



CALL TO ORDER

MINUTES

A. Minutes of August 12, 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. Rezoning

- 1) Request from **Naveed Tharwani** to rezone a 0.182± acre tract located on the west side of Green Street and the east side of Thompson Bridge Road (a/k/a **925 Green Street, NE**), from Neighborhood Business (N-B) to Planned Unit Development (P-U-D).

Ward Number: Two
Tax Parcel Number(s): 01-068-001-005
Request: Mixed-use building

B. Zoning Amendment

- 1) Request from **Paul Brown** to amend an existing Planned Unit Development (P-U-D) zoning on a 0.45± acre tract located on the northwest corner of the intersection of Hidden Cove Court and Old Thompson Bridge Road, having road frontage on Holly Park Drive, across from Minor Drive (a/k/a **2486 Hidden Cove Court**).

Ward Number: One
Tax Parcel Number(s): 01-097A-000-018
Request: Residential condominiums

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: August 15, 2025
Date Submitted: August 25, 2025
Final Approval Date: August 25, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of August 12, 2025
Meeting Date: September 9, 2025

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 and Records Coordinator and the Community & Economic Development Deputy Director.

Department Recommendation:

Approval of the minutes as presented.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Minutes

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
AUGUST 12, 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, Rick Young and Ellen DeFoor

Members Absent: None

Staff Present: Community & Economic Deputy Director Matt Tate, Community & Economic Planning Manager Heather Deweese and Recording Secretary Gwen Fleming

Others Present: Council Member Barbara Brooks

MINUTES OF JULY 8, 2025

There was a motion to approve the minutes as presented.

Motion made by Board Member Martin
Motion seconded by Board Member Young
Vote – 7 favor

OLD BUSINESS

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

Motion made by Vice Chair Thompson
Motion seconded by Board Member Martin
Vote – 7 favor

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: Chair Doug Carter advised Deputy Director Tate received notification from the applicant requesting the item be tabled to the September 9, 2025, Planning and Appeals Board meeting.

There was a motion to table the rezoning request to the September 9, 2025, Planning and Appeals Board meeting.

Motion made by Vice Chair Thompson
Motion seconded by Board Member Young
Vote – 7 favor

NEW BUSINESS

A. Variance Request

- 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

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

The subject property is located on the east side of Club Drive, between Capri Drive and Sorrento Circle and is within the Chattahoochee Country Club is adjacent to single-family homes and Lake Lanier.

The property is zoned R-I-A and contains a single-family home constructed in 2016.

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.

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.

If approved, the proposed addition and the neighboring home would be separated by approximately 18 feet.

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

Applicant Presentation: Josh Kilby, 621 Washington Street, Suite B3, advised it was his personal home and agreed with Mr. Tate and staff report. He had no other comments.

FAVOR: None

OPPOSE: None

There was a motion to conditionally approve the request to vary the left side yard setback for a garage addition with living space with the following condition:

Condition

The proposed addition shall be architecturally consistent with the existing home and architectural renderings submitted with this variance request and shall require review

and approval by the Community and Economic Development Director.

Motion made by Board Member Martin
Motion seconded by Board Member Simmons
Vote – 7 favor

B. Annexation Request

- 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 008
Request: Special event facility and retail space

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

The applicant is proposing to annex the subject property with General Business (G-B) zoning, with a special use for sewer to construct a commercial building with a special event facility and two retail suites. The special use portion of the request is for the special event facility.

The property consists of two parcels zoned Highway Business (H-B) within unincorporated Hall County and are located within the Gateway Corridor Overlay Zone.

The property contains three structures that will be demolished including an insurance office, auto brokers office and single-family residence.

The adjacent uses include the Vital Food corporate office, an accounting office and single-family homes in the county and Atlas Industrial Park in the city limits.

The proposed building is approximately 10,000 square feet in size that will include the special event space and two small retail/office suites. The event space will be designed to host a variety of indoor gatherings such as birthday parties, weddings, business meetings with events scheduled mostly on the weekends from 5 p.m. to 12p.m.

Access is planned from Atlanta Highway and Mimosa Street with a total of 72 parking spaces.

The Gainesville Comprehensive Plan places the subject property within the *Commercial Future Land Use* category and the *Westside Character Area* which supports a variety of office and commercial uses that encourages new infill development in areas of distressed housing while targeting the reduction of visual clutter and improving building aesthetics.

The Planning 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.

Applicant Presentation: **Greg Loyd**, 421 Ridgewood Avenue, stated he was representing the applicant as a general contractor and have completed several projects for them in past years. They were in agreement with all conditions and would have the final plan submitted for plan review once DOT approved the entrance and exit for the project.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the annexation request for a special event center and retail space and establish zoning as General Business (G-B) with the following conditions:

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.**

Motion made by Board Member Martin
Motion seconded by Board Member Simmons
Vote – 7 favor

ADJOURNMENT

There was a motion to adjourn the meeting at 5:43 p.m.

Motion made by Board Member Young
Motion seconded by Board Member DeFoor
Vote – 7 favor

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: August 15, 2025
Date Submitted: August 25, 2025
Final Approval Date: August 26, 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: September 9, 2025

Purpose of Request:

This rezoning item was previously tabled at the July 8, 2025 and August 12, 2025, Planning and Appeals Board meeting.

