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**CALL TO ORDER**

**MINUTES**

**A. Minutes of July 8, 2025**

**OLD BUSINESS**

**A. Rezoning**

- 1) Request from **Tres Hermanos Groceries, LLC** to rezone a 0.57± acre tract located on the east side of Chestnut Street, between High Street and Martin Luther King Jr. Boulevard (a/k/a **819 and 829 Chestnut Street, SE**) from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II).

Ward Number: Three  
Tax Parcel Number(s): 01-033-002-005 and 006  
Request: Residential townhomes

**NEW BUSINESS**

**A. Variance**

- 1) Request from **G.T.G. Investment Properties, LLC** to vary the left side yard setback requirement on a 1.04± acres tract located on the east side of Club Drive, between Capri Drive and Sorrento Circle (a/k/a **2536 Club Drive, NW**), having a zoning of Residential-I-A (R-I-A).

Ward Number: One  
Tax Parcel Number(s): 01-103-001-028  
Request: Garage addition with living space

**B. Annexation**

- 1) Request from **Conde Properties, LLC** to annex a 1.4± acres tract located on the northeast corner of the intersection of Atlanta Highway and Mimosa Street (a/k/a **915 and 925 Atlanta Highway**), and to establish a zoning of General Business (G-B), with a special use.

Ward Number: Five  
Tax Parcel Number(s): 00-132-007-004 and 006  
Request: Special event facility and retail space

**MISCELLANEOUS**

**ADJOURNMENT**



# CITY OF GAINESVILLE

## Planning and Appeals Board Agenda Request

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**Item Created:** July 9, 2025  
**Date Submitted:** July 16, 2025  
**Final Approval Date:** July 16, 2025  
**Presenter:** Matt Tate, Community & Economic Development Dept Deputy Director  
**Item of Business:** Minutes of July 8, 2025  
**Meeting Date:** August 12, 2025

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**Purpose of Request:**

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

**Facts & Issues / History & Background:**

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

**Department Recommendation:**

Approval of the minutes as presented.

**Department Director:**

Rusty Ligon

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

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. DRAFT minutes

**GAINESVILLE PLANNING AND APPEALS BOARD**  
**DRAFT MINUTES OF MEETING**  
**JULY 8, 2025**

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

**Members Present:** Chairman Doug Carter, Vice Chair Ryan Thompson, Board Members Jane Fleming, Eddie Martin, Kelvin Simmons, and Ellen DeFoor

**Members Absent:** Board Member Rick Young

**Staff Present:** Community & Economic Director Rusty Ligon, Community & Economic Planning Manager Heather Dewese and Recording Secretary Gwen Fleming

**Others Present:** Council Member Barbara Brooks

**MINUTES OF MAY 13, 2025**

**There was a motion to approve the minutes as presented.**

Motion made by Vice Chair Thompson  
Motion seconded by Board Member Martin  
**Vote – 6 favor, 1 absent (Young)**

**OLD BUSINESS**

**There was a motion to remove the annexation request from the table.**

Motion made by Board Member Fleming  
Motion seconded by Vice Chair Thompson  
**Vote – 6 favor, 1 absent (Young)**

**A. Annexation Request**

- 1) Request from **Bryan Brinson** to annex a 13.36± acres tract located at the southeast corner of the intersection of Old Cornelia Highway and East Ridge Road, having road frontage on the east and west side of I-985 (Lanier Parkway) (a/k/a **1376 East Ridge Road**), and to establish a zoning of Residential-II (R-II).

Ward Number: Three  
Tax Parcel Number(s): 15-033B-000-005  
Request: Residential townhomes

**Staff Presentation:** Director Rusty Ligon gave the following staff presentation:

Director Ligon advised Hall County has challenged the annexation and would be best to table the item until the conclusion of the State mandated arbitration process.

**There was a motion to table the annexation request to a meeting following the conclusion of the State mandated arbitration. Notice of such meeting will be posted on the subject property, advertised in the newspaper and provided to neighboring property owners prior to the meeting.**

Motion made by Board Member DeFoor  
Motion seconded by Board Member Simmons  
**Vote – 6 favor, 1 absent (Young)**

## **NEW BUSINESS**

### **A. Rezoning Request**

- 1) Request from **Tres Hermanos Groceries, LLC** to rezone a 0.57± acre tract located on the east side of Chestnut Street, between High Street and Martin Luther King Jr. Boulevard (a/k/a **819 and 829 Chestnut Street, SE**) from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II).  
Ward Number: Three  
Tax Parcel Number(s): 01-033-002-005 and 006  
Request: Residential townhomes

**Staff Presentation:** Director Rusty Ligon gave the following staff presentation:

The applicant is proposing to rezone the subject properties to construct seven (7), detached townhome-style apartments that will be for rent. The adjacent uses include a mixture of single-family homes, duplex homes, mini-storage, church, retail strip center and the adjacent Tres Hermanos Grocery store and bakery owned by the applicant's family.

The subject property consists of two parcels totaling 0.57± acre in size. The first parcel is zoned R-II and is undeveloped. The second parcel is zoned H-I and contains an older rental home that will be demolished. The intent is to combine the parcels and construct a private access road off Chestnut Street that will serve the residential units. Each unit will be 2 stories in height with 1,302 square feet of heated floor space and 3 bedrooms and 2 ½ baths. A driveway large enough for two parking spaces beside each unit will be provided as well as a total of two guest parking spaces on the property.

The exterior of the building is of contemporary design and will consist of a mixture of hardy board with stone accents. According to the applicant, the development will conform to the requirements of the Midtown Overlay Zone, and all building finishes, surface materials, color treatments and exterior details shall be subject to review and approval of the City of Gainesville planning staff.

The Comprehensive Plan places the subject property within the *Downtown Mixed-Use* Future Land Use category and the *Central Core* Character Area which includes areas containing predominantly retail uses, mixed-uses and other higher density residential uses featuring a mix of traditional and contemporary architectural styles.

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

**Applicant Presentation:** Rick Freeland, 3522 Old Duckett Mill Road, spoke on behalf of the applicant for the rezoning request. Mr. Freeland advised the plan for the townhomes would be stone and brick, stainless metal black roof and install a bioretention swale on the side. He advised the driveway would be made of pavers and was in agreement with the conditions.

**FAVOR: None**

**OPPOSE: None**

**Board Comments:** There were questions from the board regarding the number of occupants/families per unit, number of parking spaces for residents and guests, along with the storage for garbage containers. Also mentioned was garbage pickup by solid waste being treated the same as residential with containers being placed in front and then rolled back possibly behind a screened area. Another concern was the maintenance of the units and property since no HOA was planned; storage of lawn equipment and difficulty maintaining and mowing the pavers on the driveway. There was a suggestion of having an additional condition be added regarding a maintenance contract and possibly table the request until the applicant could address the issues mentioned.

**REBUTTAL:** Mr. Freeland advised the units are planned for one family per unit and no parking on the street along with two vehicles spaces along with two guest spaces. The plan was to have each family mow their own lawn and upkeep.

**There was a motion to table the rezoning request to the August 12, 2025, Planning and Appeals Board meeting.**

Motion made by Board Member Fleming  
Motion seconded by Board Member Simmons  
**Vote – 6 favor, 1 absent (Young)**

## **ADJOURNMENT**

**There was a motion to adjourn the meeting at 5:51 p.m.**

Motion made by Board Member Martin  
Motion seconded by Board Member DeFoor  
**Vote – 6 favor, 1 absent (Young)**

Respectfully submitted,

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Doug Carter, Chairman

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Gwen Fleming, Recording Secretary



# CITY OF GAINESVILLE

## Planning and Appeals Board Agenda Request

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**Item Created:** July 9, 2025  
**Date Submitted:** July 15, 2025  
**Final Approval Date:** July 17, 2025  
**Presenter:** Matt Tate, Community & Economic Development Dept Deputy Director  
**Item of Business:** Request from **Tres Hermanos Groceries, LLC** to rezone a 0.57± acre tract located on the east side of Chestnut Street, between High Street and Martin Luther King Jr. Boulevard (a/k/a **819 and 829 Chestnut Street, SE**) from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II).  
**Meeting Date:** August 12, 2025

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### **Purpose of Request:**

This rezoning item was previously tabled at the July 8, 2025, Planning and Appeals Board meeting to give the applicant more time to address questions regarding architectural standards and property maintenance.

The applicant is proposing to rezone the subject properties to construct seven (7) detached townhomes for rent. The subject property consists of two parcels, of which one is zoned R-II and is undeveloped. The second parcel is zoned Heavy Industrial (H-I), which recently contained a rental home that was demolished. The parcels will be combined, and one private access road is proposed off Chestnut Street. It is the intent to have the City of Gainesville provide solid waste services. Each unit will be 2 stories in height with 1,200 square feet of heated floor space and 3 bedrooms and 2 ½ baths. Two driveway parking spaces will be provided for each unit and two guest parking spaces are planned within the development. The exterior of the building will consist of a mixture of hardy board and stone accents and architectural shingles. According to the applicant, the development will conform to the requirements of the Midtown Overlay and all building finishes, surface materials, color treatments and exterior details shall be subject to review and approval of the City of Gainesville planning staff.

The properties are located within the Midtown Overlay Zone and the adjacent uses include rental homes, mini-warehouse storage facility, Tres Hermanos grocery store, bakery, commercial/office uses and vacant land.

### **Facts & Issues / History & Background:**

### **Department Recommendation:**

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

### **Department Director:**

Rusty Ligon

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

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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**Attachments:**

1. Staff Recommendation Report
2. Location maps
3. Rezoning Narrative
4. Concept Plan
5. Color Concept Plan
6. Plat
7. Architectural Renderings - Floor Plan

**GAINESVILLE PLANNING and APPEALS BOARD  
STAFF RECOMMENDATION**

**Applicant and Property Owner**..... Tres Hermanos Groceries, LLC  
**Location**..... 819 and 829 Chestnut Street, SE  
**Request**..... Rezone to from R-II & H-I to R-II  
**Total Acres** ..... 0.57± acre  
**Ward**..... Three  
**Proposed Use**..... Residential townhomes  
**Planning Division Staff Recommendation** ..... **Approval, with conditions**  
**Date**..... August 12, 2025

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

The applicant is proposing to rezone the subject properties to construct seven (7) townhome-style apartments that will be for rent. The subject property consists of two parcels zoned Residential-II (R-II) zoned Heavy Industrial (H-I). The properties previously contained single-family rental homes that were demolished. The parcels will be combined, and one private access road with 5-foot wide sidewalks is proposed off Chestnut Street. A bio-retention pond or detention pond is planned within the property adjacent to Chestnut Street which is required to be designed as a landscape feature. It is the intent to have the City of Gainesville provide solid waste services.

The detached units will be 2 stories in height with 1,302 square feet of heated floor space and 3 bedrooms and 2 ½ baths. There will be two driveway parking spaces beside each unit and a total of two guest parking spaces will be provided. The exterior of the building is of contemporary design and will consist of a mixture of hardy board with stone accents. According to the applicant, the development will conform to the requirements of the Midtown Overlay Zone, and all building finishes, surface materials, color treatments and exterior details shall be subject to review and approval of the City of Gainesville planning staff.

**Adjacent Land Use and Zoning**

<b>Location</b>	<b>Use</b>	<b>Zoning</b>
North	Two-family (duplex) homes	Residential-II (R-II)
South	Single-family homes	Heavy Industrial (H-I)
East	Mini storage, Church and Vacant land	General Business (G-B)
West	Grocery Store, Bakery, Retail strip center	Heavy Industrial (H-I)

Other nearby uses include the Gainesville Department of Community Supervision field office, Chastain Janitorial Supply, and Central Baptist Church.

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

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

**2023-** A request by Greg Loyd to rezone a 0.397± acre tract located at 812 Dixie Street from General Business (G-B) to Residential-II (R-II) for four condominium units was approved with conditions.

**2023 –** A request by the City of Gainesville to annex a 1.866± acres tract with a zoning of Heavy Industrial (H-I) located at 1200 and 1204 Marler Street was approved for Water Resources water/sewer services.

**2021 –** A request by Koch Foods of Gainesville, LLC to rezone 0.55± acre tract from Residential-II (R-II) to Heavy Industrial (H-I) located at 911, 913 and 919 Davis Street, SW was conditionally approved to expand the existing poultry processing plant.

**2020-** A request by the City of Gainesville to rezone 39.0± acres consisting of 25 properties located within Midtown Gainesville from Heavy Industrial (H-I), Light Industrial (L-I), General Business (G-B), Residential-II (R-II) to Office and Institutional (O-I) for existing uses was approved.

**2020-** A request by Davis Pine, LLC to rezone a 0.47± acre tract located at 890, 892 and 898 Wills Street, SW from General Business (G-B) to Residential-II (R-II) for seven multi-family apartments was approved with conditions.

**2020-** A request by the Gainesville Non-Profit Development Foundation to rezone a 1.07± acres tract located at 623, 635, 641 and 645 Davis Street, SW from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II) for four single-family homes was approved with conditions.

**2020-** A request by 1779 Property Rentals, LLC to rezone a 3.68± acres tract located at 310, 316 & 430 High Street; 1779 Martin Luther King Jr. Boulevard from Residential-II (R-II), Planned Unit Development (P-U-D) and Heavy Industrial (H-I) to Light Industrial (L-I) for the expansion of an existing industrial pipe and supply business 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 surrounding properties include a mixture of uses such as single-family, multi-family, office, institutional, commercial and light industry. The purpose of the request is to combine the properties and bring them under one zoning classification and to provide housing options.

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

The proposed townhome-style apartments conform with the adjacent and nearby residential properties. The proposed residential units appear to be of good quality and will provide another housing option within Midland Gainesville.

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

It is the staff's opinion the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Downtown*

*Mixed-Use category*, which is similar to General Mixed-Use, but at a higher intensity. This includes areas containing predominantly retail uses and other higher density residential uses featuring a mix of traditional and contemporary architectural styles. Residential above ground-floor retail or offices uses are also encouraged.

