gainesville, Georgia for over 30 years, along with my family. We have devoted our lives to building and enhancing our community. We've built, own and operate multiple properties in Hall County and are committed to supporting our town by renting affordable and well-maintained properties.

We moved to Gainesville in 1995 and immediately felt connected to this community. Our business endeavors began with building the first commercial strip on Atlanta Highway, which includes three store fronts. At the time we used one of the suites for a business of ours (Jazmin Jewelry) and rented out the other two. This development sparked a wave of improvements in the area as other property owners were inspired to renovate and build.

Our commitment extends beyond construction; we are always maintaining our properties, both interior and exterior. We strive to improve our neighborhood by installing security lights to keep the area well lit. We also perform regular inspections and repairs to guarantee the safety and satisfaction of our tenants.

Currently, we manage several properties including:

1714 Atlanta Hwy, a 32,500 sq ft building that houses event centers, ice cream company, two restaurants, tax office, a barber shop and a beauty salon.

1503 Atlanta Hwy, a three suite building. (approximately 4,000 sq ft)

3388 Apache Circle, a residential property.

3016 Baker are, a residential property.

Additional properties we built:

2223 Pine Grove Rd, residential property.

1724 Cove Pt, residential property.

We are proud that our commercial and residential rentals are consistently maintained under market price, ensuring affordability for our tenants.

**Phil DeVries Rezoning Request
0 Atlanta Highway**

We are asking to rezone our 2.391 acres property from Light Industrial (L-I) to Residential-II (R-II) to develop up to 14 - 15 unit rental cottages to be known as the "La-Villita Cottages".

The intent is to provide affordable quality housing for our community that is below market rate. Each cottage will be a detached, two-story unit consisting of a minimum of 1,250 square feet of heated floor space, and will contain 3 bedrooms and 2 bathrooms. A minimum of 2 parking spaces will be provided for each unit plus additional guest parking. A walkway from each cottage will connect to a sidewalk to provide safe access to parking. Access is proposed from Wood Avenue which is a gravel road located within Hall County that will need to be improved. The option of secondary access drive from the adjacent La-Vallita commercial retail center (same owner) may be proposed as well to provide direct connectivity for residents within the community.

Connection to adjacent water and sewer utilities will be required and on-site stormwater detention will be provided. There will be ample common green space on the site for dog walking, rear patios and grilling. The property will be managed by our in-house family run business which also manages other residential properties and the La-Villita retail center.

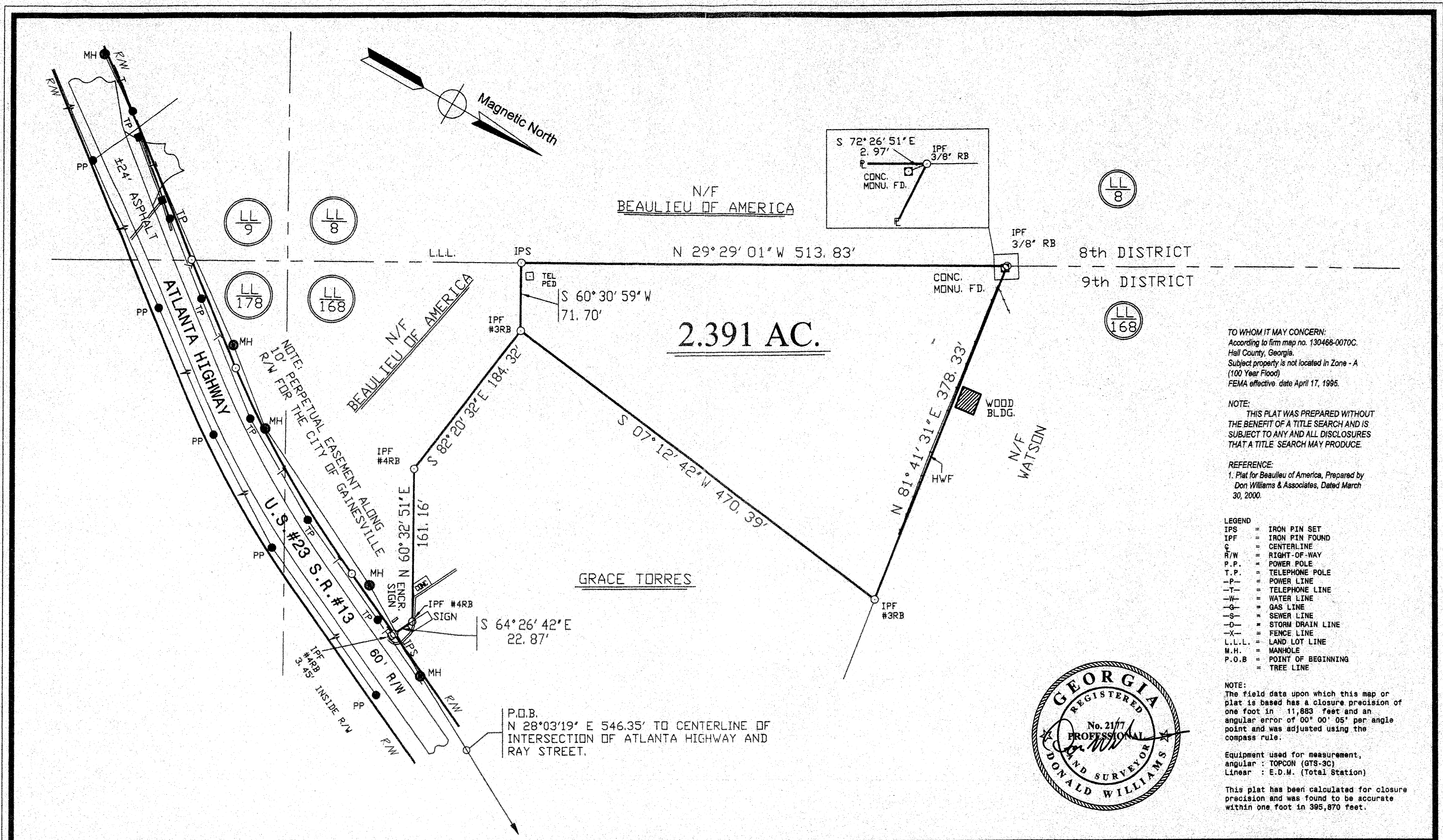
Phil DeVries is our general contractor and representative who will present on our behalf.