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 H-I and includes a rental home that will be 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 six conditions. See the Staff Recommendation report for details.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

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

**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..... September 9, 2025

▪ **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, of which one is zoned Residential-II (R-II) and the second parcel is zoned Heavy Industrial (H-I). Both parcels 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 property owner will be responsible for providing maintenance for the entire site.

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 will consist of a mixture of hardy board with standing seam metal pitched roofs and a front porch. 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

Location	Use	Zoning
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.

▪ **Staff Recommendation**

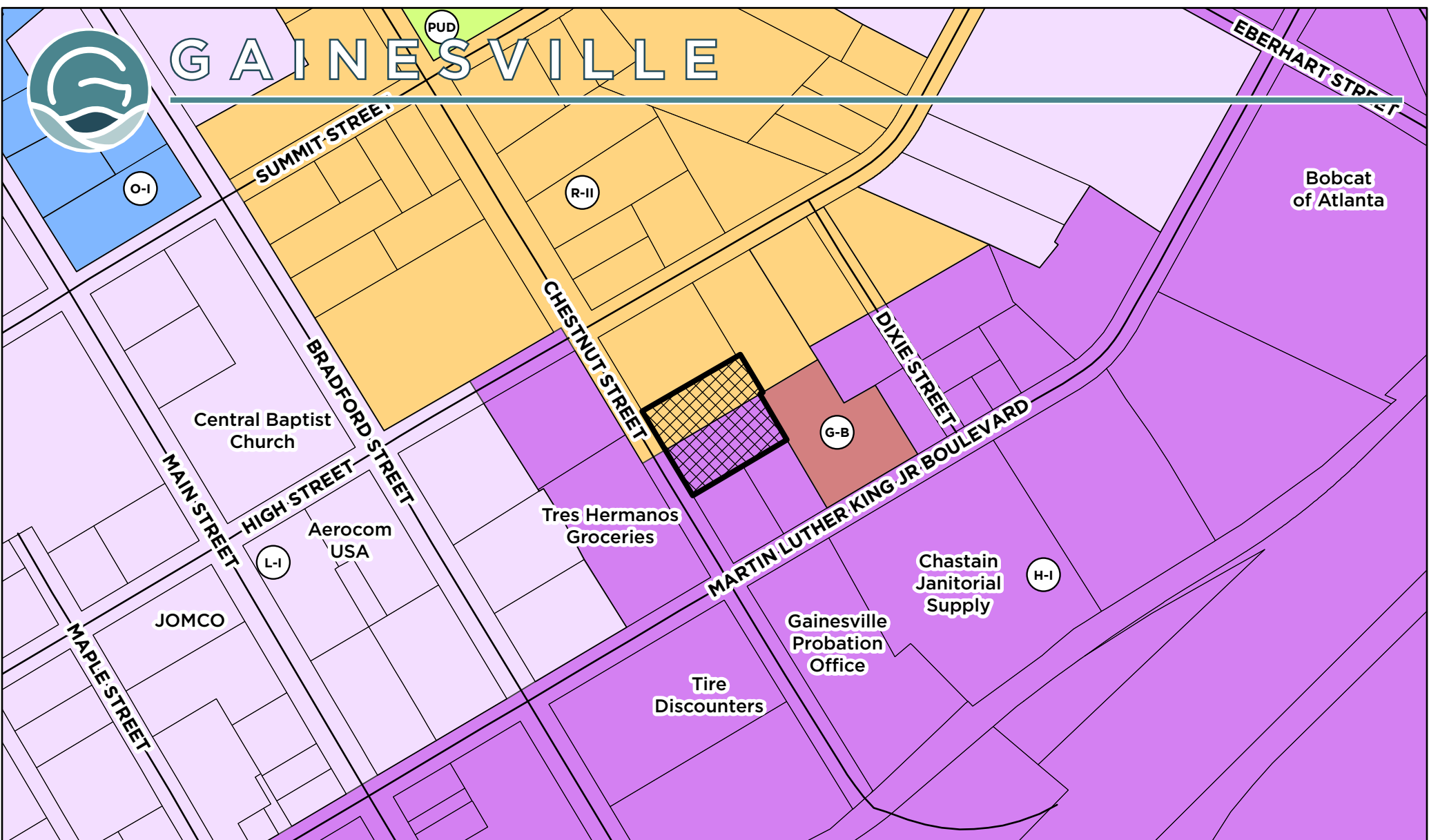
The Planning Division staff is recommending **conditional approval** of this rezoning request with **Residential-II (R-II)** zoning, based on the Comprehensive Plan and the adjacent residential land uses.

Conditions

1. The proposed development shall be consistent with the revised concept plan and architectural renderings provided with this application dated 9/1/2025. 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, subject to the approval of the Community and Economic Development Department Director.
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.
6. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.



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

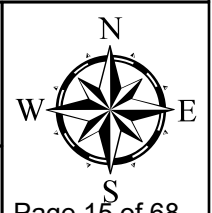
Request:
 Rezone +/- 0.57 AC from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II) for residential townhomes.