According to the Character Area map for the City of Gainesville, the subject property is located within the Midland subarea of the *Central Core* Character Area, which is the historic heart of Gainesville, centered on the square and extending to the east, west and south. The vision for this area is to continue to evolve as the symbolic heart of the city and should strive for a more sustainable mixture of uses. Recent and ongoing public improvements Downtown and Midland have begun a long-term transition to more diverse land uses and redevelopment opportunities. The appropriate land uses in this Character Area include Parks and recreation, Higher density single-family residential, multi-family residential, General mixed-use, Downtown mixed-use, Commercial, Public and institutional.

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

The R-II zoned portion of property can currently be developed for any type of residential use. In addition to office, commercial, light industrial and heavy industrial uses, the H-I zoned portion of property could be developed for single-family, two-family, fee-simple townhomes and residential condominiums, which are both allowed by right in the Midtown Overlay Zone regardless of the zoning district. Rezoning the H-I portion of property to R-II would bring the use into better conformity with most of the adjacent properties and allow for better design standards.

**(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?**

The change from H-I zoning to R-II zoning should not substantially affect public facilities or services.

There is sufficient existing water and sewer capacity that can serve the proposed development. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and Gainesville Fire Station #1 is approximately 0.54± mile from the subject property.

The proposal will slightly increase ingress and egress traffic movements along Chestnut Street. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the duplex apartments on average could generate 41± new trips per day, 5± A.M. and 5± P.M. peak hour trips.

The impact on the City School System should be minimal given the school bus route currently serves the area, and the development is small in scale.

**(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?**

It is staff's opinion the proposed residential use appears to be consistent with existing and expected uses of the Future Land Use Map and Character Area Map, and is within the appropriate density range of 12 du/ac. The surrounding uses consist of older single-family, duplex, multi-family, commercial and light industrial properties.

**(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?**

Based on the subject property's proximity within the city limits and to other residential properties, the proposed rezoning request with the recommended zoning 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.

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▪ **Staff Recommendation**

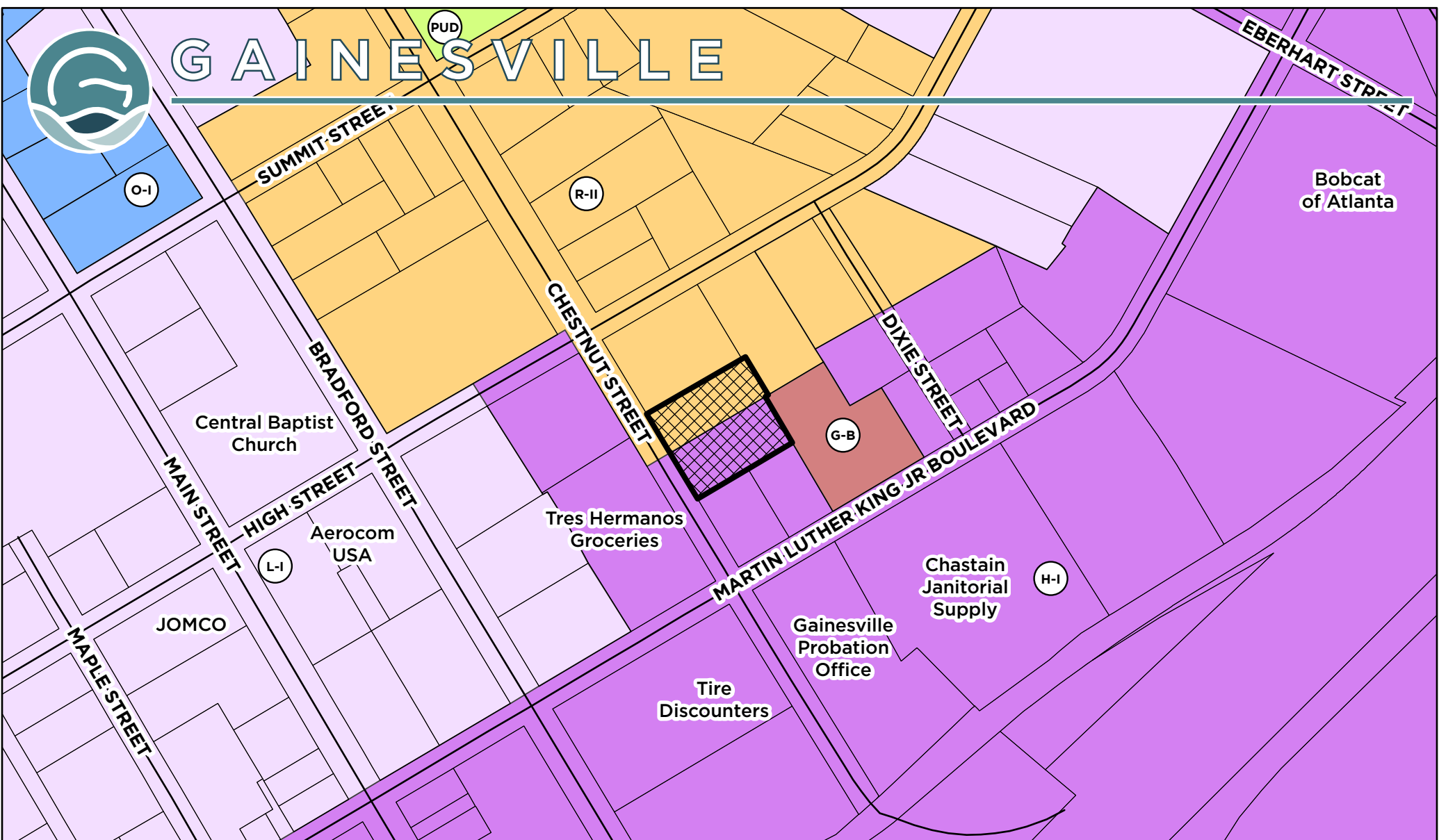
The Planning Division staff is recommending **conditional approval** of this rezoning request with **Residential-II (R-II)** zoning, based on the Comprehensive Plan and the adjacent residential land uses.

**Conditions**

1. The proposed development shall adhere to the Midtown Overlay Zone site and architectural design standards and is subject to the approval of the Community and Economic Development Department Director. In addition, all roof structures shall be constructed with architectural shingles or standing seam metal, and the front and sides of each residential unit shall be constructed with a minimum 3-foot-high architectural watermark of brick or stone materials.
2. The front yards shall be sodded with grass. In addition, there shall be a minimum of one, 3-inch caliper size hardwood tree per residential unit.
3. An updated as-built survey/plat showing all improvements to the property shall be required upon an occupancy permit being issued.
4. The individual garbage containers shall be stored in a manner so as not to be visible from the proposed residential units, adjoining properties, roads, and parking areas, subject to the approval of the Community and Economic Development Director.
5. The proposed detention pond or bio-retention pond shall be landscaped to mitigate the view from all roads and adjacent properties subject to the approval of the Community and Economic Development Director.



# GAINESVILLE



**Applicant:** TRES HERMANOS GROCERIES, LLC

**Request:** Rezone +/- 0.57 AC from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II) for residential townhomes.

## REZONING REQUEST

**Subject Property Address:**  
819 & 829 Chesnut Street, SE

**Tax Parcel:**  
01-033-002-005  
01-033-002-006

 Subject Property



**Meeting Date:** 08/12/2025      **Map Prepared:** 07/10/2025





# GAINESVILLE



**Applicant:** **TRES HERMANOS GROCERIES, LLC**

**REZONING REQUEST**

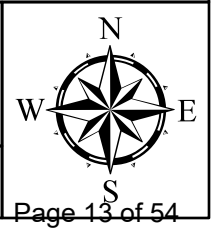
**Request:**  
 Rezone +/- 0.57 AC from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II) for residential townhomes.

**Subject Property Address:**  
 819 & 829 Chesnut Street, SE

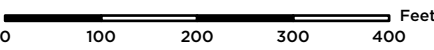
**Tax Parcel:**  
 01-033-002-005  
 01-033-002-006

 **Subject Property**

Aerial from 2023



**Meeting Date:** 08/12/2025      **Map Prepared:** 07/10/2025

 Feet  
 0    100    200    300    400

Scale: 1" = 200'

Rezoning Narrative Report

# Chestnut Street Townhomes

Developer: Tres Hermanos Groceries LLC  
838 Chestnut St. SE  
Gainesville, GA 30501

*5/27/2025*

# **Chestnut Street Townhomes**

## **Purpose**

This narrative is in support of the rezoning of lots 819 and 829 Chestnut St. in the City of Gainesville. Tract 819 is currently zoned R-II, tract 829 is zoned H-I. The applicant wishes to construct a for rent townhome development on the combined tracts and since H-I zoning doesn't intrinsically allow townhomes the owner would like to rezone it to R-II. The townhome development will adhere to all City of Gainesville ordinances. The total of the combined tracts is 0.57 acres.

It is understood that land use shown herein will not change, and only 7 units will be constructed. The buildings and development will conform to City of Gainesville Midtown Overlay District requirements. The project will be served by City of Gainesville water and sewer.

One private road will provide access to the project. The private road layout and design has been vetted by Gainesville Public Works and by the Fire Department.

## **Site Characteristics**

The combined tracts currently have scrub vegetation and a few isolated trees growing on them. Tract 819 is vacant, but there is an existing residential home on tract 829. This house will be demolished. Topographically, the site elevation drops approximately 4' from the southeastern corner to the northwestern corner.

During an on-site investigation, no apparent rock or wetland areas were visible. There do not appear to be any state waters associated with the property but all City, State and Federal regulations governing state waters and wetlands will be adhered to if required.

Access to the property will be from Chestnut Street. Two-track driveways will serve each unit. The driveways will be constructed using pavers to

reduce the impervious footprint for aesthetic and storm water infiltration purposes.

Water is provided by the City of Gainesville. The nearest fire hydrant appears to be at the intersection of Chestnut St. and Martin Luther King Jr. Blvd..

## **Cultural Requirements**

The subject acreage is in Gainesville, Georgia and consists of 2 tracts which will be combined. Tract 819 is currently zoned R-II and tract 829 is zoned H-1 (as confirmed by the City of Gainesville Planning Department). The owner proposes to rezone tract 829 to R-II and combine both tracts for development of residential townhomes.

The required building setbacks for R-II zoning within the Midtown Overlay district are 50' maximum to 15' minimum for the front setback off Chestnut Street; 20' from the side property lines; and 20' from the rear property line. The development will conform to these existing setbacks. The buildings will be set at 15' for the front setback.

A 10' landscape strip is required along the property frontage.

## **Proposed Land Use**

The subject property is bordered on the southeast and southwest by H-I zoned properties, by G-B zones property to the northeast and by a R-II tract to the northwest.

The proposed townhome units will be two story, 21' x 31' with a total of 1,302 s.f. each. Units will have 3 bedrooms and 2.5 baths.

## **Midtown Overlay District Requirements**

The development will observe all the Midtown Overlay District requirements as per City of Gainesville ordinances.

Street trees will be planted within the landscape strip fronting Chestnut Street.

## **Architecture -**

Architectural styles shall conform to requirements of the Midtown Overlay District regulations.

All building finishes, surface materials, color treatments and exterior details shall be subject to review and approval of the City of Gainesville Planning Department and Building Department staff.

## **Parking -**

Parking requirements are based on 2 spaces per unit and 0.2 spaces per unit for visitors. The development will meet these parking requirements. Parking for residents will be in the two track driveways. Parking for visitors will be within 2 spaces to the right of the entrance and on the street if needed. An accessible concrete sidewalk will parallel the street on both sides.

## **Landscaping -**

For the purpose of this application, City of Gainesville Tree Protection and Replacement and Landscape Ordinances shall be met.

No vegetative buffers are required.

Tree Protection shall adhere to City of Gainesville applicable ordinances. Trees planted or retained shall count towards overall tree density unit requirements. Tree fencing and protection requirements shall be put into place and maintained as per the City's Tree Ordinance. The storm water facilities will be screened with landscape plants.

## **Infrastructure Improvements -**

Water will be provided by the City of Gainesville.

All utilities, including but not limited to water, power, gas, cable, and telephone, will be underground and meet all applicable standards, and will be installed per regulatory standards in common trenches or conduit after curbing is installed but before driveway or sidewalk construction.

Grading & Erosion Control: Construction of the project will abide by the Georgia Manual of Erosion and Sediment Control, latest edition. All applicable Best Management Practices will be used. The project will be developed in accordance with all local, state, and federal regulations, with erosion and sediment control designed specifically for the clearing and grubbing phase, the grading phase, and the stabilization phase.

BMP's and storm water management facilities will be in place and operating as construction proceeds, and inspected and maintained as per all applicable ordinances.

All applicable local, state and Federal erosion and sediment control and stormwater management regulations shall be adhered to.

Low Impact Development practices, such as infiltration swales and bio-retention areas, may be used where practical. These practices serve dual purposes - storm water management and aesthetic appeal. Underground detention is not practical because there is not enough site elevation for water to drain.

Where Low Impact Development practices are not enough to mitigate storm water impacts, conventional detention ponds meeting all City of Gainesville standards may need to be used within the project. If required, the intent is to keep these ponds small, and buffered by vegetation, for a lesser visual impact.

### **Signage -**

One sign would be constructed at the entrance to the development and would meet all current City of Gainesville signage standards. The sign is not planned to be lighted.

All signage, hardscape materials and planting will be subject to review and approval by City of Gainesville planning staff.

The sign area itself will not include any accompanying walls or fencing, except for that portion of a wall that might include the sign facing materials.

## **Mail -**

Mail will be delivered to a mail kiosk located to the left of the entrance driveway at the intersection with Chestnut Street.

## **Solid Waste -**

Solid waste pick-up will be provided by the City of Gainesville. The individual trash receptacles will be placed fronting Chestnut Street to the left of the entrance driveway, behind the sidewalk, and appropriately screened from the adjacent properties, Chestnut Street and the private interior road using landscaping or an enclosure approved by the City.