Sincerely,

Grace Torres

404.314.0391

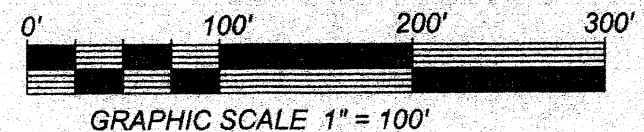
Torressgrace01@yahoo.com



DON WILLIAMS & ASSOCIATES
LAND SURVEYORS, INC.
 4323 MUNDY MILL ROAD, SUITE 101
 OAKWOOD, GEORGIA 30566
 (770) 536-0416 FAX (770) 536-0291

BOUNDARY SURVEY FOR:

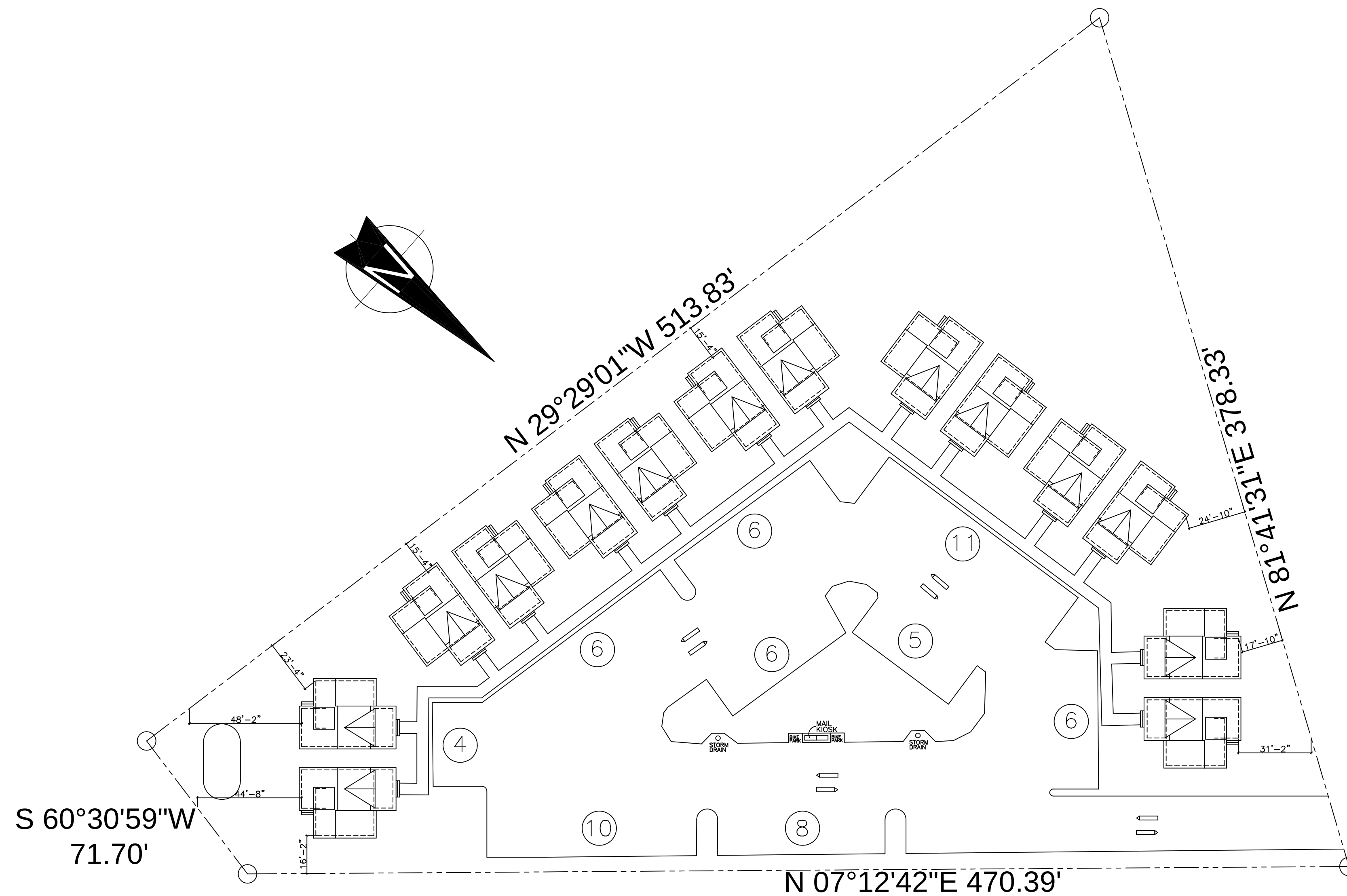
GRACE TORRES



Surveyed by:
SCOTT M.

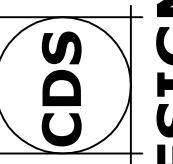
Drawn by:
DON W.

Checked by:
DON W.