Subject Property Address:
 819 & 829 Chesnut Street, SE

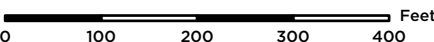
Tax Parcel:
 01-033-002-005
 01-033-002-006

 **Subject Property**

Aerial from 2023



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

 **Scale:** 1" = 200'

Rezoning Narrative Report

Chestnut Street Townhomes

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

9/09/2025

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, as depicted on the revised architectural rendering.

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 located at each unit and properly screened. The individual trash receptacles will be required to be rolled to a centralized location for pick-up. Further coordination is required with the Gainesville Solid Waste Department to determine the exact pick-up location near Chestnut Street.

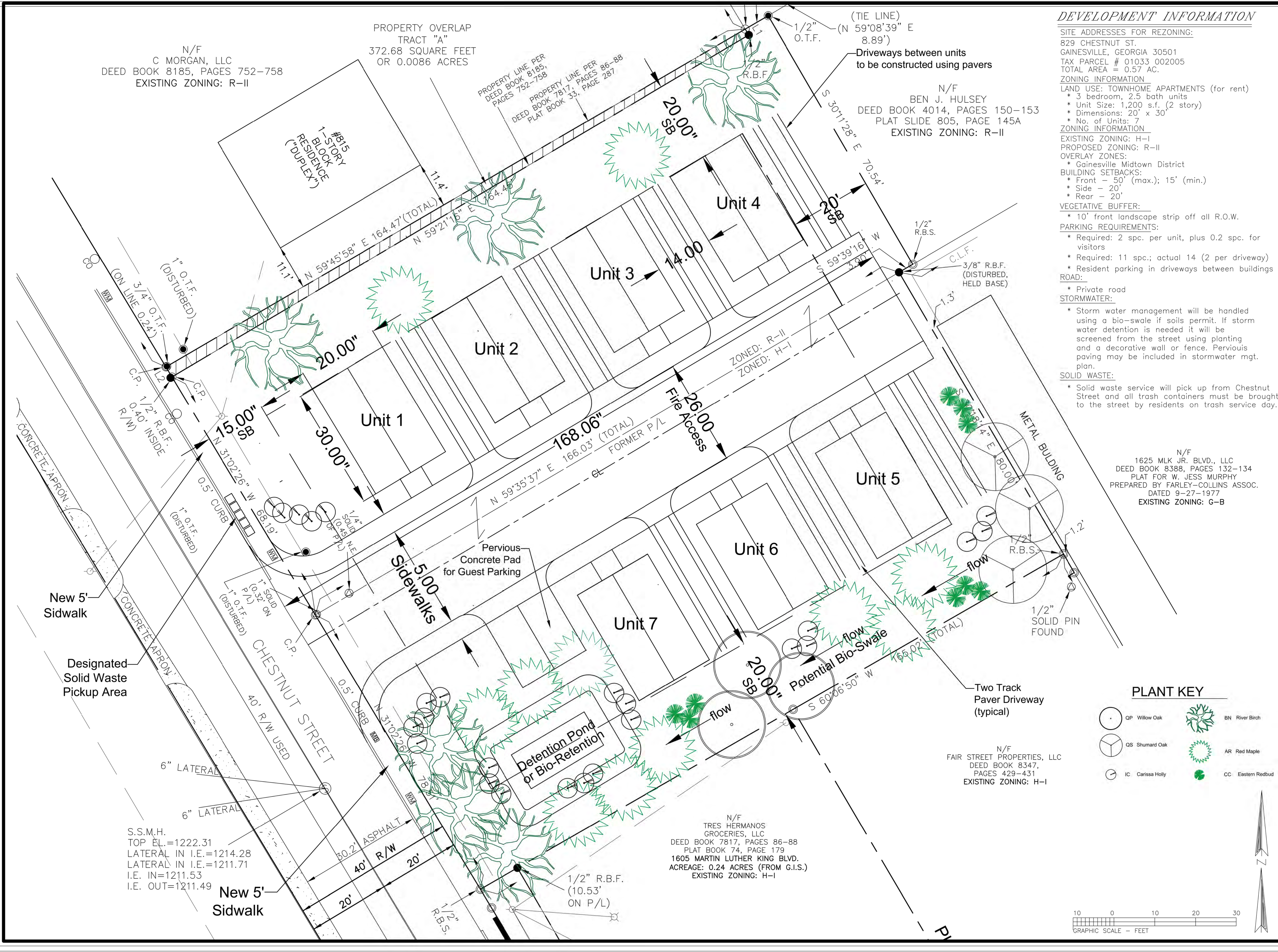
Property Management -

The entire property and individual units will be maintained by the property owner Tres Hermanos Groceries LLC.

Attachments:

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

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. 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 maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible therefor.



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: 1,200 s.f. (2 story)
* Dimensions: 20' x 30'
* No. of Units: 7

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

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.

SOLID WASTE:
* Solid waste service will pick up from Chestnut Street and all trash containers must be brought to the street by residents on trash service day.

Released For Construction 4-02-25

REVISION TABLE	DESCRIPTION
NUMBER	DATE

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

Existing SITE PLAN

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

DATE:
9/1/2025

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

SHEET:
2

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. 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 maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible therefor.