## **Property Management -**

Occupants of the townhome units will be responsible for maintaining their own lawns and any private gardens or plants they install. Common landscaped areas such as stormwater facilities, buffers, and landscape strips will be maintained by Tres Hermanos Groceries LLC, the property owners.

### Attachments:

- City of Gainesville Zoning Application
- Concept Plan
- Plat
- Legal Description
- Building Elevations



N/F  
C MORGAN, LLC  
DEED BOOK 8185, PAGES 752-758  
EXISTING ZONING: R-II

PROPERTY OVERLAP  
TRACT "A"  
372.68 SQUARE FEET  
OR 0.0086 ACRES

PROPERTY LINE PER  
DEED BOOK 8185,  
PAGES 752-758

PROPERTY LINE PER  
DEED BOOK 86-88  
PLAT BOOK 33, PAGE 287

Driveways between units  
to be constructed using pavers

N/F  
BEN J. HULSEY  
DEED BOOK 4014, PAGES 150-153  
PLAT SLIDE 805, PAGE 145A  
EXISTING ZONING: R-II

**DEVELOPMENT INFORMATION**

**SITE ADDRESSES FOR REZONING:**

829 CHESTNUT ST.  
GAINESVILLE, GEORGIA 30501  
TAX PARCEL # 01033 002005  
TOTAL AREA = 0.57 AC.

**ZONING INFORMATION**

LAND USE: TOWNHOME APARTMENTS (for rent)  
\* 3 bedroom, 2.5 bath units  
\* Unit Size: 3,102 s.f. (2 story)  
\* Dimensions: 21' x 31'  
\* No. of Units: 7

**ZONING INFORMATION**

EXISTING ZONING: H-I  
PROPOSED ZONING: R-II  
OVERLAY ZONES:  
\* Gainesville Midtown District

**BUILDING SETBACKS:**

\* Front - 50' (max.); 15' (min.)  
\* Side - 20'  
\* Rear - 20'

**VEGETATIVE BUFFER:**

\* 10' front landscape strip off all R.O.W.

**PARKING REQUIREMENTS:**

\* Required: 2 spc. per unit, plus 0.2 spc. for visitors  
\* Required: 11 spc.; actual 14 (2 per driveway)  
\* Resident parking in driveways between buildings

**ROAD:**

\* Private road

**DOMESTIC WATER & SEWER:**

\* Project will be on City of Gainesville public water & sanitary sewer

**STORMWATER:**

\* Storm water management will be handled using a bio-swale if soils permit. If storm water detention is needed it will be screened from the street using planting and a decorative wall or fence. Pervious paving may be included in stormwater mgt. plan.

N/F  
1625 MLK JR. BLVD., LLC  
DEED BOOK 8388, PAGES 132-134  
PLAT FOR W. JESS MURPHY  
PREPARED BY FARLEY-COLLINS ASSOC.  
DATED 9-27-1977  
EXISTING ZONING: G-B

**Rick Freeland Landscape Architecture**  
3522 Old Duckett Mill Road Gainesville, Georgia 30506  
Phone: (678) 697-1575 Fax: (770) 532-7647

THIS DRAWING, AS AN INSTRUMENT OF SERVICE, IS AND SHALL REMAIN THE PROPERTY OF THE LANDSCAPE ARCHITECT AND SHALL NOT BE REPRODUCED, PUBLISHED OR USED IN ANY WAY WITHOUT THE PERMISSION OF THE LANDSCAPE ARCHITECT.

THE CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AT THE SITE BEFORE PROCEEDING WITH EACH PHASE OF THE WORK.

THE LANDSCAPE ARCHITECT IS NOT RESPONSIBLE FOR WORK PROVIDED BY OTHERS & USED IN THE DESIGN OF THIS PROJECT, INCLUDING BUT NOT LIMITED TO BOUNDARY, TOPOGRAPHIC, SURVEY & SOILS INFORMATION.

Level II Cert. # 000000867

**Townhomes - Concept**  
**Chestnut Street Residential**  
829 Chestnut Street  
Tax Parcel No. 01033 002006  
Gainesville, Georgia 30501



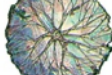



DESIGNED BY: RSF  
DRAWN BY: RSF  
DATE ISSUED: 10/18/2024  
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JOB NUMBER: 23003  
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SHEET:

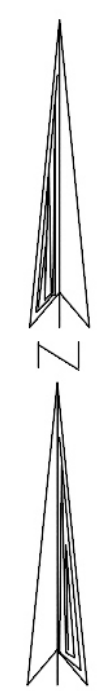
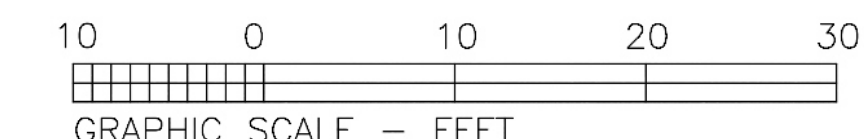
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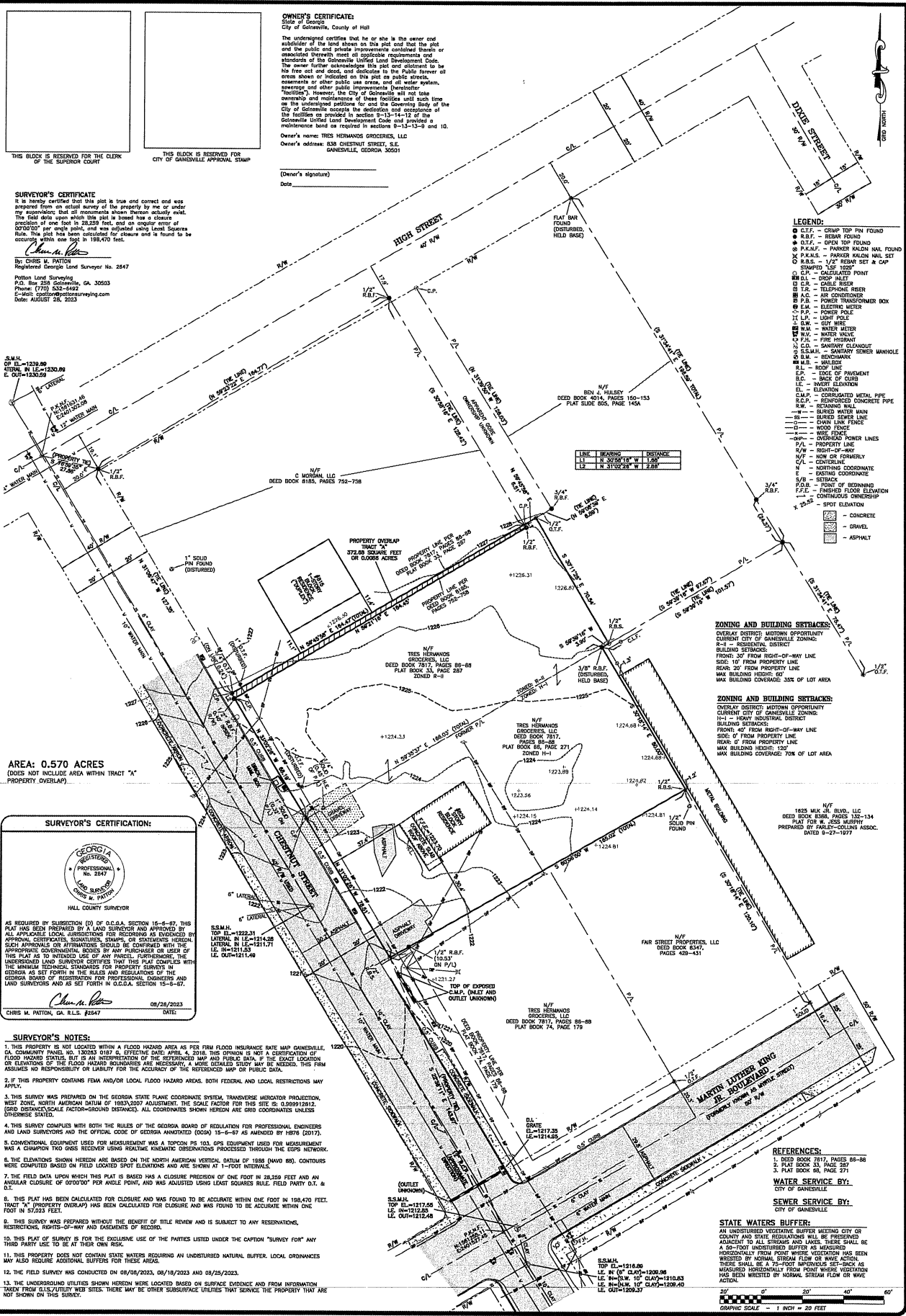
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TRES HERMANOS  
GROCERIES, LLC  
DEED BOOK 7817, PAGES 86-88  
PLAT BOOK 74, PAGE 179  
1605 MARTIN LUTHER KING BLVD.  
ACREAGE: 0.24 ACRES (FROM G.I.S.)  
EXISTING ZONING: H-I

N/F  
FAIR STREET PROPERTIES, LLC  
DEED BOOK 8347,  
PAGES 429-431  
EXISTING ZONING: H-I

**PLANT KEY**

 OP Willow Oak	 BN River Birch
 OS Shumard Oak	 AR Red Maple
 IC Carissa Holly	 CC Eastern Redbud





**OWNER'S CERTIFICATE:**  
 State of Georgia, County of Hall  
 The undersigned certifies that he or she is the owner and possessor of the land shown on this plat and that the plat and the public and private improvements contained therein or associated therewith, meet all applicable requirements of the City of Gainesville Unified Land Development Code. The owner further acknowledges his plot and consent to be bound by the rules and regulations of the City of Gainesville Unified Land Development Code and to the easements or other public or private improvements shown on this plat and to the public streets, sidewalks, water, sewer, and other public improvements (hereinafter "facilities"), however, the City of Gainesville will have ownership and maintenance of these facilities until such time as the undersigned parties or the Governing Body of the City of Gainesville accepts the dedications and easements of the facilities as provided in section 9-13-14-15 of the Gainesville Unified Land Development Code and provides a maintenance bond as required in sections 9-13-13-a and 10. Owner's name: TRES HERMANOS GROCERIES, LLC. Owner's address: 838 CHESTNUT STREET, S.E. GAINESVILLE, GEORGIA 30601

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT  
 THIS BLOCK IS RESERVED FOR THE CITY OF GAINESVILLE APPROVAL STAMP

**SURVEYOR'S CERTIFICATE**  
 I, the undersigned, being duly sworn, do hereby certify that this plat is true and correct and was prepared from an actual survey of the property by me or under my supervision, that all monuments shown thereon actually exist, that the field data upon which this plat is based have a closure precision of one foot in 28,228 feet, and an angular error of 0.000020 per angle point, and was adjusted using Least Squares. This plat has been submitted for closure and is found to be accurate within one foot in 188,470 feet.

CHRIS M. PATTON  
 Registered Georgia Land Surveyor No. 2847  
 Patton Land Surveying  
 P.O. Box 258 Gainesville, GA 30603  
 Phone: (770) 532-6492  
 E-Mail: cs@pattonlandsurveying.com  
 Date: AUGUST 28, 2023

S.W. 1/4  
 DP 11-1232.06  
 N.W. 1/4  
 DP 11-1232.06  
 E. Q.U.T-1232.06

**AREA: 0.570 ACRES**  
 (DOES NOT INCLUDE AREA WITHIN TRACT "A" PROPERTY OVERLAP)

**SURVEYOR'S CERTIFICATION:**

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR  
 CHRIS M. PATTON  
 HALL COUNTY SURVEYOR

AS REQUIRED BY SUBSECTION (D) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY APPLICABLE LOCAL ORDINANCES, STATUTES, ORDINANCES, OR STATEMENTS HEREON. SUCH APPROVALS OR STATEMENTS SHOULD BE OBTAINED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PROCEEDINGS. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROFESSIONAL SURVEYORS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

CHRIS M. PATTON, GA. R.L.S. #2847  
 08/28/2023  
 DATE

- SURVEYOR'S NOTES:**
1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP GAINESVILLE, GA COMMUNITY PANEL NO. 13003B 0187, EFFECTIVE DATE: APRIL 4, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND FURTHER DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THIS REFERENCED MAP OR PUBLIC DATA.
  2. IF THIS PROPERTY CONTAINS FEM AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.
  3. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2011 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999912812. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.
  4. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (O.C.G.A.) 15-6-67 AS AMENDED BY HB76 (2017).
  5. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TRIMBLE S5 100. ONE EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION 20 GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE CORS NETWORK.
  6. THE ELEVATIONS SHOWN HEREON ARE BASED ON THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAVD 88). CONTOURS WERE COMPUTED BASED ON FIELD LOCATED SPOT ELEVATIONS AND ARE SHOWN AT 1'-FOOT INTERVALS.
  7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,228 FEET AND AN ANGULAR CLOSURE OF 0.000020 PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE, FIELD PARTY D.T. & D.T.
  8. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 188,470 FEET. TRACT "A" (PROPERTY OVERLAP) HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 37,633 FEET.
  9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF THE CITY REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.
  10. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED UNDER THE CAPTION "SURVEY FOR" ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.
  11. THIS PROPERTY DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.
  12. THE FIELD SURVEY WAS CONDUCTED ON 08/08/2023, 08/19/2023 AND 08/25/2023.
  13. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM UTILITIES FIELD NOTES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

SHEET NUMBER:	1	of	1
SCALE:	1" = 20'		
SURVEY DATE:	08/25/2023		
PLAT DATE:	08/28/2023		
23-081.0g	JN. 23-081		

No.	DATE	DESCRIPTION

COMBINATION/TOPOGRAPHIC SURVEY FOR:  
**TRES HERMANOS GROCERIES, LLC**  
 - LOCATED IN -  
 LAND LOT 149, 9TH LAND DISTRICT  
 CITY OF GAINESVILLE  
 HALL COUNTY, GEORGIA

COMPUTATIONS BY: R.S.W.  
 SURVEYED BY: D.C. & D.T.  
 DRAWN BY: R.S.W.  
 CHECKED BY: C.M.P.