NEW DEVELOPMENT-SITE PLAN
SCALE: 1/32"=1'-0"

SPECS:
2.391 AC.
14- 3 BEDROOM-2 BATH COTTAGES
1,250 Sq. Ft.-Heated
62 PARKING SPACES



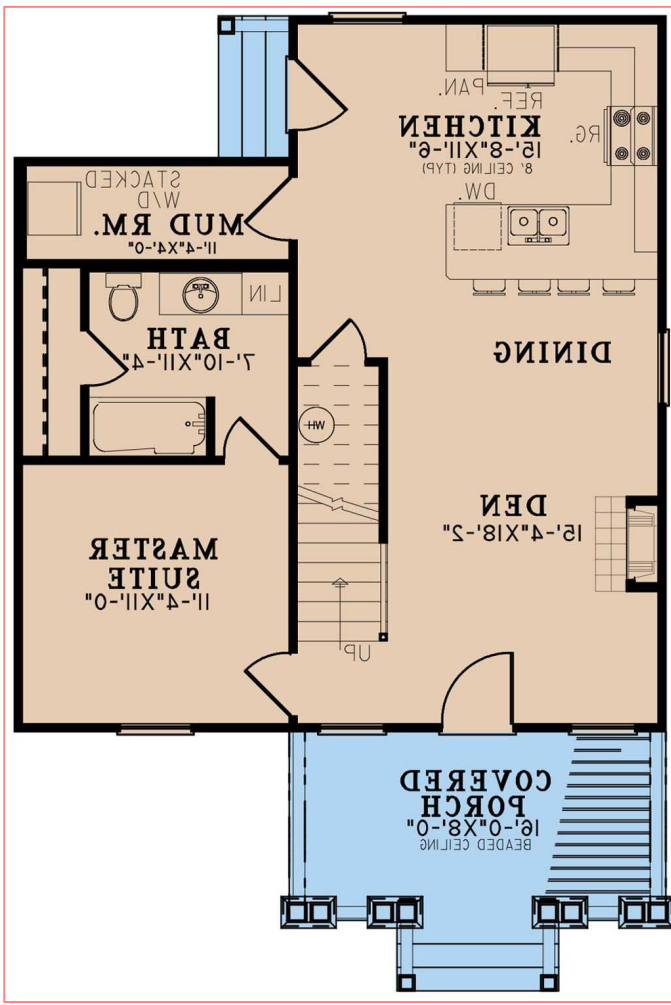
CAUDELL DESIGN SERVICES
COMMERCIAL & RESIDENTIAL DESIGN
Cell: (706) 201-4351
Email: kennycaudell@yahoo.com
206 Cook Street
Alto, GA 30510

Revisions:	

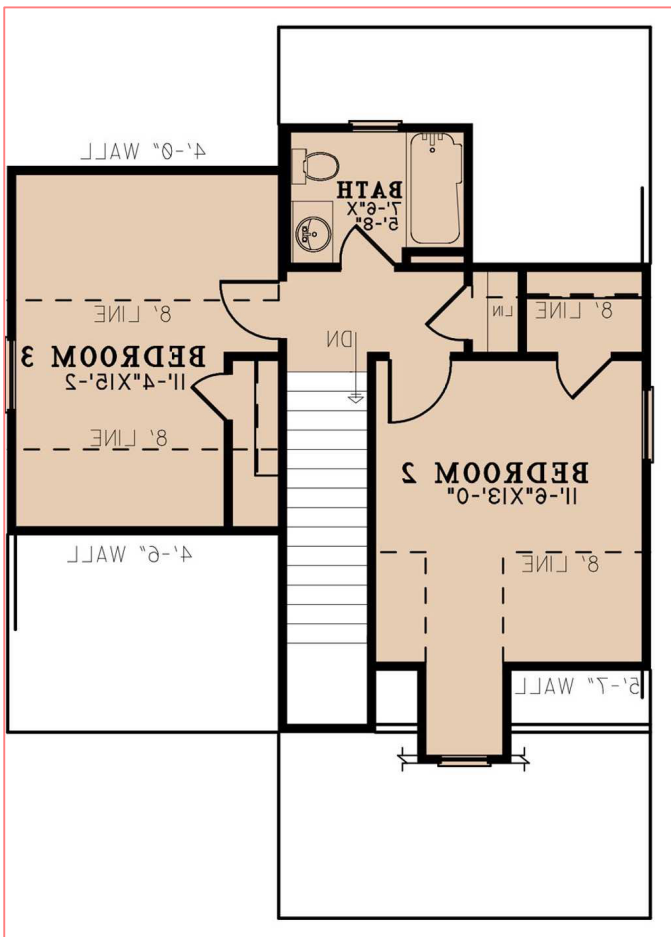
LA-VILLITA
1714 ATL. HWY
GAINESVILLE, GA. 30504

Date:	01-29-25
Scale:	AS NOTED
Drawn By:	KDC
Checked By:	GT
NEW DEVELOPMENT SITE PLAN	
Sheet Number:	