Camera 12



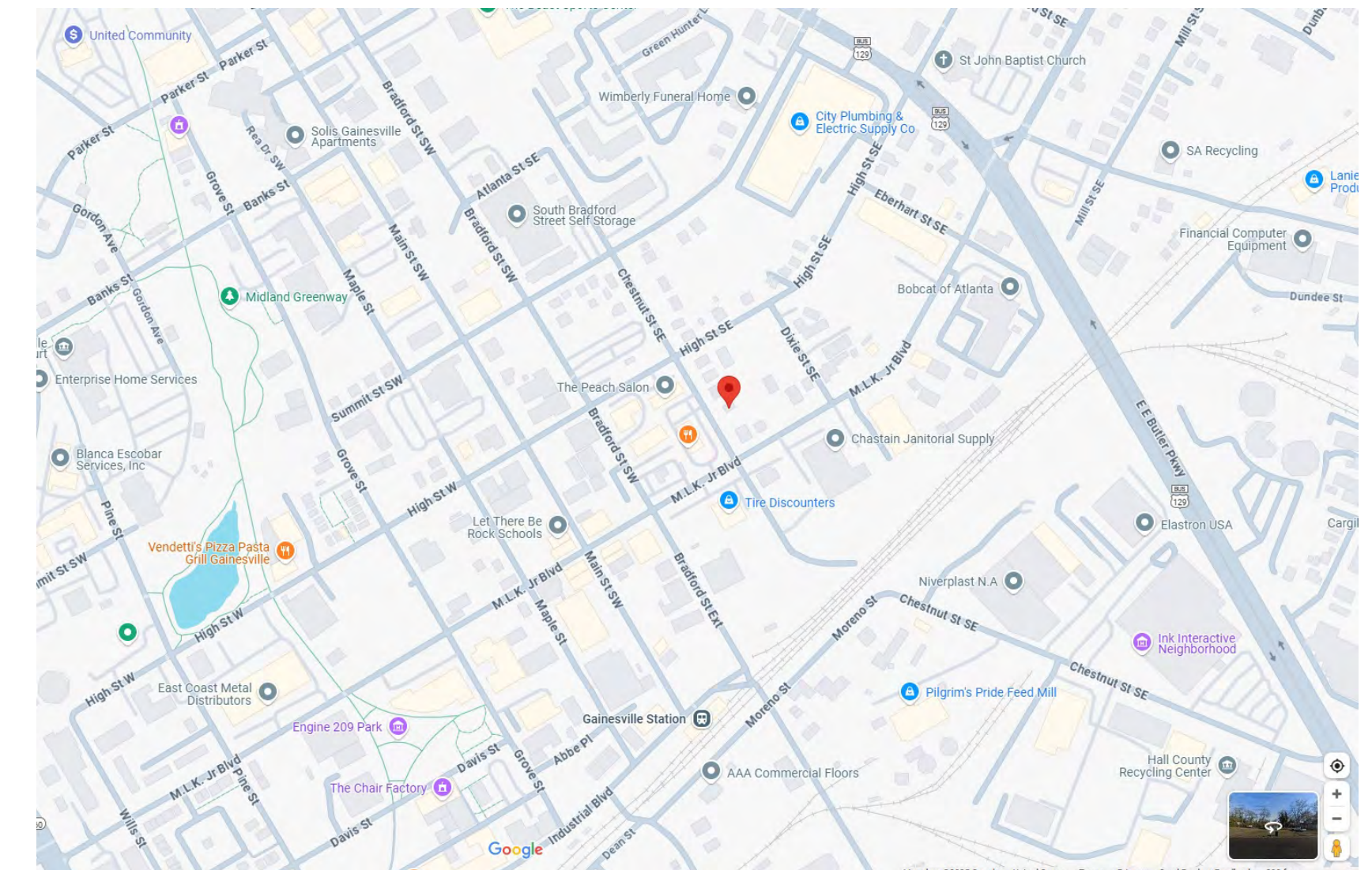
Camera 14



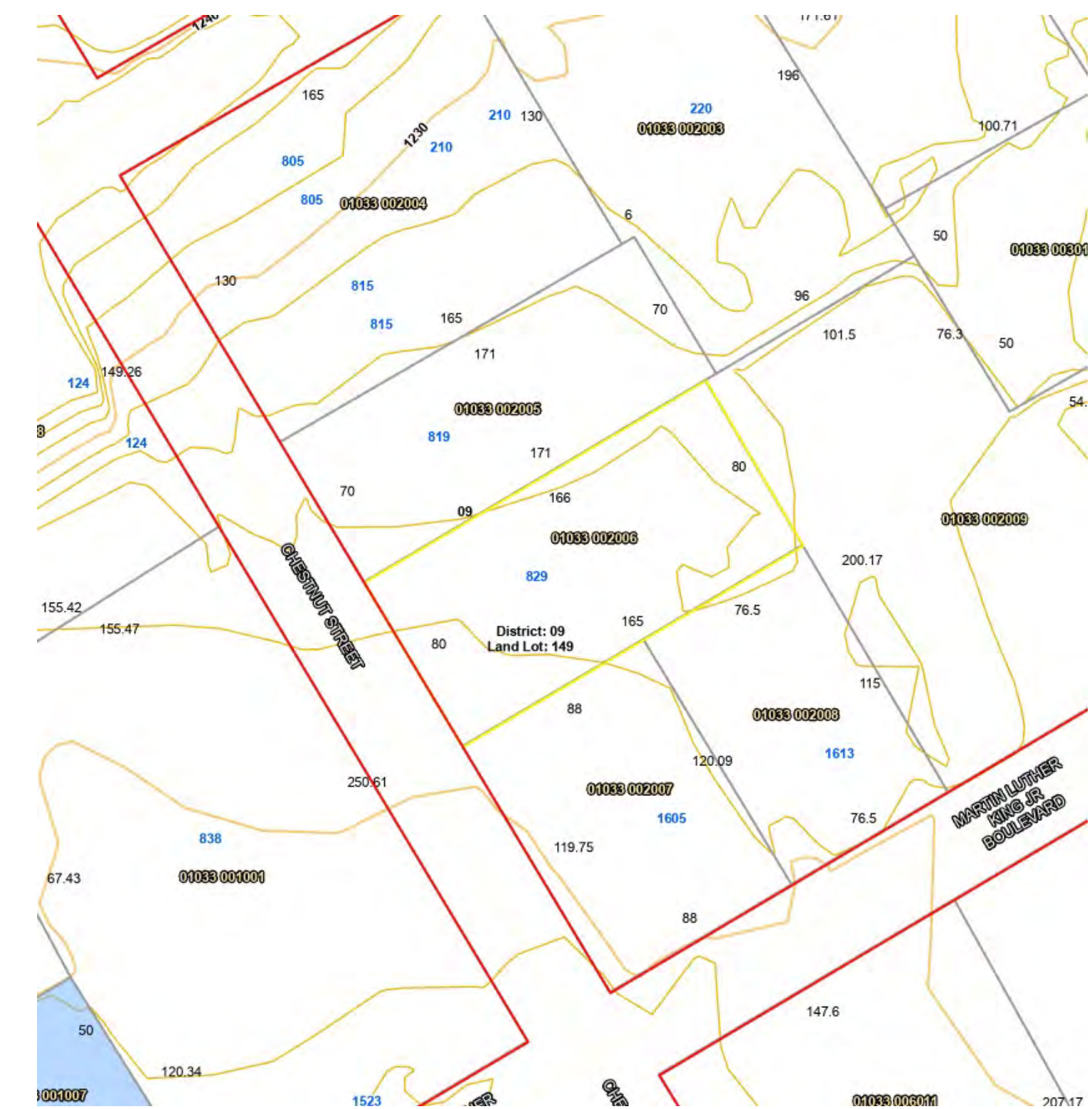
819 Chestnut Street

829 Chestnut Street
Street View

1605 MLK JR BL



Map



Gis Screen shot 819-829 & 1605

REVISION TABLE		DESCRIP TION
NUMBER	DATE	REVISD BY

Released For Construction 4-02-25

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

Rendering

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

DATE:

9/1/2025

SCALE:

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

SHEET:

3

To the best of my knowledge these plans are drawn to comply with owner's and/or builder's specifications and any changes made on them after prints are made will be done at the owner's and/or builder's expense and responsibility. The contractor shall verify all dimensions and enclosed drawing. 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 maker can not guarantee against human error. The contractor of the job must check all dimensions and other details prior to construction and be solely responsible thereafter.



Camera 21



Camera 23



Camera 22



Camera 24

Released For Construction 4-02-25

REVISION TABLE		DESCRIP TION
NUMBER	DATE	REVISD BY

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

Ray Trace

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

DATE:

9/1/2025

SCALE:

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

SHEET:

4



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: August 15, 2025
Date Submitted: August 25, 2025
Final Approval Date: August 25, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Naveed Tharwani** to rezone a 0.182± acre tract located on the west side of Green Street and the east side of Thompson Bridge Road (a/k/a **925 Green Street, NE**), from Neighborhood Business (N-B) to Planned Unit Development (P-U-D).
Meeting Date: September 9, 2025

Purpose of Request:

The applicant is proposing to rezone the subject property to convert a vacant single-family home into a mixed-use building consisting of 5 rental apartments and shared office space. Specifically, the apartment units will include two units on the main level, two units on the second level and one attic apartment. Each apartment consists of one bedroom and one bathroom ranging from 612 square to 756 square feet of heated floor space.

The co-working office space will be located on the basement level facing Thompson Bridge Road consisting of 299 square feet of heated floor space with an additional 235 square feet of storage space for the tenants. Vehicular access will remain from Riverside Drive and a total of 9 parking spaces will be provided.