**PATTON**  
 LAND SURVEYING, LLC

REGISTERED PROFESSIONAL LAND SURVEYORS  
 P.O. BOX 258  
 GAINESVILLE, GA 30603  
 PHONE: (770) 532-6492  
 www.pattonsurveying.com

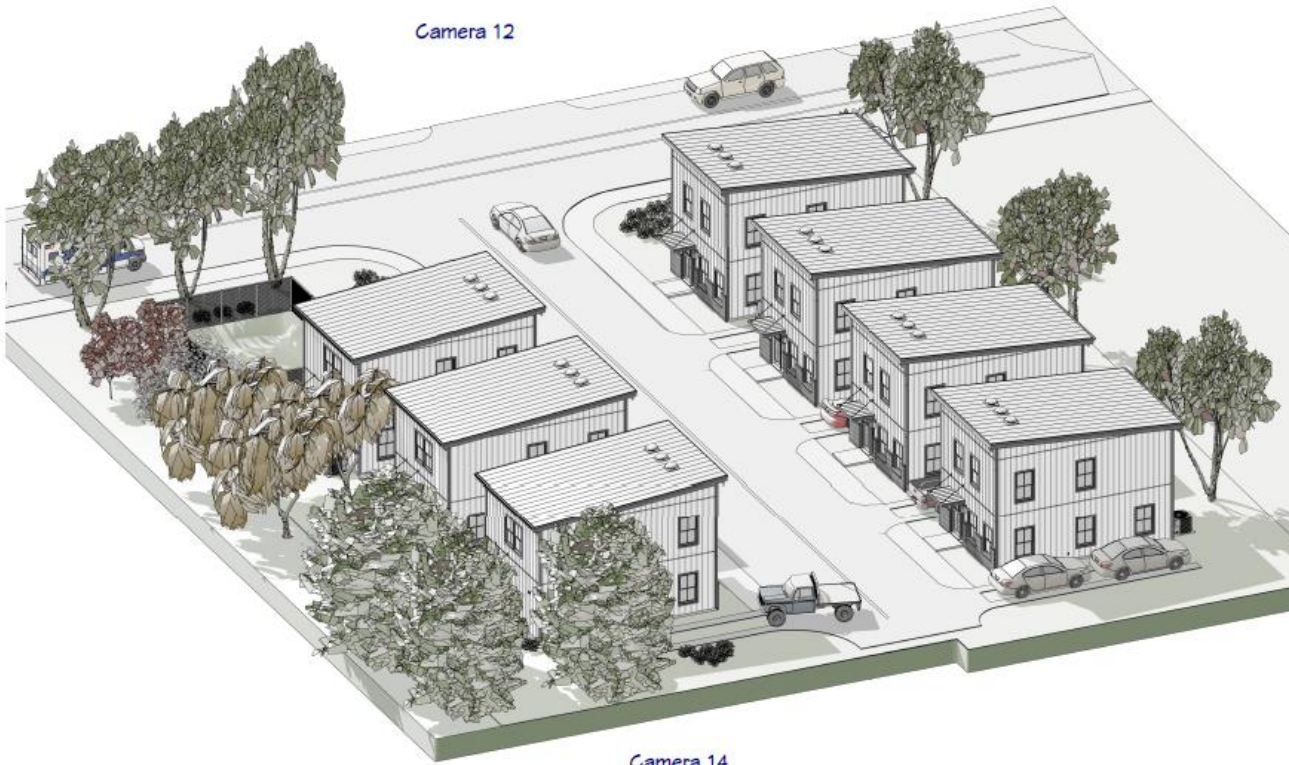
LAND SURVEYING FIRM  
 CERTIFICATE OF AUTHORIZATION  
 NUMBER LSF 001029

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and responsibility. The contractor shall verify all dimensions and enclosed drawings. VISUAL BUILDING PLANS is not liable for errors once construction has begun. While every effort has been made in the preparation of this plan to avoid mistakes, the contractor is responsible for checking all dimensions and other details prior to construction and for any responsible thereafter.



Camera 12



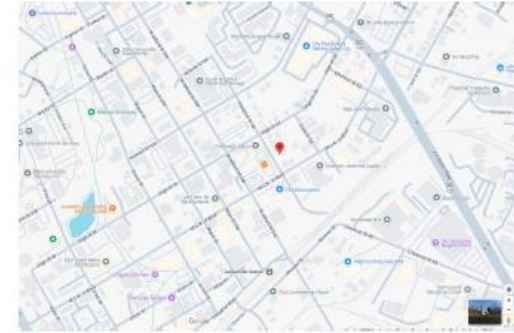
Camera 14



819 Chestnut Street

829 Chestnut Street  
Street View

1605 MLK JR B



Map



Gis Screen shot 819-829 & 1605

REVISION TABLE	DATE	BY

Released For Construction 4.2.25  
 DRAWN FOR: Osei Altamirano  
 Project Info: New Residences  
 819 & 829 Chestnut Street  
 Gainesville, Ga. 30501

Rendering

DRAWINGS PROVIDED BY: DARREN SMITH  
 Visual Building Plans  
 Gainesville, Ga. 30506  
 878-467-0734  
 darren@visualbuildingplans.com

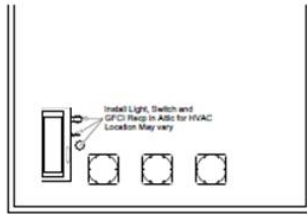
DATE:  
7/3/2025

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1/4" = 1'-0"  
UNLESS NOTED  
OTHERWISE

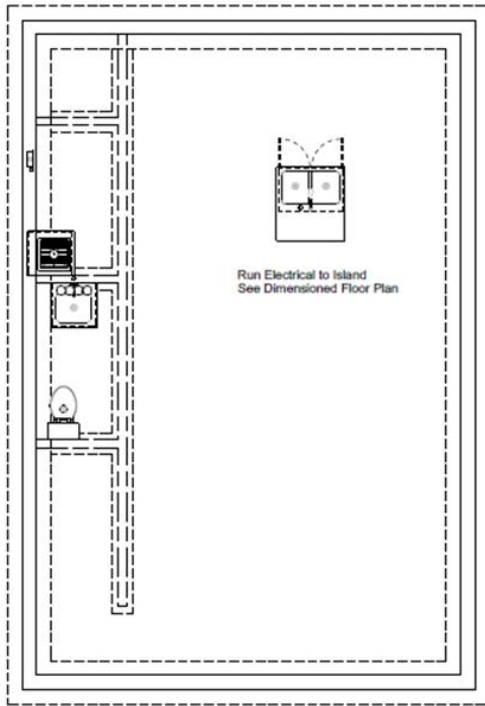
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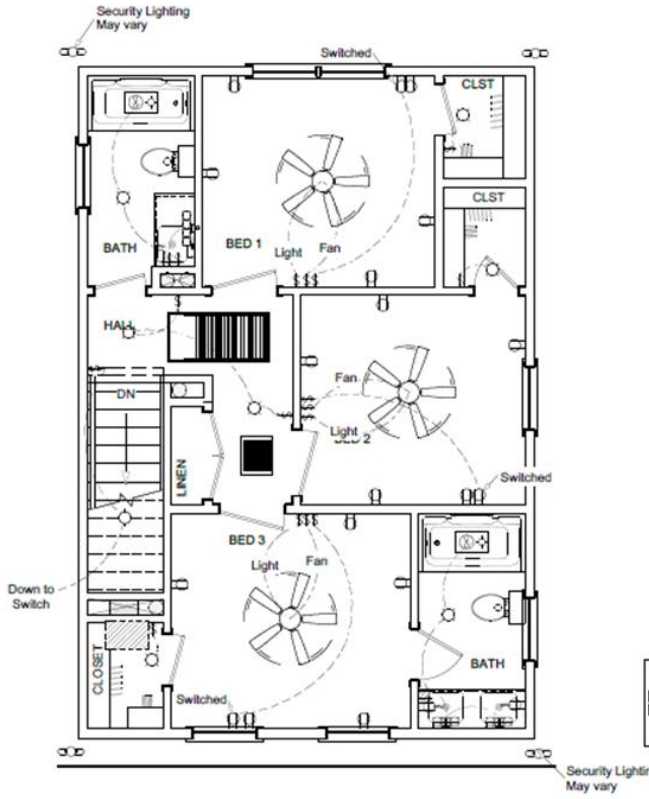
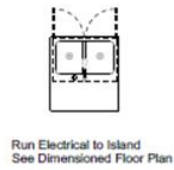




Scale 1/4" = 1' - 0"  
Attic

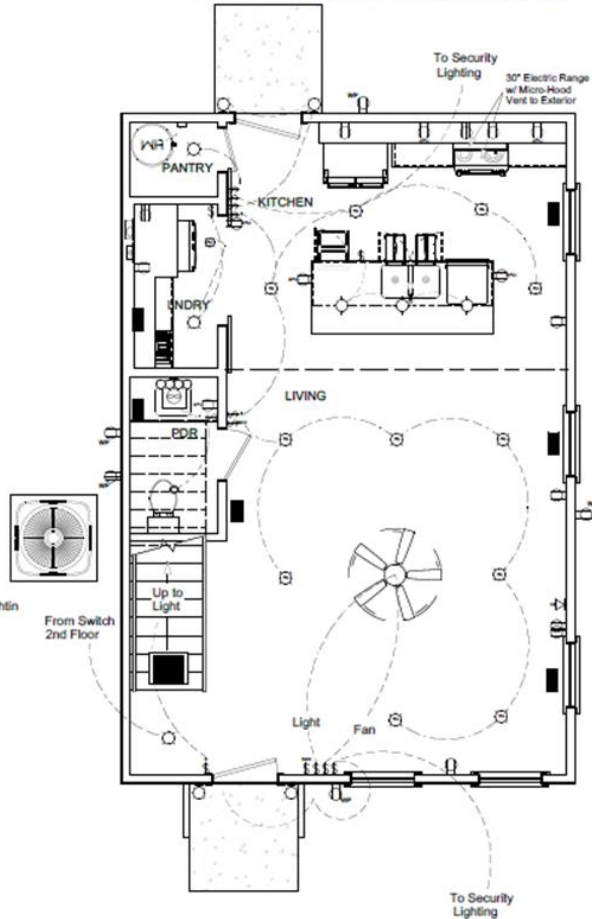


Foundation



2nd Floor

Electrical is shown for general information and bidding purposes only. Contractor and owner will go over all placement and fixture type / style after contract is awarded. Owner will have final say on placement and type / style / bulb number.



1st Floor

This Page Scale 3/8" = 1' - 0"

Released for Construction 4-02-25

REVISION TABLE		
NUMBER	DATE	REVISION BY

DRAWN FOR: Oset Altamirano  
Project Info: New Residences  
819 & 829 Chestnut Street  
Gainesville, Ga. 30501

Electrical Plan

DRAWINGS PROVIDED BY: DARREN SMITH  
Visual Building Plans  
Gainesville, Ga. 30506  
678-467-0734  
darren@visualbuildingplans.com

DATE:  
4/14/2025

SCALE:  
1/4" = 1'-0"  
UNLESS NOTED OTHERWISE

SHEET:  
5



# CITY OF GAINESVILLE

## Planning and Appeals Board Agenda Request

---

**Item Created:** July 9, 2025  
**Date Submitted:** July 15, 2025  
**Final Approval Date:** July 17, 2025  
**Presenter:** Matt Tate, Community & Economic Development Dept Deputy Director  
**Item of Business:** Request from **G.T.G. Investment Properties, LLC** to vary the left side yard setback requirement on a 1.04± acres tract located on the east side of Club Drive, between Capri Drive and Sorrento Circle (a/k/a **2536 Club Drive, NW**), having a zoning of Residential-I-A (R-I-A).  
**Meeting Date:** August 12, 2025

---

### **Purpose of Request:**

The applicant is proposing to vary the left side yard setback requirement from 15 feet to 5 feet to construct a two-story addition consisting of an attached three-car garage with living space. The addition is 2,132± square feet in size with 1,060 sf of heated space, 988 sf of garage space and 84 sf of storage space, which would be located on a portion of the existing paved parking area. According to tax records, the existing home was built in 2016 and consists of 4,883 square feet of heated floor space. The applicant has an option to purchase the property upon the ability to construct the proposed addition. The applicant is basing his hardship on the location and footprint of the existing home, stating the proposed addition is in the most suitable and functional location and would not encroach on the neighboring properties or alter the essential character of the lot or surrounding area. The subject property is located within the Chattahoochee Country Club and is adjacent to single-family homes and Lake Lanier.

### **Facts & Issues / History & Background:**

### **Department Recommendation:**

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

### **Department Director:**

Rusty Ligon

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

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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### **Attachments:**

1. Staff Recommendation Report
2. Location maps
3. Hardship statement
4. Plat

5. Floor plan
6. Elevations
7. Photographs
8. Letter of Support

**GAINESVILLE PLANNING AND APPEALS BOARD  
STAFF RECOMMENDATION**

**Applicant and Property Owner**..... G.T.G. Investment Properties, LLC  
**Location**..... 2536 Club Drive, NW  
**Request**..... Vary the left side yard setback  
**Size** ..... 1.04± acres  
**Zoning**..... Residential-I-A (R-I-A)  
**Ward**..... One  
**Proposed Use**..... Garage addition with living space  
**Planning Division Staff Recommendation** ..... **Approval, with condition**  
**Date**..... August 12, 2025

---

▪ **Request**

The applicant is proposing to vary the left side yard setback requirement from 15 feet to 5 feet to construct a two-story addition consisting of an attached three-car garage with living space totaling 2,132± square feet in size. Much of the addition will be located on part of the existing concrete driveway/parking area and will include 1,060 sf of heated space, 988 sf of garage space and 84 sf of storage space. Specifically, one of the existing three garage bays will be converted into a ground floor bedroom and golf cart garage. Part of the existing second floor will be converted into a hallway, closet and a small powder room that will connect to the new addition. The new addition will consist of a three-car garage, storage space and a half bath. The second floor of the addition will contain a large bedroom/bathroom and hallway.