C-2



**MAIN FLOOR
COTTAGE-A**



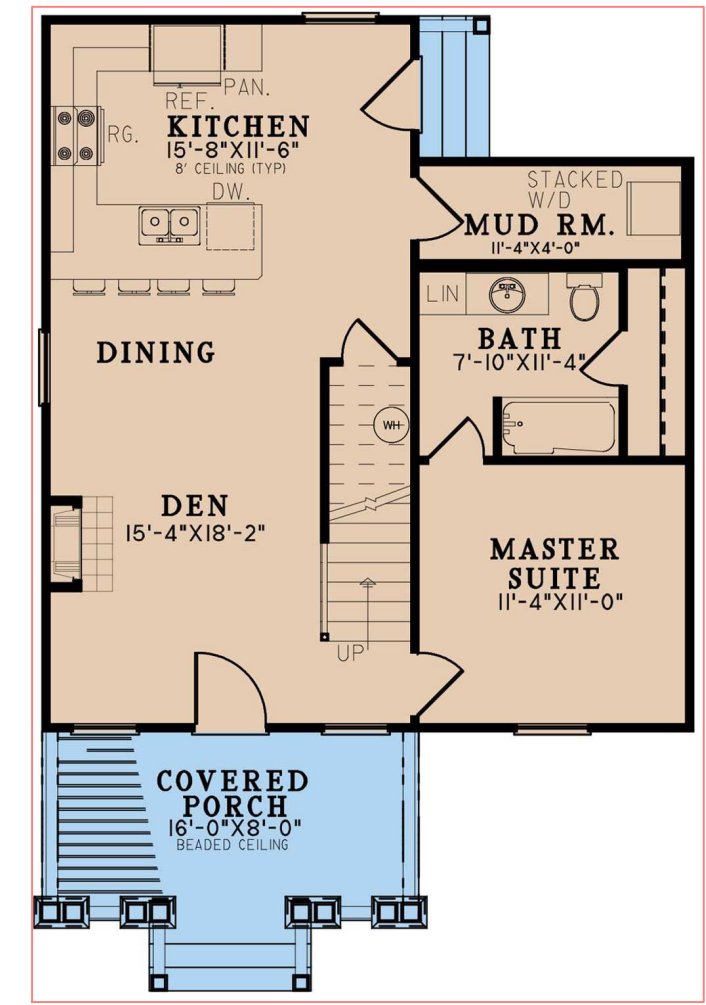
**UPPER FLOOR
COTTAGE-A**



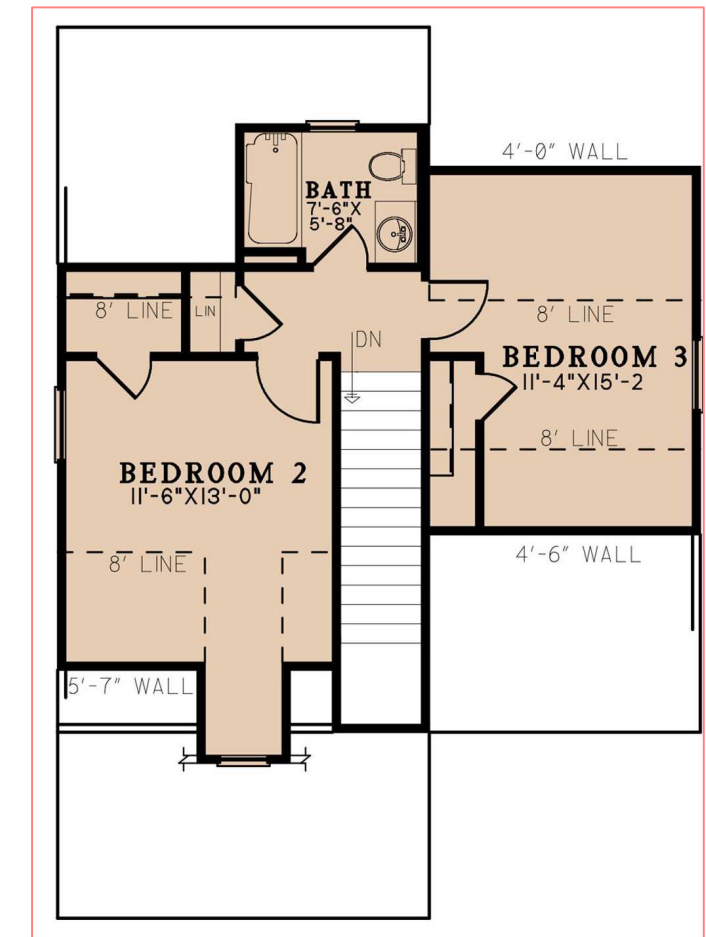
FRONT ELEVATION



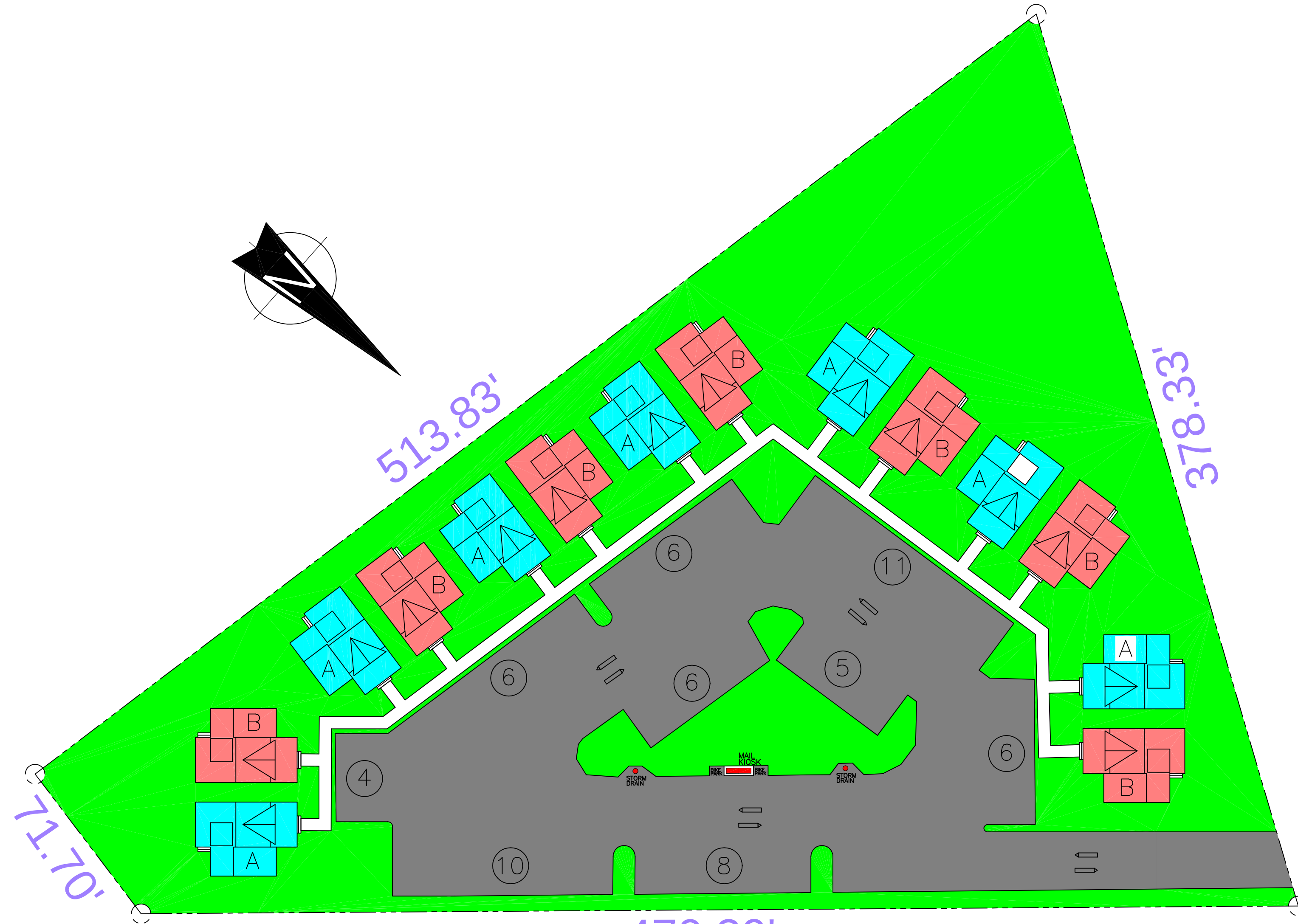
REAR ELEVATION



**MAIN FLOOR
COTTAGE-B**



**UPPER FLOOR
COTTAGE-B**



NOTE:
-SEE SHEET C-1 FOR WATER AND SEWER LOCATIONS.
-SEE SHEET C-2 FOR COTTAGE SETBACKS.

Basic Features:

Bedrooms : 3

Baths : 2

Stories: 2

Dimension:

Depth : 38' 4"

Height : 22' 8"

Width : 27' 8"

Area Total: 1250 sq/ft

Main Floor : 769 sq/ft

Upper Floor : 481 sq/ft

Ceiling:

Main Ceiling : 8'

Upper Ceiling: 8'

Roof Framing: 2x6

Roof Type:

Metal or Shingle

Exterior Wall Framing: 2x4

Exterior Wall Finish:

Board & Batten, Wood, Shake,
and Stone or Brick

Bedroom Features:

Main Floor Master Bedroom

Split Bedrooms

Walk In Closet

Kitchen Features:

Eating Bar

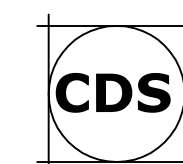
SPECS:

2.391 AC.

14- 3 BEDROOM-2 BATH

62 PARKING SPACES

**LA-VILLITA
COTTAGES**



CAUDELL DESIGN SERVICES
COMMERCIAL & RESIDENTIAL DESIGN



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: February 24, 2025
Date Submitted: February 24, 2025
Final Approval Date: February 26, 2025
Presenter: Jay Parrish, Chief of Police
Item of Business: Ordinance: Amend Chapter 3-4 As it Pertains to Parking
Meeting Date: February 27, 2025

Purpose of Request:

The purpose of this request is to amend Chapter 3-4 related to parking.

Facts & Issues / History & Background:

Department Recommendation:

Approve the ordinance.

Department Director:

Jay Parrish

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Ordinance Amend Chapter 3-4 as it Pertains to Parking

AN ORDINANCE

No. 2025-

AN ORDINANCE TO AMEND CHAPTER 3-4 OF THE CODE OF ORDINANCES OF THE CITY OF GAINESVILLE, GEORGIA BY AMENDING SECTIONS 3-4-2, 3-4-6(a), 3-4-12(b), 3-4-76, 3-4-77, 3-4-78(b)(2), 3-4-79, 3-4-80, 3-4-82 THROUGH 3-4-85, 3-4-87, 3-4-88, 3-4-90 THROUGH 3-4-100, AND 3-4-203(a) AND BY DELETING ARTICLE X; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR CODIFICATION; 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.

Section 3-4-2 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by deleting the definitions of “Central traffic district” and “Passenger curb loading zone” and by eliminating the definition of “Limited loading zones” and amending it to read as follows:

Limited loading zones means zones in which it shall be unlawful for any person to park any vehicle within a properly marked loading zone except for the purpose of loading or unloading such vehicle. It shall be unlawful to be parked in any loading zone for more than the posted time limit.

SECTION II.

Section 3-4-6(a) of the Code of Ordinances of the City of Gainesville, Georgia is hereby Amended by eliminating it in its entirety and amending it to read as follows:

- (a) The city public works director shall have the authority to name a designee or designees to perform duties and functions assigned to the city public works director under Chapter 3-4 of the Code of Ordinances of the City of Gainesville.