The existing home was built in 1920 and has remained vacant for over 10 years. The home contains 3,320± square feet of heated floor space and the planned interior renovations will increase the heated floor space to 4,840± square feet. The subject property is located within the Gateway Corridor Overlay Zone and the adjacent uses include Riverside Pharmacy, Dream Day Spa Salon, Bobby Gruhn Field at City Park and single-family homes.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report

2. Location maps
3. Narrative
4. Site plan
5. Topo survey
6. Floor plans
7. Architectural Elevations
8. Isometric views
9. Existing images

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Naveed Tharwani
Location..... 925 Green Street, NE
Request..... Rezone from N-B to P-U-D
Total Acres 0.182± acre tract
Ward..... Two
Proposed Use..... Mixed-use building
Planning Division Staff Recommendation **Approval, with conditions**
Date..... September 9, 2025

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

The applicant is proposing to rezone the subject property to convert and significantly renovate a vacant single-family home into a mixed-use building consisting of 5 rental apartments and shared office space. The existing home was built in 1920 and has remained vacant for over 10 years. The home contains 3,320± square feet of heated floor space and the planned interior/exterior renovations will increase the heated floor space to 4,840± square feet.

Specifically, the apartment units will include two units on the main level, two units on the second level and one attic apartment. Each apartment consists of one bedroom and one bathroom ranging from 612 square to 756 square feet of heated floor space. Co-working office space will be located on the basement level facing Thompson Bridge Road consisting of 299 square feet of heated floor space with an additional 235 square feet of storage space for the tenants. Exterior additions include an enclosed stairwell, first and second floor outdoor deck space, covered patio/balcony for the attic space, and partially covered basement level patio space. In addition, a trash receptacle enclosure is proposed on the south side of the structure adjacent to the shared driveway.

Vehicular access will remain from Riverside Drive through an existing perpetual access easement with the adjacent Dream Nail Day Spa property. Vehicles entering will share the existing driveway on Riverside Drive in front of the Dream Nail Day Spa and will pass around the spa building to the proposed parking lot. Exiting vehicles will use the shared drive located between the two structures. The existing parking area and drive aisles will be resurfaced with new striping and access arrows to provide for better traffic flow to accommodate a total of 9 parking spaces.

The subject property is located within the Gateway Corridor Overlay Zone.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Riverside Pharmacy	Neighborhood Business (N-B)
South	Dream Nail Day Spa	Neighborhood Business (N-B)
East	Bobby Gruhn Field at City Park	Residential-I (R-I)
West	Single-family homes (Green Street Circle)	Residential-I (R-I)

▪ **Other Departmental Comments**

Coordination with the Georgia Department of Transportation is required for this site.

▪ **Zoning History**

2025 - A request by Kelley Intown Properties (Kim Kelley) to rezone a 1.09[±] acres tract located at 1038 Riverside Terrace, NE and 1037, 1045 and 1053 Riverside Drive, NE from Residential-I (R-I) to Residential-II (R-II) was approved with conditions for 8 residential condominiums.

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.

2019 - A request by S & E Holdings to rezone a 2.48[±] acres tract located at 0, 718, 736 Green Street, NE and 430 Glenwood Drive, NE from Residential-I (R-I) to Residential and Office (R-O) was approved for 25 townhomes and office space.

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 special use approval 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 along a commercial node consisting of a mixture of uses which includes the Riverside Pharmacy, Dream Nail Day Spa, Bobby Gruhn Field at City Park and single-family homes. The proposed mixed-use appears appropriate given the mixture of uses and zoning districts within the immediate area which consist of Residential-I (R-I), Residential and Office (R-O), Neighborhood Business (N-B) and General Business (G-B).

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

The proposed use should have minimal effects on the surrounding and nearby properties and will vastly improve an otherwise blighted property. The neighboring Dream Day Nail Spa property would be most impacted as it currently shares full access with the subject property. Entering and exiting the property presents a challenge in part due to the lack of orderly parking. A parking/access plan with new striping, drive aisle arrows and curb stops for the parking spaces are needed. The hours of operation of the neighboring spa are Monday through Saturday from 9 AM to 8 PM, which should help offset the AM peak hour traffic movements.

(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 *Commercial* land use category which 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.

According to the Character Area map for the City of Gainesville, the subject property 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 Neighborhood Business (N-B) which does not inherently allow residential uses. The existing vacant home is considered a legal nonconforming use that was established prior to the current zoning. The applicant's desire is to rezone the property to a Planned Unit Development (P-U-D) for five apartments and co-working office space at a residential density of 27.5 dwelling units per acre. The applicant specifically chose an adaptive reuse of the subject property/structure due to its walkability to nearby City Park, shopping and restaurants.

(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 and are sufficient. Gainesville Fire Station #2 is located off Cleveland Highway and is approximately 2.0± miles from the subject property.

The proposal will slightly increase ingress and egress traffic movements on Green Street. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the five, one-bedroom apartments and co-working office space could generate on average 37± new trips per day, 6± A.M./P.M. peak hour trips.

The proposed use will have minimal impact on the Gainesville City School System given there are only five one-bedroom units proposed. The proposed apartments are one bedroom and one bathroom units designed for working professionals instead of families with children.

(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 proposed use is supported by the Comprehensive Plan and would vastly improve the aesthetics of the property. Other aging properties within the immediate area have been renovated or redeveloped. This is anticipated to continue due to the limited availability of developable land. Some of these uses include Causey Orthodontics, Mountain Valley Community Bank, City Park Pizza and the Liberty Longstreet rental cottages.