▪ **Background Information and Existing Conditions**

The subject property is located within the Chattahoochee Country Club and is adjacent to single-family homes and Lake Lanier. According to tax records, the existing home was built in 2016 and consists of 4,883 square feet of heated floor space. The property is currently served by a private septic system. It is the intent of the applicant to abandon the septic system and tie on to the existing 6" sanitary sewer along Club Drive. The property is partially vegetated and the rear of the lot slopes downward approximately 34± feet toward Lake Lanier. The existing home and neighboring home to the north are separated by approximately 62 feet. If approved, the proposed addition and the neighboring home would be separated by approximately 18 feet.

▪ **Significant Factors**

The Ordinance requires the applicant's claim for hardship must be based on the size or shape of the lot, its topography, or other physical characteristics inherent in the lot itself and not on the desired aesthetics. Further, the Code states that a variance shall not be granted as a convenience to the applicant or as a way to gain any advantage or interest over similarly zoned properties.

The applicant is basing his hardship on the location and footprint of the existing home stating the proposed addition is in the most suitable and functional location and would not encroach on the neighboring properties or alter the essential character of the lot or surrounding area.

Of comparison, the following variance requests were heard by the Planning and Appeals Board.

On May 9, 2023, a request to vary the right-side yard setback from 15-feet to 2.45-feet for a property located at 379 East Lake Drive was approved for an attached garage addition.

On September 9, 2022, a request to vary the rear yard setback from 25-feet to 15-feet for a property located at 608 East Lake Drive was approved for a single-family home.

On November 10, 2020, a request to vary the front yard setback from 40-feet to 30-feet for properties located at 799 and 825 East Lake Drive was approved for two single-family homes.

▪ **Other Departmental Comments**

According to Hall County Environmental Health Department, if it is the intent for the applicant to hook up to sanitary sewer, the existing septic system must be properly abandoned.

There are no other departmental comments for this request.

▪ **Supporting Documents**

Statement of Hardship, Concept Plan, Architectural Renderings, Photographs.

▪ **Analysis**

**(1) Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography?**

The property is of normal size and shape, but slopes from Club Drive down to Lake Lanier approximately 34 feet.

**(2) Would the application of the Unified Land Development Code to this particular piece of property create an unnecessary hardship?**

The purpose of the building setback requirement is to provide for uniformity of building placement, sufficient access, as well as to provide for adequate separation from neighboring properties for fire safety. The reduction of the right-side yard setback from 15-feet to 5-feet would place the addition closer to the left side yard setback than most of the existing homes. However, there would appear to be adequate separation from the neighboring home of approximately 18 feet. Sufficient access and separation do not appear to be an issue if the variance were granted.

**(3) Are there conditions that are peculiar to the property which adversely affect its reasonable uses or usability as currently zoned?**

The property is zoned Residential-I-A (R-I-A) which permits single-family residential uses. The property would retain its right to be used for single-family purposes regardless of the setback variance. Adhering to the current side yard setback requirement would either require the addition to be reduced in size or shifted more toward the front or rear of the home. Doing so would require more grading and logistically does not make sense due to the location of the existing garage and slope.

**(4) Would relief, if granted, cause substantial detriment to the public good or impair the purposes and intent of this ordinance?**

The location of the existing home appears to limit the area to build the proposed addition. The applicant desires to build the addition on the left side of the home where the driveway/parking area currently exists. Of note, the adjacent property owner most impacted by the proposed variance has written a letter of support for the proposal. Overall, the variance request would not appear to cause detriment to the public good.

**(5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.**

The sloping topography and location of the home impacts the location in which to build the addition. It appears building the addition anywhere else on the property would require significant grading and will not logistically work given the location of the existing home and pool. The proposed location appears to make the most sense with less impact.

**(6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.**

The hardship does not appear to be self-created as the applicant did not choose the location of the existing home.

▪ **Staff Recommendation**

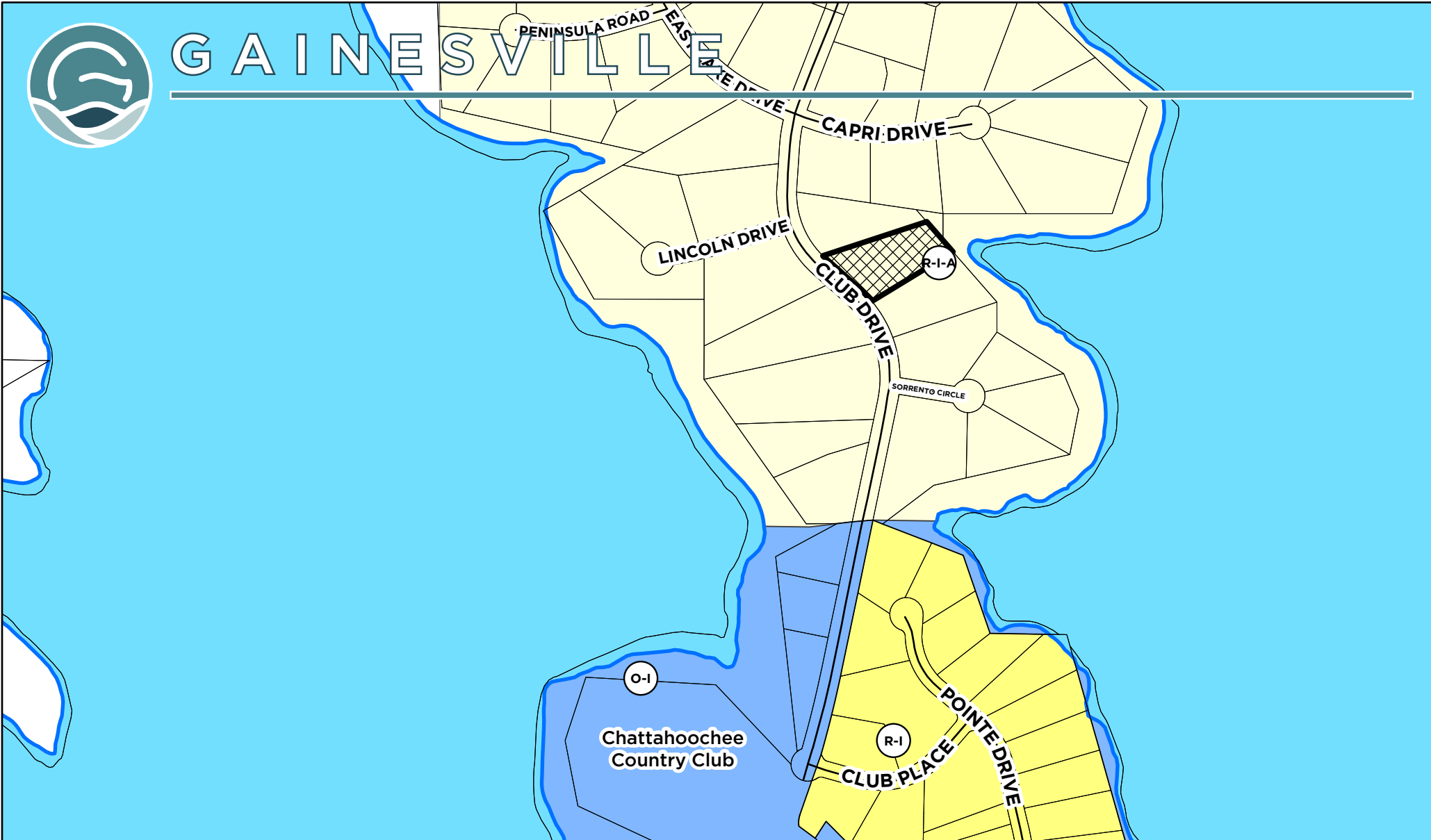
The Planning Division staff is recommending **conditional approval** of this variance request based on the steep topography and location of the existing home.



**Condition**

**The proposed addition shall be architecturally consistent with the existing home and architectural renderings submitted with this variance application and shall require review and approval by the Community and Economic Development Director.**



# GAINESVILLE



<b>Applicant:</b> <b>G.T.G. INVESTMENT PROPERTIES, LLC</b>		<b>Request:</b> Vary the left side yard setback requirement on +/- 1.04 AC within Residential-I-A (R-I-A) zoning for a garage addition with living space.	
<b>VARIANCE REQUEST</b>			
<b>Subject Property Address:</b> 2536 Club Drive, NW	<b>Tax Parcel:</b> 01-103-001-028	 <b>Subject Property</b>	

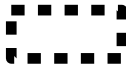
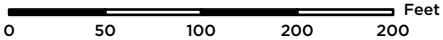
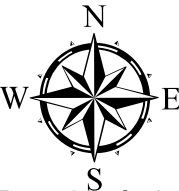


# GAINESVILLE



LINCOLN DRIVE

CLUB DRIVE

<b>Applicant:</b> <b>G.T.G. INVESTMENT PROPERTIES, LLC</b>		<b>Request:</b> Vary the left side yard setback requirement on +/- 1.04 AC within Residential-I-A (R-I-A) zoning for a garage addition with living space.	
<b>VARIANCE REQUEST</b>			
<b>Subject Property Address:</b> 2536 Club Drive, NW	<b>Tax Parcel:</b> 01-103-001-028	 <b>Subject Property</b>	Aerial from 2023
<b>Meeting Date:</b> 08/12/2025	<b>Map Prepared:</b> 07/01/2025		Scale: 1" = 100' 

## STATEMENT OF HARDSHIP

**1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. (The hardship must relate to the physical character of the lot and not to a personal or economic hardship.)**

While the lot itself may not be unique in size or shape, the layout of the existing home, its proximity to the road, and the relationship between the house and backyard contribute to conditions that limit certain practical improvements. The homeowner's desire to construct a garage with a second-floor living space reflects a reasonable use of the property. This addition would also provide a visual buffer between the road and the backyard, enhancing privacy for outdoor living areas in a way that aligns with common residential preferences.

**2) The application of the requirements of this resolution to this particular property would create an unnecessary hardship.**

Requiring full compliance with the 15-foot setback would prevent the addition of a garage in the most suitable and functional location. This creates a hardship by eliminating the ability to add a standard improvement that enhances property value, utility, and privacy. The reduced setback allows the addition to serve its intended purpose without encroaching upon neighboring properties or altering the essential character of the lot or surrounding area.

**3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.**

This property faces the challenge of limited options for adding enclosed parking or additional living space due to the placement of the existing structure and the required setbacks. The most logical location for a garage addition falls within the current setback area. Without flexibility, the owner is unable to make a practical improvement that supports the normal use and livability of the property, including the desire for some degree of privacy in the backyard that is otherwise exposed to public view.

**4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district. Such conditions are not the result of any actions of the property owner.**

The proposed addition will not cause harm to the public or adjacent properties. The variance would affect only the owner himself, as he resides on the neighboring lot. The addition is designed to be consistent with the existing residential aesthetic and will not obstruct views, limit access, or impose on any third party. It respects the spirit of the zoning ordinance by promoting quality residential development without granting any special privilege beyond a minor setback reduction.

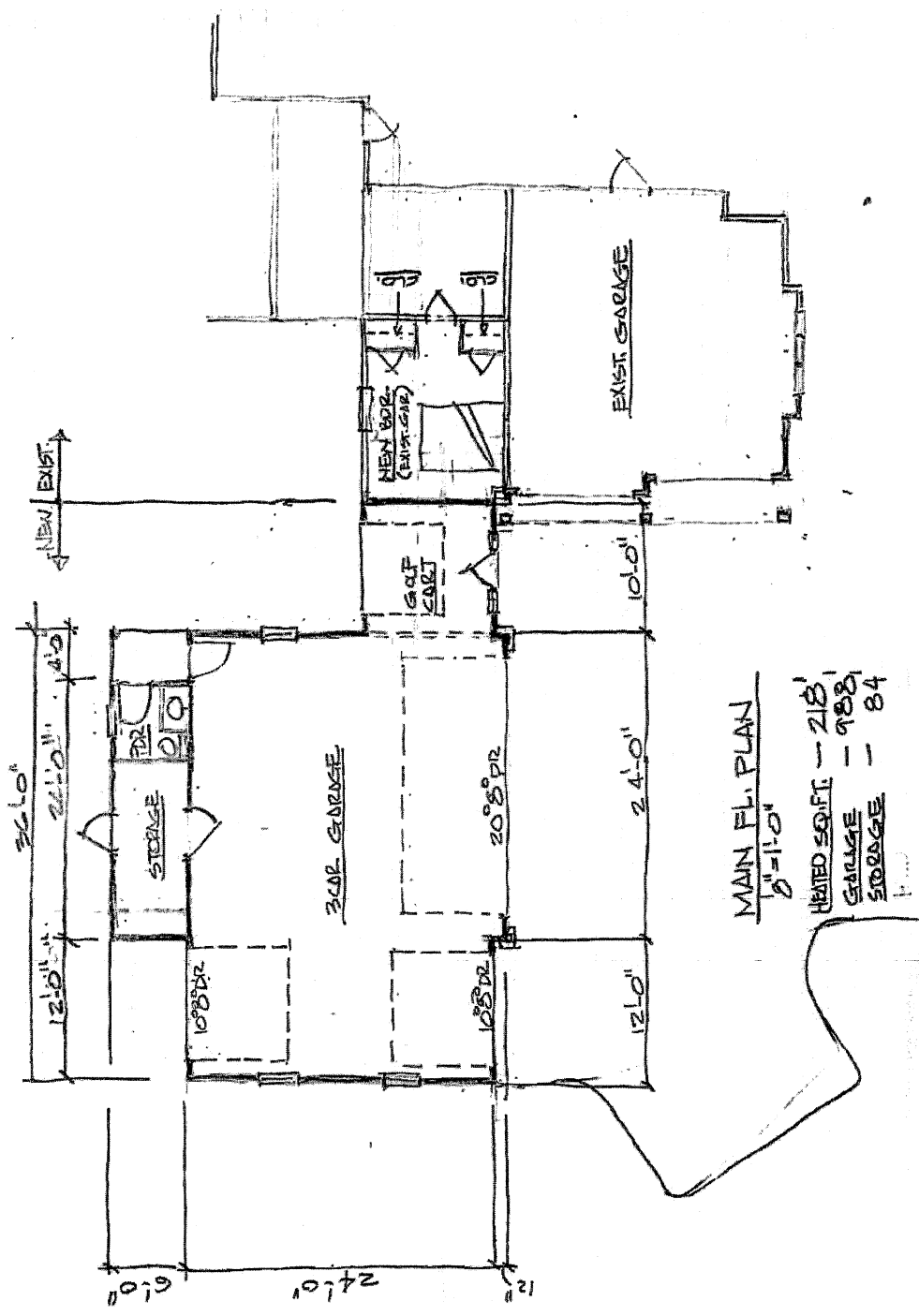
**5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.**