SECTION III.

The last sentence of Section 3-4-12(b) of the Code of Ordinances of the City of Gainesville, Georgia is hereby deleted.

SECTION IV.

Section 3-4-76 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

ORDINANCE NO. 2024-

Sec. 3-4-76. Application of article provisions.

The provisions of this article prohibiting the standing or parking of a vehicle shall apply at all times or at those times herein specified or as indicated on official signs and/or markings, except when it is necessary to stop a vehicle to avoid conflict with other traffic or in compliance with the directions of a police officer or official traffic control device.

- (1) The provisions of this article imposing a time limit on parking shall not relieve any person from the duty to observe other and more restrictive provisions prohibiting or limiting the stopping, standing or parking of vehicles in specified places or at specified times.
- (2) When official traffic control devices and/or markings are in place giving notice thereof, no person shall park a vehicle at any time upon any of the streets or portions of streets upon which such notice is given.

SECTION V.

Section 3-4-77 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 3-4-77. Official traffic control devices.

Whenever by this or any other ordinance of the city any parking time is imposed or parking is prohibited on designated streets, it shall be the duty of the city public works director to install appropriate official traffic control devices and/or markings giving notice thereof and no such regulations shall be effective unless such devices and/or markings are in place at the time of any alleged offense.

SECTION VI.

Subsection (b)(2) of Section 3-4-78 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

- (2) *Package and freight loading zones.* Package and freight loading zones will be established without charge by the city after study by the public works director to determine need and location.

SECTION VII.

Section 3-4-79 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 3-4-79. Limited loading zones—Applications.

The city public works director shall not designate or sign any loading zone upon special request of any person unless such person makes application for a permit for such zone. The city public works director, upon receipt of the application, will conduct a study to determine the loading characteristics of the establishment in question. After analysis of the information provided, the request will be granted or denied on the basis of the results.

ORDINANCE NO. 2024-

SECTION VIII.

Section 3-4-80 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows: **Reserved.**

SECTION IX.

Section 3-4-82 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 3-4-82. Designation of public carrier stops and stands.

The city public works director may establish bus stops, bus stands, taxicab stands and stands for other passenger common carrier vehicles on such public streets, in such places and in such number as he shall determine to be of the greatest benefit and convenience to the public, and every bus stop, bus stand, or other stand shall be designated by appropriate signs and/or markings.

SECTION X.

Section 3-4-83 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows: **Reserved.**

SECTION XI.

Section 3-4-84 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 3-4-84. Restricted use of bus and taxicab stands.

No person shall stop, stand or park a vehicle other than a bus in a bus stop, or other than a taxicab in a taxicab stand when any such stop or stand has been officially designated and appropriately signed and/or marked, except that the driver of a passenger vehicle may temporarily stop therein for the purpose of and while actually engaged in loading or unloading passengers when such stopping does not interfere with any bus or taxicab waiting to enter or about to enter such zone.

SECTION XII.

Section 3-4-85 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 3-4-85. Parking in fire lanes as defined in the International Fire Code.

No person shall stand or park a vehicle (other than an authorized emergency vehicle, in a fire lane, as defined in the International Fire Code, when such area has been marked as a fire lane, for any purpose or period of time other than for the expeditious loading or unloading of passengers or the expeditious unloading and delivery or pickup and loading of materials in any place, and then only for a period not to exceed three minutes; provided, however, this section shall not apply to designated loading zones. The prohibitions referenced in the preceding sentence shall also apply to spaces within 20 feet of a fire department connection. Employees

ORDINANCE NO. 2024-

of the city's police department, code enforcement office, and fire department shall have the authority to enforce this Code section, including the towing of any disabled and/or unattended vehicles left in any space referenced in this Code Section. The prohibitions set forth in this Code Section shall apply to marked fire lanes located on public property and on private property which is open to the public.

SECTION XIII.

Section 3-4-87 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 3-4-87. Parking limitations.

The provisions of this Chapter shall be applicable to all public streets, public parking lots, and public parking decks.

- (a) The city public works director is authorized to establish parking zones at locations upon those streets and/or part of streets as necessary to aid in the regulation, control, and inspection of the parking of vehicles.
- (b) The city manager or his designee and/or designees is authorized to establish paid parking zones within the city upon public streets, public parking lots, and public parking decks to aid in the regulation, control, and turnover of timed parking spaces.
- (c) The city manager or his designee and/or designees is authorized to retain a parking management service to implement technology to aid in the regulation of paid parking zones.
- (d) It shall be unlawful for any person to cause, allow or permit any vehicle to park adjacent to a yellow curb and/or any place within which parking is prohibited by traffic control devices, signage, and/or markings placed pursuant to the Code of Ordinances of the City of Gainesville.
- (e) Except when necessary to avoid conflict with other traffic, or in compliance with law or the directions of a police officer or official traffic control device, no person shall:
 - (1) Stop, stand, or park a vehicle:
 - (A) On the roadway side of any vehicle stopped or parked at the edge of a curb of a street;
 - (B) On a sidewalk;
 - (C) Within an intersection;
 - (D) On a crosswalk;
 - (E) Between a safety zone and the adjacent curb or within 30 feet of points on the curb immediately opposite the ends of a safety zone, unless a different length is indicated by signs or markings;
 - (F) Alongside or opposite any street excavation or obstruction when stopping, standing, or parking would obstruct traffic;
 - (G) Upon any bridge or other elevated structure upon a highway or within a highway tunnel;