(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 **Planned Unit Development (P-U-D) 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.
2. The use of the property shall be limited to a maximum of 5 residential units and an office.
3. The frontage landscape areas facing Riverside Drive and Thompson Bridge Road shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas where possible and are subject to the approval of the Community and Economic Development Director.
4. Individual garbage containers shall be stored at the side of the existing building as depicted on the applicants architectural rendering. In lieu of the individual garbage containers, an enclosed trash dumpster may be permitted if shared with the adjacent Dream Nail Day Spa property to the south.
5. 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. 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.
6. The existing parking lot and shared exit drive shall be resurfaced and improved with parking lot striping, wheel stops and painted access arrows per the review and approval of the Gainesville Public Works Director.
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.



GAINESVILLE

Dairy Queen

LONGSTREET TRAIL

PIEDMONT AVENUE

GREEN STREET CIRCLE

THOMPSON BRIDGE ROAD

GREEN STREET

GLENWOOD DRIVE

Riverside Pharmacy

N-B

Dream Nail Day Spa

R-I

Bobby Gruhn Field at City Park

R-O

Applicant: **NAVEED THARWANI**

Request:
Rezone +/- 0.182 AC from Neighborhood Business (N-B) to Planned Unit Development (P-U-D) for a mixed-use building.

REZONING REQUEST

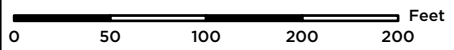
Subject Property Address:
925 Green St, NE

Tax Parcel:
01-068-001-005

 **Subject Property**



Meeting Date: 09/09/2025 **Map Prepared:** 08/05/2025



Scale: 1" = 100'



GAINESVILLE

Dairy Queen

LONGSTREET TRAIL



Applicant: **NAVEED THARWANI**

Request: Rezone +/- 0.182 AC from Neighborhood Business (N-B) to Planned Unit Development (P-U-D) for a mixed-use building.

REZONING REQUEST

Subject Property Address:
925 Green St, NE

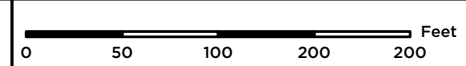
Tax Parcel:
01-068-001-005

 **Subject Property**

Aerial from 2023



Meeting Date: 09/09/2025 **Map Prepared:** 08/05/2025



Scale: 1" = 100'

Rezoning Narrative Letter

Date: July 25, 2025

To: Gainesville Planning Department

From: Dr. Naveed Tharwani, Owner

RE: Rezoning Request – 925 Green Street, Gainesville, GA 30501

Dear Planning Staff and Zoning Board Members,

I respectfully submit this application to rezone the property located at 925 Green Street in Gainesville, Hall County. The parcel is approximately 0.182 acres (7,906 sq ft) and lies in Land Lot 147 of the 9th District. I am the sole owner of this property.

1. Purpose of Rezoning

The property is currently zoned Neighborhood Business (N-B), and I am requesting a change to mixed-use PUD to allow for a low-impact, professional office use and five residential (multi family) units. The proposed use includes a small team of professionals utilizing the existing structure and incoming of five residential tenants. The proposed alterations include minimal footprint adjustments and a façade refresh with no substantial alterations to the building footprint or surrounding environment.

2. Alignment with Gainesville’s Vision

This rezoning aligns with the City of Gainesville’s Comprehensive Plan and Future Land Use Map, which envisions infill redevelopment and professional office use along the Green Street corridor. Our proposal complements the mix of residential, institutional, and commercial uses in the area and enhances the corridor’s professional character while preserving its historic charm.

3. Public Benefit and Compatibility

- Traffic Impact: Minimal traffic during standard business hours.
- Aesthetic Fit: Minimal changes to building footprint; appearance consistent with neighborhood and historical context.
- Neighborhood Character: No noise or nuisance impact.

4. Site Features and Access

The site is located at the corner of Green Street (U.S. 129) and Thompson Bridge Road (S.R. 60), with existing vehicular access and space for on-site parking. A civil survey and architectural plans are included for reference.

5. Our Design Incorporates

- Adaptive reuse of the structure to preserve neighborhood scale and minimize disruption
- ADA-compliant unit and tenant amenity spaces
- Reconfiguration of the basement level for new office and shared-use areas
- Exterior enhancements and streetscape improvements designed in harmony with the corridor's architectural standards

6. Conclusion

This rezoning request represents a responsible and thoughtful adaptive reuse of an existing property that will enhance the corridor while respecting the existing community. I appreciate your consideration and welcome any questions or opportunities to clarify our intentions at the upcoming public hearing.