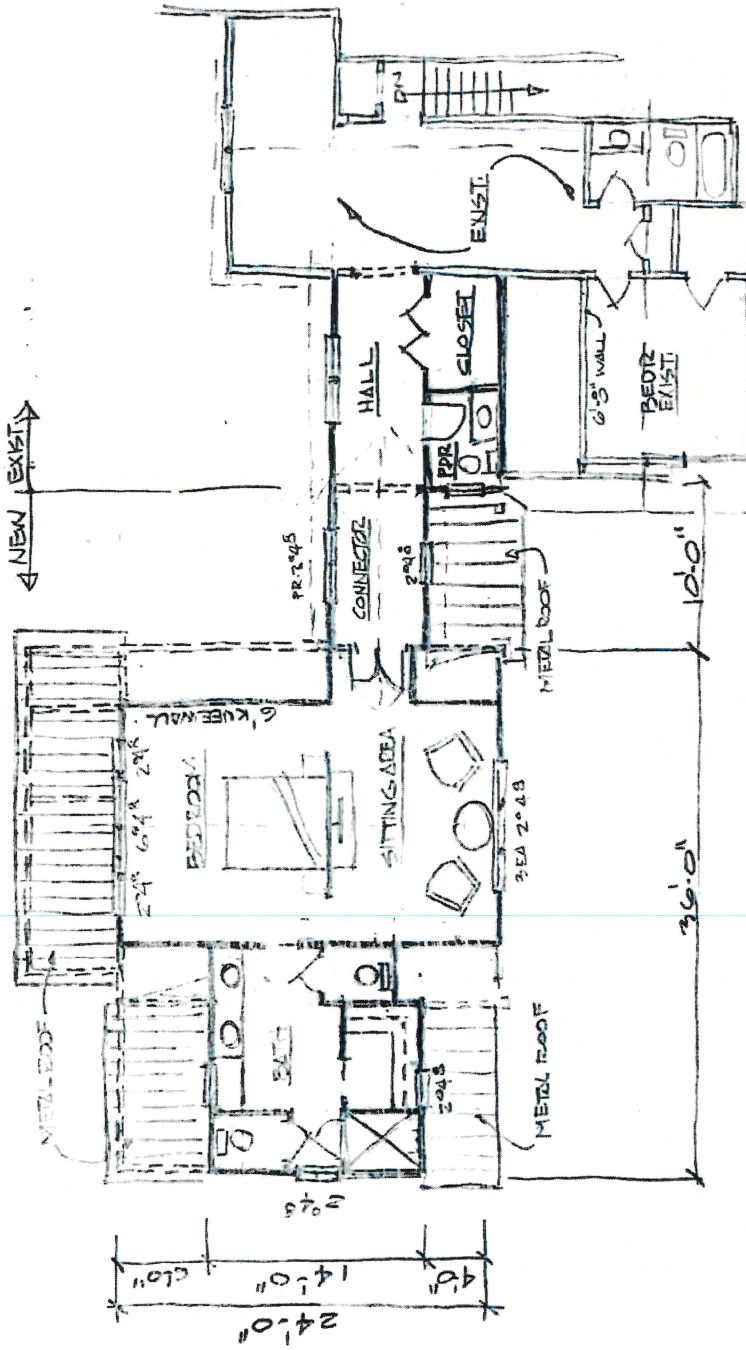
Without a variance, the owner is unable to build a garage with livable space in a location that makes sense for the property. This significantly limits the property's functional potential. The addition would not only provide a commonly expected residential feature, but also improve the property's layout and appeal. Denying the variance would prevent reasonable use consistent with the surrounding neighborhood and with typical expectations for a single-family residence.

**6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.**

The hardship stems from existing site conditions—not from any actions taken by the owner. The placement of the house and the dimensions of the lot constrain where additions can be located. The need for a variance arises naturally from these conditions, not from a subdivision, new construction, or changes initiated by the owner. The proposed solution simply seeks to use the property in a logical and customary way while maintaining neighborhood character.



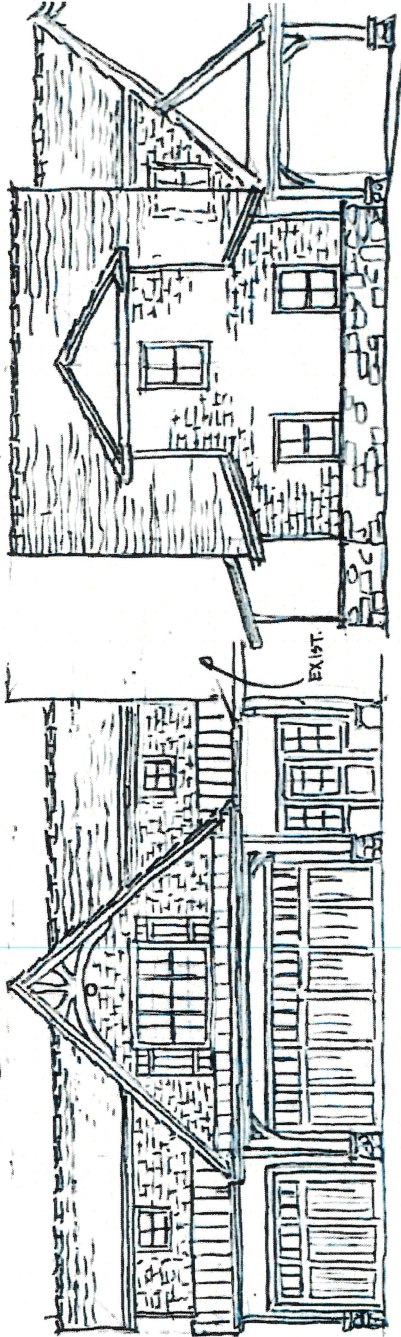




BONUS RM PLAN  
8'-11.0"  
(HEATED SQ. FT. - 842')



REAR ELEVATION  
8"=1'-0"



FRONT ELEVATION  
8"=1'-0"

SIDE ELEVATION  
8"=1'-0"





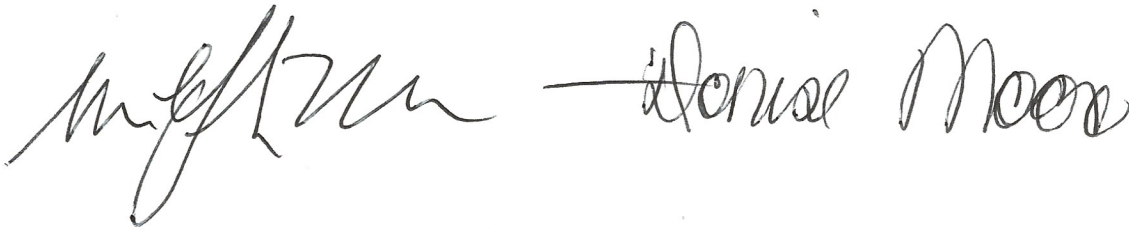
July 7, 2025

To: City of Gainesville Zoning Department

From: Yale & Donise Moore

RE: Property Line Variance Request of Josh Kilby for 2536 Club Drive

Josh Kilby shared with me the proposed garage/carriage house addition that he is requesting to build at the address of 2536 Club Drive, Gainesville, GA 30506 in concordance with his request to build within 5 feet of my property at 2556 Club Drive. We reviewed the proposed structure and agreed that it will be aesthetically pleasing to us and our neighbors along Club Drive. Josh has verbally agreed to landscape the property to match the incredible design of the property. Furthermore, Josh's company Craftsman Design performs superior work in our area and with this being Josh's personal residence, he will certainly make it spectacular. We are writing this letter to provide our support to his request for a variance. Should you have questions, please feel free to contact myself (770) 654-5817 or Donise (678) 617-0726.

The image shows two handwritten signatures in black ink. The signature on the left is for Josh Kilby, and the signature on the right is for Donise Moore. The signatures are written in a cursive, flowing style.

CC: Josh Kilby



# CITY OF GAINESVILLE

## Planning and Appeals Board Agenda Request

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**Item Created:** July 10, 2025  
**Date Submitted:** July 15, 2025  
**Final Approval Date:** July 17, 2025  
**Presenter:** Matt Tate, Community & Economic Development Dept Deputy Director  
**Item of Business:** Request from **Conde Properties, LLC** to annex a 1.4± acres tract located on the northeast corner of the intersection of Atlanta Highway and Mimosa Street (a/k/a **915 and 925 Atlanta Highway**), and to establish a zoning of General Business (G-B), with a special use.  
**Meeting Date:** August 12, 2025

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### **Purpose of Request:**

The applicant is proposing to annex the subject tract with General Business (G-B) zoning, with a special use to construct a 10,000± square foot special event facility and retail space that will utilize sanitary sewer. The subject property consists of two parcels located east of the city limits, and are zoned Highway Business (H-B) within unincorporated Hall County. The site contains three structures consisting of a single-family home, out building and an insurance office / auto broker's office which will be demolished. The proposed event space will be designed to host a variety of gatherings such as birthday parties, weddings, business meetings and more. According to the concept plan, access is planned from Atlanta Highway and Mimosa Street with a total of 72 parking spaces. The properties are located within the Gateway Corridor Overlay Zone and the adjacent uses include single-family homes in Hall County, Vital Foods corporate office, Norma Hernandez Accounting and Business Services office and Atlas Industrial Park.

### **Facts & Issues / History & Background:**

### **Department Recommendation:**

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

### **Department Director:**

Rusty Ligon

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

**Amount Requested:**

**Sources of Funds:**

**Finance Comments:**

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**Administrative Comments:**

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### **Attachments:**

1. Staff Recommendation Report
2. Location maps
3. Narrative
4. Survey

5. Concept plan
6. Architectural Photograph

**GAINESVILLE PLANNING and APPEALS BOARD  
STAFF RECOMMENDATION**

**Applicant** ..... Conde Properties, LLC  
**Property Owner** ..... Sergio Felix  
**Location** ..... 915 & 925 Atlanta Highway  
**Request** ..... Annex with G-B zoning, with a special use  
**Total Acres** ..... 1.40± acres  
**Ward** ..... Five  
**Proposed Use** ..... Special event center and retail space  
**Planning Division Staff Recommendation** ..... **Approval, with conditions**  
**Date** ..... August 12, 2025

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

The applicant is proposing to annex the subject tract with General Business (G-B) zoning, with a special use for sewer to construct a 10,000± square foot commercial building to include a special event facility and two retail suites. The property consists of two parcels zoned Highway Business (H-B) within unincorporated Hall County, located east of the city limits. The property contains three structures that will be demolished. The existing uses include an insurance office, auto brokers office and single-family residence. The proposed event space will be designed to host a variety of gatherings such as birthday parties, weddings, business meetings and more. All gatherings will occur inside the building in an effort to reduce noise. Special events will be scheduled mostly on the weekends from 5 p.m. to 12 p.m. but could also be held during the weekday. Initially there will be three employees. Additional suites will also be available to rent for retail and office uses. According to the concept plan, access is planned from Atlanta Highway and Mimosa Street with a total of 72 parking spaces. The properties are located within the Gateway Corridor Overlay Zone.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Vital Food Corporate office	Highway Business (H-B) -County
South	Single-family homes	Residential-I (R-I) -County
East	Single-family homes	Highway Business (H-B) -County Residential-I (R-I) -County
West	Atlas Industrial Park, Norma Hernandez Accounting, Single-family homes	Light Industrial (L-I) -City Suburban Shopping (S-S) District-County

▪ **Other Departmental Comments**

There were no other department comments regarding this request.

▪ **Zoning History**

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

**2025-** A request by Phil Devries to rezone a 2.39± acres tract located at 0 Atlanta Highway, SW from Light Industrial (L-I) to Residential-II (R-II) for 15 Rental Cottages was approved with conditions.

**2024-** A request by Mayra Valentin for a special use within General Business zoning on a 2.84± acres tract located at 787 Hospital Drive, was approved with conditions for a special event center.

**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 a mixed-use development 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.

▪ **Staff Analysis**

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

The surrounding uses include residential, commercial and industrial uses zoned Residential-I (R-I), Highway Business (H-B) and Light Industrial (L-I). The properties currently function as a residential home, insurance office and auto brokers office. It appears the proposed use is suitable given the existing commercial zoning and the adjacent and nearby uses.

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

The property is currently zoned Highway Business (H-B) within unincorporated Hall County. If approved this property will be remain commercial. The proposed should not affect the use or usability of the adjacent or nearby properties. The perimeter of the property will be vegetated and screened with an 8 ft opaque fence which sufficiently buffers the use from the adjacent residential uses. Sufficient on-site parking is provided for the proposed retail and event space.