ORDINANCE NO. 2024-

- (H) On any railroad tracks;
 - (I) On any controlled-access highway;
 - (J) In the area between roadways of a divided highway, including crossovers;
or
 - (K) At any place where official signs prohibit stopping;
- (2) Stand or park a vehicle, whether occupied or not, except momentarily to pick up or discharge a passenger or passengers:
- (A) In front of a public or private driveway;
 - (B) Within 15 feet of a fire hydrant;
 - (C) Within 20 feet of a crosswalk at an intersection;
 - (D) Within 30 feet upon the approach to any flashing signal, stop sign, yield sign, or traffic control signal located at the edge of a roadway;
 - (E) Within 20 feet of the driveway entrance to any fire station or the side of a street opposite the entrance to any fire station within 75 feet of such entrance (when property posted); or
 - (F) At any place where official signs prohibit standing; or
- (3) Park a vehicle, whether occupied or not, except temporarily for the purpose of and while actually engaged in loading or unloading property or passengers:
- (A) Within 50 feet of the nearest rail of a railroad crossing; or
 - (B) At any place where official signs prohibit parking.

SECTION XIV.

Section 3-4-88 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 3-4-88. Trucks or tractors prohibited from using certain streets.

The city public works director is hereby authorized to establish streets and/or parts of streets upon which trucks and/or tractors should be prohibited, to ensure the safe passage of the public. When traffic control devices are erected giving notice thereof, no person shall operate any truck or tractor at any time upon any of the streets or parts of streets so identified, except that such vehicles may be operated thereon for the purpose of delivering or picking up materials or merchandise and then only by entering such street at the intersection nearest the destination of the vehicle and proceeding thereon no farther than the nearest intersection thereafter.

SECTION XV.

Section 3-4-90 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

ORDINANCE NO. 2024-

Sec. 3-4-90. Parking time limits—Parking overtime; separate offenses, enforcement methods, fines, wheel locks, bonds and fees.

- (a) It shall be unlawful for any person to cause, allow, permit or suffer any vehicle registered in the name of or operated by such person to be parked overtime or beyond the period of legal parking time.
- (b) It shall be unlawful for any person to cause, allow, permit or suffer any vehicle registered in the name of or operated by such person to stay parked in any designated parking space beyond the designated unit of time.
- (c) Exceeding the period of legal parking time in any designated parking space or designated parking zone shall constitute a separate violation of this section.
- (d) The police department shall utilize methods for identifying cars in order that the provisions of this Chapter may be adequately enforced, including but not limited to traffic control devices, markings, and/or signage.
- (e) The fine for the first violation of the following parking offenses shall be:
 - (1) First offense for parking in a fire lane: \$100.00.
 - (2) Parking in a persons with disabilities zone: \$250.00.
 - (3) Parking on sidewalk: \$50.00.
 - (4) Parking in employee parking spaces or lot without permit: \$50.00.
 - (5) First offense for violation of any provision related to parking in a paid parking zone: \$20.00
 - (6) Second and/or subsequent offense for violation of any provision related to parking in a paid parking zone: \$150.00
 - (7) All other violations of this Chapter related to parking not described in subsections (e)(1)—(6) of this section or for which violations there is not a separate and specific penalty provision set forth in this Chapter: \$20.00.
- (f) Any person who fails to pay any parking offense within 45 days of receipt thereof shall pay double the fine for such parking offense.
- (g) Any person who receives two parking tickets within 30 days shall pay double the fine of the first parking offense.
- (h) Any person who receives three parking tickets within 30 days shall pay triple the fine of the first parking offense.
- (i) The vehicle owner shall, within five days of receiving the fifth unpaid parking ticket, satisfy all delinquent tickets or shall be subject to an additional penalty six times the fine of the first parking offense.
- (j) Court summons; bond for failure to appear. Additionally, such owner shall be issued a summons to appear in the municipal court of the city. If such owner fails to appear at the appointed time and date as specified in the summons, he shall be subject to arrest and shall post a \$50.00 bond plus an amount equal to all fines and penalties accrued to such date.
- (k) Any vehicle not removed within 72 hours of issuance of a parking citation may be towed at the vehicle owner's expense by any designee of a city police officer.

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SECTION XVI.

Section 3-4-91 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 3-4-91. Paid parking zone fees.

In the event that a paid parking zone is established pursuant to this Chapter, the following fees shall be charged:

- (a) Hours 0-2: \$0.25 per half hour;
- (b) Hours 3+: \$4.00 per hour; and
- (c) No fee shall be charged for parking between the hours of 12:00 AM and 7:00 AM.

SECTION XVII.

Section 3-4-92 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 3-4-92. Manner of parking.

- (a) Except as otherwise provided in this Code section, every vehicle stopped or parked upon a two-way roadway shall be stopped or parked with the right-hand wheels parallel to and within 12 inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder.
- (b) Except when otherwise provided by the city Code of Ordinances, every vehicle stopped or parked upon a one-way roadway shall be stopped or parked parallel to the curb or edge of the roadway, in the direction of authorized traffic movement, with its right-hand wheels within 12 inches of the right-hand curb or as close as practicable to the right edge of the right-hand shoulder or with its left-hand wheels within 12 inches of the left-hand curb or as close as practicable to the left edge of the left-hand shoulder.
- (c) Any vehicle stopping, parking, or standing in any designated and posted parking space shall be parked within the lines marked on the street or curb and may occupy such space during the parking limited provided by this article and the posted notice for the part of the street in which such parking space is located.

SECTION XVIII.

Section 3-4-93 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 3-4-93. Parking related to persons with disabilities.

- (a) It shall be unlawful for any person to stop, stand, or park any vehicle in a parking place for persons with disabilities unless there is displayed on the driver's side of

ORDINANCE NO. 2024-

the dashboard or hung from the rearview mirror of the parked vehicle a valid unexpired parking permit for persons with disabilities or unless there is attached to the vehicle a specially designated license plate for disabled veterans or other disabled persons authorized under State or local law and unless such person is the person to whom such permit or license plate was issued; the person to whom such permit or license plate was issued is a passenger in the vehicle; or such vehicle is being used for the transportation of disabled passengers on behalf of the institution to which such permit was issued.

- (a.1) It shall be unlawful for any person to stop, stand, or park any vehicle in a parking place for persons with disabilities which is designated "For Persons With Disabled Ambulatory Assistive Devices Only" unless:
 - (1) There is displayed on the driver's side of the dashboard or hung from the rearview mirror of the parked vehicle a valid unexpired parking permit for persons with disabilities or unless there is attached to the vehicle a specially designated license plate for disabled veterans or other disabled persons authorized under State or local law; and
 - (2) A person with disabilities who is using a wheelchair, crutches, walker, or other ambulatory assistive device is the driver of or a passenger in such vehicle.
- (b)(1) It shall be unlawful for any person to stop, stand, or park any vehicle in a parking place for persons with disabilities except for the purpose of allowing a disabled person to enter or get out of such vehicle while in such parking place. However, nothing in this paragraph shall prevent an ambulance or emergency vehicle from stopping in a parking place for persons with disabilities.
- (2) It shall be unlawful for any person to stop, stand, or park any vehicle in a parking place for the nonambulatory as provided by a business pursuant to State or local law except for the purpose of allowing a nonambulatory permanently disabled person to enter or get out of such vehicle while in such parking place. However, nothing in this paragraph shall prevent an ambulance or emergency vehicle from stopping in a parking place for the nonambulatory.
- (3) It shall be unlawful for any person to stop, stand, or park any vehicle in any area directly connecting with a parking place for persons with disabilities which area is clearly designed and designated for access to such parking place for persons with disabilities.
- (c) It shall be unlawful for any person to obtain by fraud or counterfeit a parking permit for persons with disabilities.
- (c.1) It shall be unlawful for any person to knowingly and willfully make a false or misleading statement in an application for a parking permit for persons with disabilities or in the affidavit of a practitioner of the healing arts stating that an applicant is a disabled person.
- (d) It shall be unlawful for any person or institution, other than the one to whom a parking permit for persons with disabilities or specially designated license plate for the disabled person is issued, to make use of a parking permit for persons with disabilities or specially designated license plate for a disabled person unless

ORDINANCE NO. 2024-

the person to whom such permit or license plate was issued is a passenger in such vehicle. It shall be unlawful for any person to use a parking permit for persons with disabilities for any institutional vehicle other than the vehicle for which the permit has been issued. It shall be unlawful for any person to use a parking permit for persons with disabilities issued to an institution for any purpose other than to transport disabled persons.

(e) No person shall park a vehicle so as to block any entrance or exit ramp used by persons with disabilities on public or private property.

(f)(1) Any person violating subsection (c) or (c.1) of this Code section shall be guilty of a misdemeanor.

(2) Any person violating subsection (a), (a.1), (b), (d), or (e) of this Code section shall be subject to a fine of not less than \$100.00 and not more than \$500.00.

(g) In addition to the penalties provided for in subsection (f) of this Code section, any vehicle which is illegally parked in a parking place for persons with disabilities which is marked by a sign bearing the words "Tow-Away Zone" on public or private property may be towed away or caused to be towed away by a proper law enforcement agency or the official security agency of said property at the expense of the owner of the vehicle or, if the vehicle is leased or rented, at the expense of the person responsible for payment on the lease or rental agreement.

(h) A property owner who is required to provide parking places for persons with disabilities shall designate each such place with a sign meeting the applicable requirements specified therefor by State law and upon failure so to designate each such parking place for persons with disabilities shall be subject to a fine of \$150.00 for each place which is not so designated; provided, however, that the fine will be waived if the required designation is made within 14 days from the date of citation. If that property owner fails or refuses to designate properly the parking places for persons with disabilities within such 14 days, the property owner shall, on the fifteenth day after receiving the citation, be subject to the \$150.00 fine for each place and an additional \$5.00 fine for each place for each day that the owner fails to comply with provisions of this subsection until the places are properly designated.

SECTION XIX.

Section 3-4-94 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows:

Sec. 3-4-94. Enforcement of parking violations.

Employees of the city's police department and code enforcement office shall have the authority to enforce violations of ordinances in this Chapter related to parking, including issuance of citations and immobilization of vehicles parked in violation of ordinances in this Chapter related to parking. The chief of police shall be authorized to designate employees of the police department as "downtown ambassadors," including civilians not certified as police officers, with the authority set forth in this Code section.

ORDINANCE NO. 2024-

SECTION XX.

Sections 3-4-95 through 3-4-100 of the Code of Ordinances of the City of Gainesville, Georgia are hereby amended by eliminating them in their entirety and amending them to read as follows: **Reserved.**

SECTION XXI.

Article X of Chapter 3-4 of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by eliminating it in its entirety and amending it to read as follows: **Reserved.**

SECTION XXII.

Section 3-4-203(a) of the Code of Ordinances of the City of Gainesville, Georgia is hereby amended by replacing the phrase “traffic engineer” with the phrase “public works director[.]”

SECTION XXIII.

All ordinance and parts of ordinances in conflict herewith are hereby repealed.

SECTION XXIV.

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 XXV.

The effective date of this ordinance shall be upon 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

4907-4333-6986, v. 4