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

It is staff's opinion that the proposed retail building is supported by the Comprehensive Plan. The Gainesville Comprehensive Plan places the subject property within the *Commercial* Future Land Use category and the *Westside* Character Area.

The *Commercial* land use category includes areas focused on retail, office, or other commercial service areas such as grocery stores, banks, restaurants, theaters, hotels and automotive-related businesses which may be located as a single use in one building or grouped together in a shopping center.

The Westside Character Area envisions a plan for the Atlanta Highway corridor that targets the reduction of visual clutter, improving building aesthetics, and spotlighting the area's unique international character. New infill development should be encouraged in areas with distressed housing, vacant and underutilized commercial buildings, and vacant lots. 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.

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

The subject property is currently zoned Highway Business (H-B) within unincorporated Hall County. The applicant's desire to redevelop the properties for a special event facility and retail space requires annexation for city sewer services. The proposed zoning of General Business (G-B) is similar to Highway Business (H-B) zoning but requires special use approval in the city to establish a special event facility accommodating 100 or more patrons.

**(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?**

Public water, sewer and public safety currently serve the subject property and are sufficient. Presently, City public safety services respond to adjacent and nearby property. Gainesville Fire Station #4 is located approximately 1.6± miles away off Atlanta Highway.

The proposal will increase turning movements along Atlanta Highway and Mimosa Street. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), a 10,000 square foot specialty retail center could generate on average 443 new vehicle trips per day and 68± A.M. / 50± P.M. peak hour trips. Coordination with GDOT, City of Gainesville and Hall County is required for any access improvements which could impact the proposed site plan.

The proposed use is nonresidential and should have no impact on the Gainesville City School System.

**(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?**

It is staff's opinion the proposed use is consistent with the Comprehensive Plan. The property is located within a commercial corridor and an established residential district. It is expected that many of the properties located off Hospital Drive will continue to experience turnover of new uses occupying older residential and retail space. Redevelopment is encouraged in this area which may require a consolidation of properties to achieve this.

**(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 proposal, with the recommended zoning conditions appears to reflect a reasonable balance between the promotion of public health, safety, morality, or general welfare and the right to unrestricted use of property.

## **Special Use Criteria**

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

Per the code, a special event facility should front an arterial or collector road. Atlanta Highway is an arterial road controlled by GDOT and is 50 feet in width. Mimosa Street is a local, county road and is 30 feet in width. Atlanta Highway can experience times of heavy traffic congestion. The intersection of Atlanta Highway, Mimosa Street and Hilton Drive is signalized with full access turning movements.

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

The proposal anticipates access from Atlanta Highway and Mimosa Street. Ultimately, GDOT will determine what road and pedestrian improvements are required. This could include the addition of a northbound deceleration lane and inter parcel access with the neighboring property to the north as a means to reduce the number of driveway cuts. There are no sidewalks on Atlanta Highway or Mimosa Street for pedestrian access. However, signalized pedestrian cross walks are in place along Atlanta Highway and Hilton Drive. Emergency access is sufficient from Atlanta Highway and Fire Station #4 is located 1.6 miles off Memorial Park Drive.

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

Existing public facilities such as water and sewer are adequate to serve the proposed use. Police and fire currently serve the subject property. There will be no impact on schools.

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

The proposed refuse, service, parking and loading areas are adequate to serve the proposed use. Lighting and security cameras will be provided within the parking areas. The building and parking areas will be buffered by heavy vegetation and an opaque fence.

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

The anticipated event hours are mostly on weekends from 5 p.m. to 12 p.m. Staff is recommending the hours be limited to no later than 1:00 a.m. to be consistent with previously approved special event facilities.

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

The existing buildings will be demolished and a new 10,000± square foot structure is proposed. The proposed structure will be one story. In addition to the special event center there will be two office/retail uses approximately 600± square feet each. While larger than

the adjacent residential structures, the proposed building will be similar in scale to nearby commercial buildings located along Atlanta Highway.

▪ **Staff Recommendation**

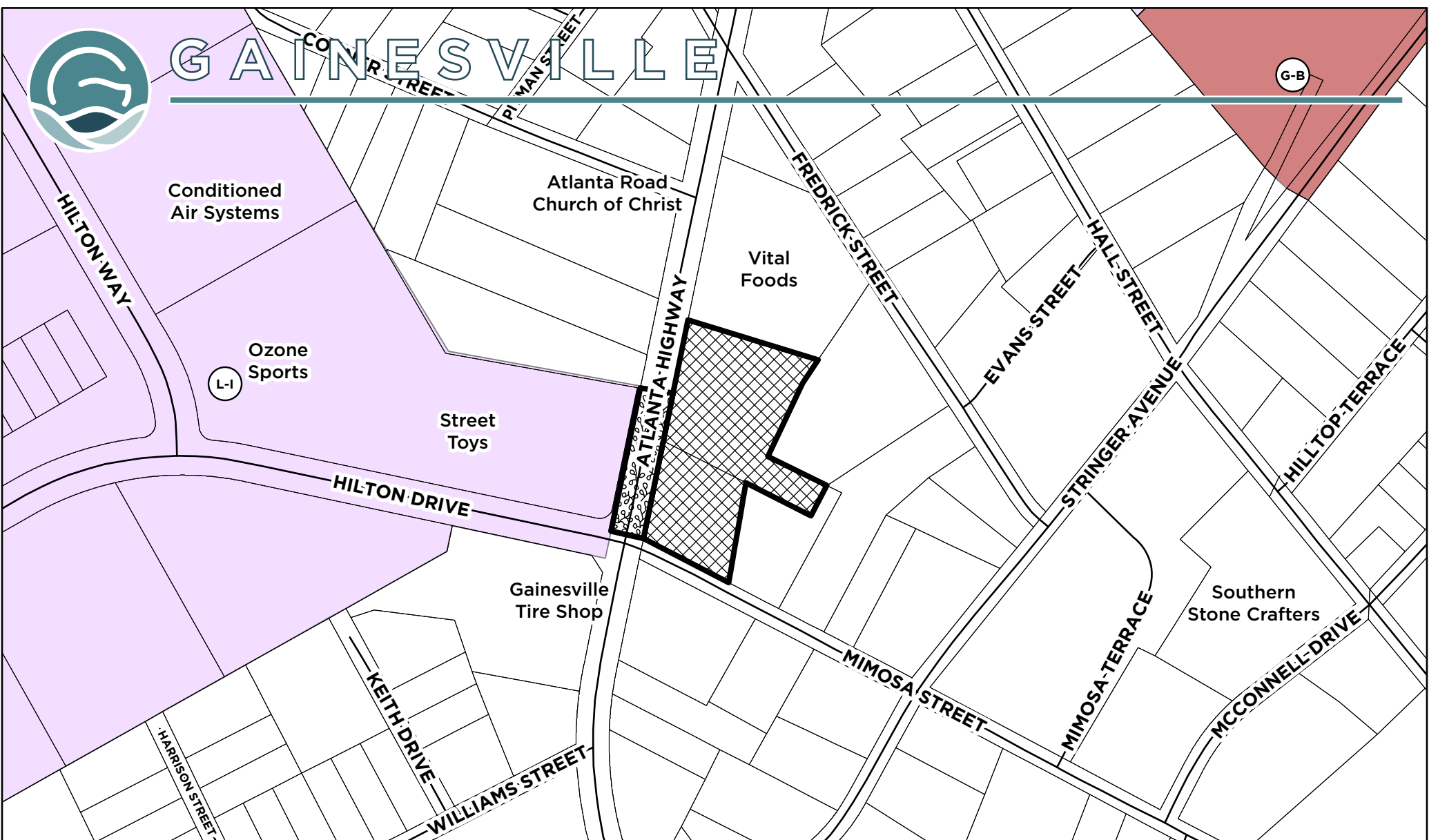
The Planning Division staff is recommending **conditional approval** of the annexation request with General Business (G-B) zoning with a special use based on the Comprehensive Plan and the adjacent mixture of uses.

**Conditions**

1. The proposed development shall be generally consistent with the concept plan and architectural photograph provided with this application per the approval of the Community & Economic Development Director.
2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. All service areas, dumpster enclosures, loading areas, ground or roof top HVAC equipment shall be screened from view from all adjacent properties and roads.
4. An 8-foot tall opaque fence shall be required along the easterly property line adjacent to the single-family properties. In addition, a mixture of evergreen trees shall be required at a minimum install height of 7 feet. The location and type of fence and trees shall be subject to the approval of the Community and Economic Development Department Director.
5. Outdoor lighting used in this development shall be of non-spill design and placed in a manner to minimize direct visibility by the adjacent properties.
6. All special events shall be confined to the interior of the building occupied by the special event facility.
7. No outside amplification shall be permitted as part of the special event facility.
8. The hours of operation for the special event facility shall be limited to no later than 1:00 a.m., Monday through Sunday.
9. All access point design for the subject property shall be submitted for review by the Georgia Department of Transportation, Hall County Traffic Engineering and the Gainesville Public Works Director. The 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 owner/developer.



# GAINESVILLE




**Applicant:**  
**CONDE PROPERTIES, LLC**


**Request:**  
Annex +/- 1.40 AC and establish zoning of General Business (G-B) with a special use for a special event facility and retail space.

## ANNEXATION REQUEST

**Subject Property Address:**  
915 & 925 Atlanta Highway

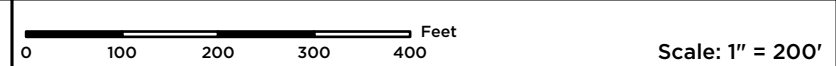
**Tax Parcel:**  
00-132-007-004  
00-132-007-006

 Subject Property

 Right-of-Way to be annexed



**Meeting Date:** 08/12/2025      **Map Prepared:** 07/01/2025





# GAINESVILLE



**Applicant:** **CONDE PROPERTIES, LLC**

## ANNEXATION REQUEST

**Request:**  
Annex +/- 1.40 AC and establish zoning of General Business (G-B) with a special use for a special event facility and retail space.

**Subject Property Address:**  
915 & 925 Atlanta Highway

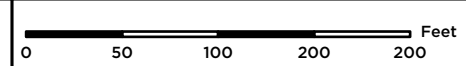
**Tax Parcel:**  
00-132-007-004  
00-132-007-006

 **Subject Property & Right-of-Way to be annexed**

Aerial from 2023

**Meeting Date:** 08/12/2025

**Map Prepared:** 07/01/2025



Scale: 1" = 200'



**Narrative Report****Date:** June 26, 2025**Subject:** Special Event Facility Development and Annexation Request**Location:** 915–925 Atlanta Highway, Gainesville, GA 30501**Project Summary:**

The goal of this project is to create a special event facility designed to host a variety of gatherings, including birthday parties, weddings, business meetings, and more. In addition to the event venue, the project will include several retail suites available for lease.

**Annexation Request:**

We are seeking annexation to the city of Gainesville for the properties located at 915 and 925 Atlanta Hwy. The existing residential structures on these lots will be demolished to make way for a newly constructed brick building that will comply fully with all city codes, specifications, and regulations. The facility will feature soundproof walls to minimize noise and avoid any disturbances to nearby neighborhoods.

**Construction Timeline:**

Construction will commence upon approval of all required permits. The estimated duration for completion of this project is approximately nine months, barring any unforeseen delays.

**Project Goals:**

The long-term goal is to establish a clean, secure, and welcoming place for family and community gatherings for years to come.

**Potential Scheduling Risks:**

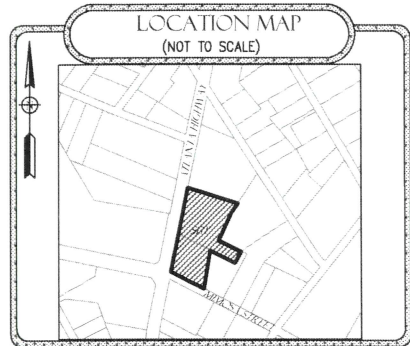
Weather-related delays represent the primary risk factor that could affect the construction timeline.

Respectfully,

Conde Properties, LLC

Sergio Felix

678-316-8073



**-ZONING INFORMATION-**  
 COUNTY: HALL  
 ZONE: H.B.-HIGHWAY BUSINESS  
 SETBACK REQUIREMENTS:  
 FRONT: 55' FROM C/L OF ROAD OR  
 30' FROM P/L WHICHEVER IS GREATER  
 REAR: 20'  
 SIDE: 10'

**-LEGEND-**

○	CALCULATED POSITION	RB	REBAR
●	IRON PIN FOUND/SET (IPF/IPSS)	SR	SOLID ROD
⊕	MONUMENT	OCS	OUTLET CONTROL STRUCTURE
C/L	CENTERLINE	CPP	CORRUGATED PLASTIC PIPE
CTP	CRIMPED TOP PIPE	GI	GRATE INLET
DB	DEED BOOK	DI	DROP INLET
N/F	NOW OR FORMERLY	⊗	SANITARY SEWER MANHOLE (SSMH)
OTP	OPEN TOP PIPE	⊙	LIGHTPOLE
PB	PLAT BOOK	⊘	CLEANOUT
PG	PAGE	(ALL IPS ARE 1/2" RB "CAPPED" UNLESS OTHERWISE LABELED)	
P/L	PROPERTY LINE	---	ADJOINER
⊗	TELEPHONE PED. (T.P.)	---	LAND LOT LINE (L.L.L.)
⊕	FIRE HYDRANT (FH)	---	RIGHT OF WAY (R/W)
⊕	WATER METER (WM)	---	FENCE
⊕	WATER VALVE (WV)	---	OHP
⊕	POWER BOX (PBX)		
⊕	POWER POLE (PP)		

**-SURVEY NOTES-**

FIELD MEASUREMENTS WERE TAKEN WITH A LEICA TS16 ROBOTIC INSTRUMENT.

FIELD DATA FOUND TO HAVE A CLOSURE PRECISION OF 1 FOOT IN 23,467 FEET, AND AN ANGULAR ERROR OF 5 SECONDS PER ANGLE.

FIELD DATA ADJUSTED USING THE LEAST SQUARES METHOD.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND FOUND TO HAVE A PRECISION OF 1 FOOT IN 314,042 FEET.

THIS PLAT DOES NOT CONSTITUTE AND SHALL NOT BE CONSTRUED AS A TITLE SEARCH OR REPORT, AND THUS MAY BE SUBJECT TO ANY EASEMENTS, RIGHT OF WAY OR RESTRICTIONS ONE MAY FIND.

THIS PLAT WAS PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS OR ENTITY NAMED ON THIS PLAT.

THIS DOES NOT EXTEND TO ANY UNNAMED THIRD PARTY WITHOUT AN EXPRESSED RESTATEMENT BY THE SURVEYOR.

TYPE OF SURVEY: COMBINATION

SOURCE OF TITLE DESCRIPTION FOR PROPERTY SHOWN HEREON:  
 DEED BOOK 7607, PAGE 257  
 DEED BOOK 9152, PAGE 599

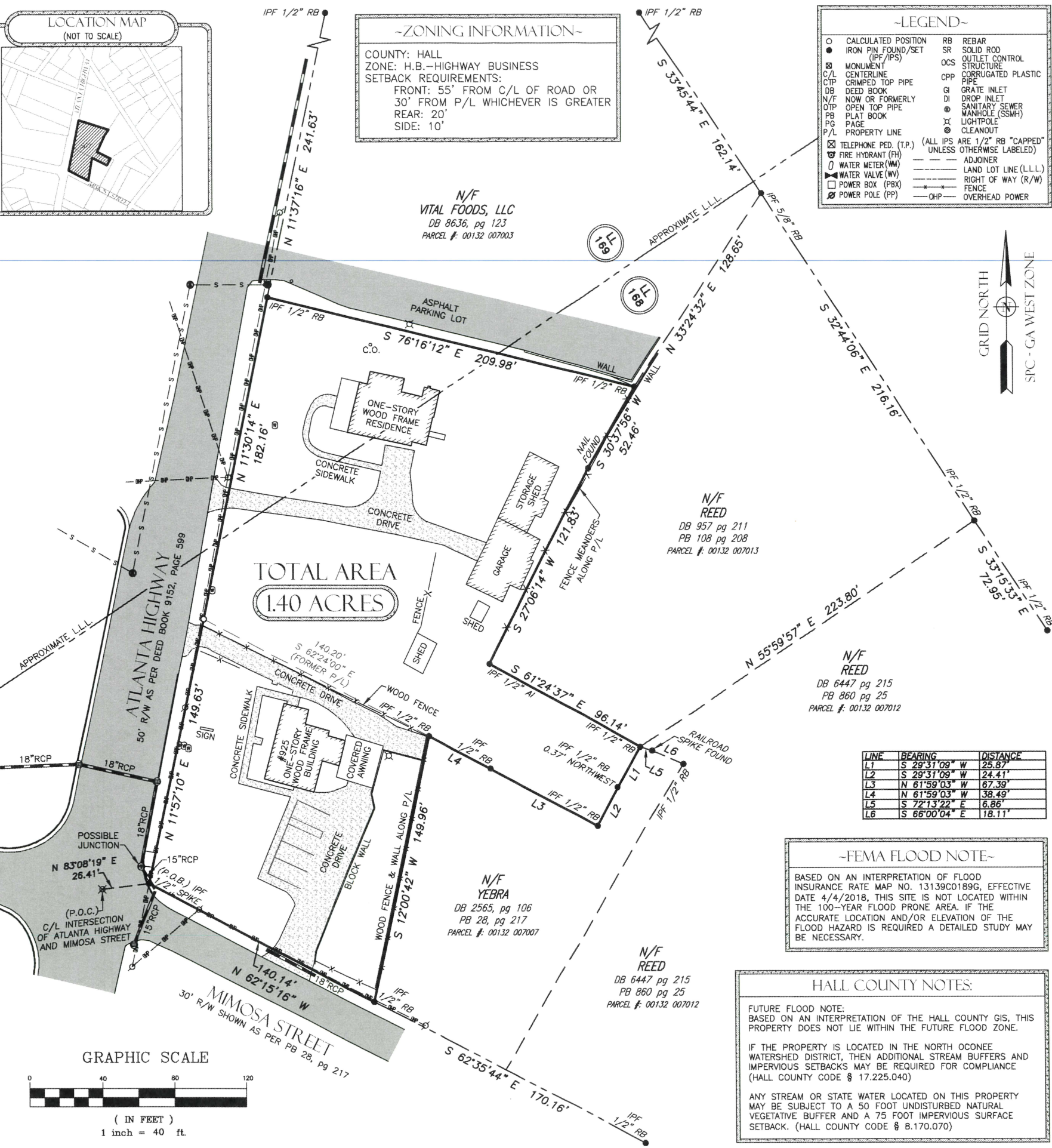
PROPERTY OWNERS AS OF SURVEY DATE:  
 SERGIO FELIX &  
 CONDE PROPERTIES LLC

PARCEL NUMBER: 00132 007004 &  
 00132 007006

**-SURVEYOR CERTIFICATION-**

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-8-67.

*Dusty L. Lowman*  
 DUSTY L. LOWMAN PLS# 3216



LINE	BEARING	DISTANCE
L1	S 29°31'09" W	25.67'
L2	S 29°31'09" W	24.41'
L3	N 61°59'03" W	18.49'
L4	N 61°59'03" W	38.49'
L5	S 72°13'22" E	6.86'
L6	S 66°00'04" E	18.11'

**-FEMA FLOOD NOTE-**

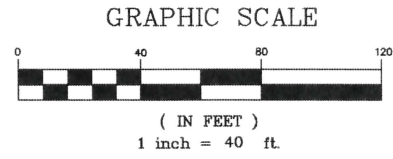
BASED ON AN INTERPRETATION OF FLOOD INSURANCE RATE MAP NO. 13139C0189G, EFFECTIVE DATE 4/4/2018, THIS SITE IS NOT LOCATED WITHIN THE 100-YEAR FLOOD PRONE AREA. IF THE ACCURATE LOCATION AND/OR ELEVATION OF THE FLOOD HAZARD IS REQUIRED A DETAILED STUDY MAY BE NECESSARY.

**HALL COUNTY NOTES:**

FUTURE FLOOD NOTE:  
 BASED ON AN INTERPRETATION OF THE HALL COUNTY GIS, THIS PROPERTY DOES NOT LIE WITHIN THE FUTURE FLOOD ZONE.

IF THE PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE (HALL COUNTY CODE § 17.225.040)

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FOOT UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FOOT IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)



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

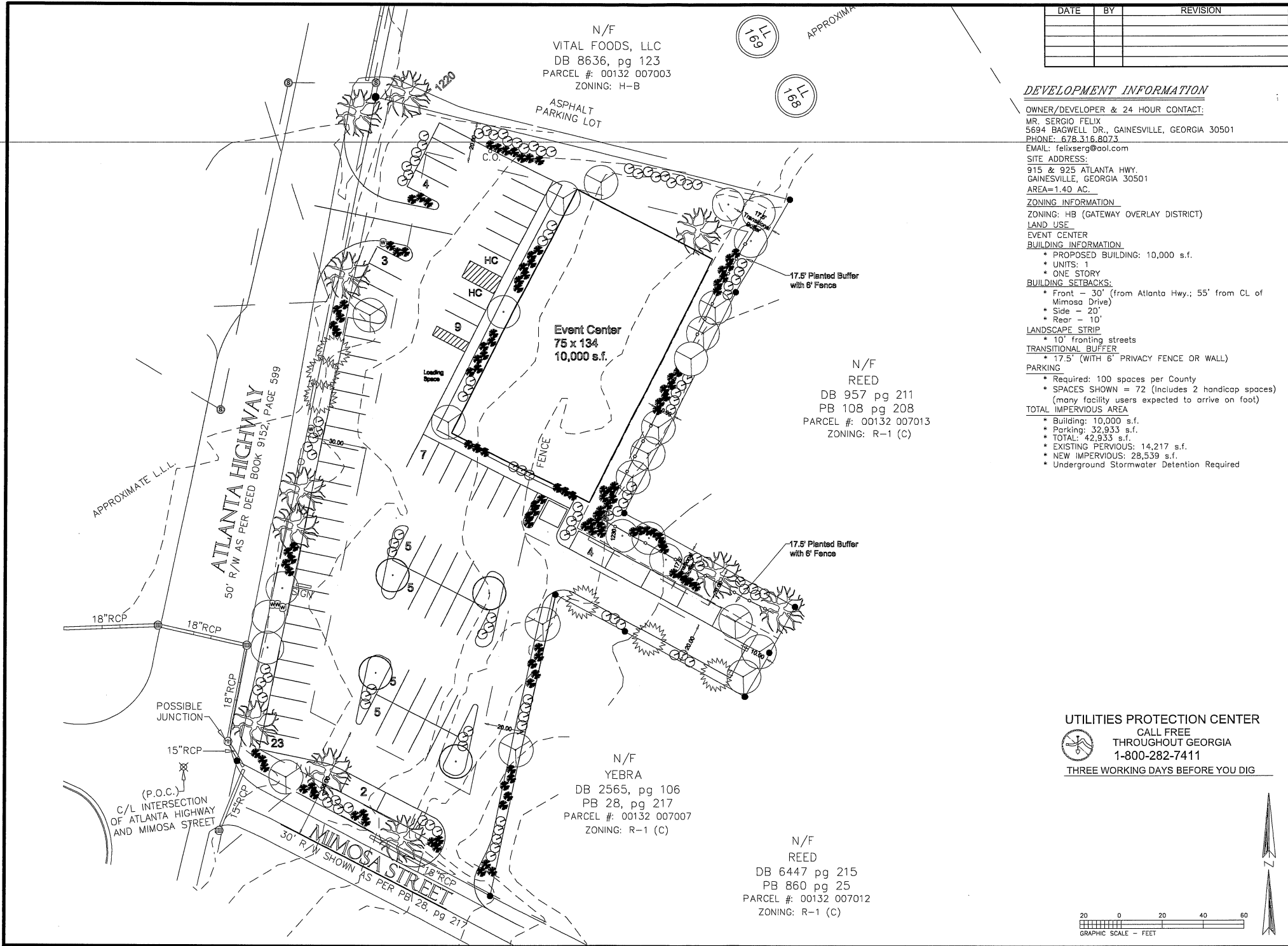
**COMBINATION SURVEY FOR:**  
 SERGIO FELIX  
 LAND LOTS 168, 169  
 9TH DISTRICT  
 HALL COUNTY, GEORGIA

DRAWN BY: AM  
 PLAT DATE: 01-06-23  
 FIELD CREW: DK, CR  
 FIELD DATE: 12/28/22

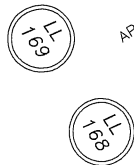
SHEET NO.  
 1 OF 1  
 PROJECT NO.  
 22-413

CERTIFICATE OF AUTHORIZATION NUMBER: ISF 001053

THIS BLOCK RESERVED FOR THE CLERK OF THE SUPERIOR COURT



N/F  
 VITAL FOODS, LLC  
 DB 8636, pg 123  
 PARCEL #: 00132 007003  
 ZONING: H-B



APPROXIMATE

DATE	BY	REVISION

**DEVELOPMENT INFORMATION**

OWNER/DEVELOPER & 24 HOUR CONTACT:  
 MR. SERGIO FELIX  
 594 BACWELL DR., GAINESVILLE, GEORGIA 30501  
 PHONE: 678.316.8073  
 EMAIL: felixserg@aol.com  
 SITE ADDRESS:  
 915 & 925 ATLANTA HWY.  
 GAINESVILLE, GEORGIA 30501  
 AREA=1.40 AC.

ZONING INFORMATION  
 ZONING: HB (GATEWAY OVERLAY DISTRICT)  
 LAND USE  
 EVENT CENTER

BUILDING INFORMATION  
 \* PROPOSED BUILDING: 10,000 s.f.  
 \* UNITS: 1  
 \* ONE STORY  
 BUILDING SETBACKS:  
 \* Front - 30' (from Atlanta Hwy.; 55' from CL of Mimosa Drive)  
 \* Side - 20'  
 \* Rear - 10'

LANDSCAPE STRIP  
 \* 10' fronting streets  
 TRANSITIONAL BUFFER  
 \* 17.5' (WITH 6' PRIVACY FENCE OR WALL)  
 PARKING  
 \* Required: 100 spaces per County  
 \* SPACES SHOWN = 72 (Includes 2 handicap spaces)  
 (many facility users expected to arrive on foot)

TOTAL IMPERVIOUS AREA  
 \* Building: 10,000 s.f.  
 \* Parking: 32,933 s.f.  
 \* TOTAL: 42,933 s.f.  
 \* EXISTING PERVIOUS: 14,217 s.f.  
 \* NEW IMPERVIOUS: 28,539 s.f.  
 \* Underground Stormwater Detention Required

N/F  
 REED  
 DB 957 pg 211  
 PB 108 pg 208  
 PARCEL #: 00132 007013  
 ZONING: R-1 (C)

N/F  
 YEBRA  
 DB 2565, pg 106  
 PB 28, pg 217  
 PARCEL #: 00132 007007  
 ZONING: R-1 (C)

N/F  
 REED  
 DB 6447 pg 215  
 PB 860 pg 25  
 PARCEL #: 00132 007012  
 ZONING: R-1 (C)

**Rick Freeland Landscape Architecture**  
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Level II Cert. #: 000000867

**Conceptual Plan  
 Event Center**  
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DATE OF REVISION OF THE SHEET	
SHEET NUMBER	24001
SCALE	1" = 20'
SHEET	

X of X

Sample # 1736 Atlanta Hwy.