Sincerely,

Dr. Naveed Tharwani
Owner, 925 Green Street
(770) 846-8671
rxtharwani@gmail.com



design - re-imagine - adapt | architects workshop

925 GREEN ST architectural and project narrative 2029 07/25

PROJECT SCOPE AND NARRATIVE:

Existing structure: +/- 3,320SF OF HEATED SPACE

Three story structure – attic as unused space

- Office occupancy
 - Basement level: +/- 520SF
 - Main level: +/- 1,400SF
 - Upper level: +/- 1,400SF

PROPOSED modifications: +/- 4,840SF OF HEATED SPACE

Three and a half story structure – utilize attic space as one (1) tenant space

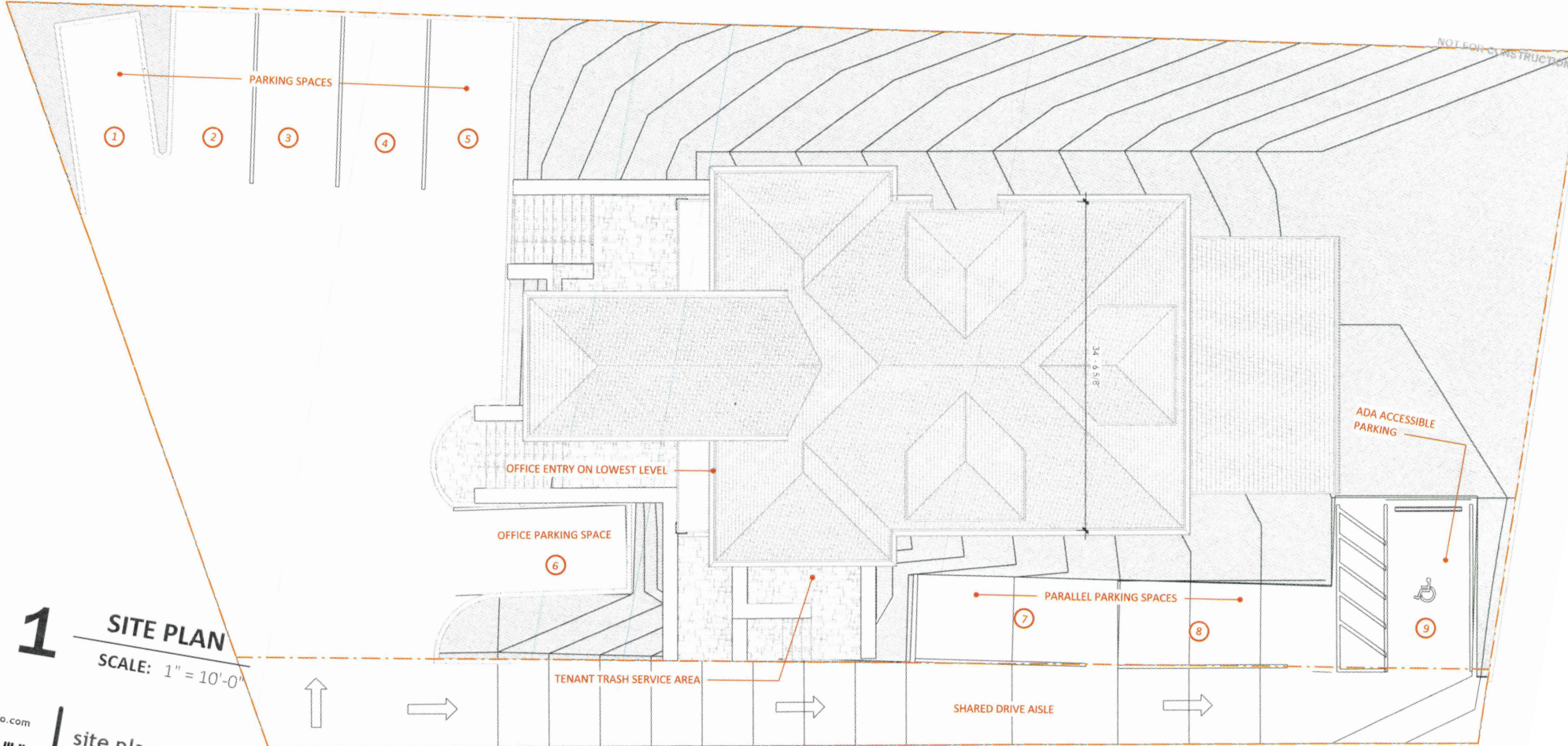
Introduce dormers to existing roof massing for added daylight and natural ventilation

- Convert to Mixed Use PUD Occupancy
 - Office Occupancy
 - Basement level: 299SF
 - Residential (R-2) SEE FLOOR PLAN FOR BREAKDOWN
 - Basement level: 454SF (storage and tenant amenity)
 - Main level: 1,580SF
 - Upper level: 1,580SF
 - Attic level: 927SF
- Provide FIVE (5) new residential (R-2) units
 - Each unit is to be a ONE (1) bedroom, ONE (1) bathroom units
 - All FIVE (5) units will be available for lease
- PARKING:
 - PER TABLE 9-17-5-2 OF THE ARTICLE 9-17, ACCESS, PARKING AND LOADING GAINESVILLE, GA, UNIFIED LAND DEVELOPMENT CODE
 - 5 RESIDENTIAL (R-2) UNITS
 - APARTMENT, ONE BEDROOM
 - 1.5 PER UNIT PLUS 0.1 PER UNIT FOR GUEST SPACE
 - 1.5 PARKING SPACES PER UNIT = $5 * 1.5 = 7.5$
 - **PLUS** 0.1 PER UNIT FOR GUESTS
 - $0.1 + 5 = 0.5$
 - $7.5 + 0.5 = 8$ PARKING SPACES
 - OFFICE
 - ONE PER 300 SQUARE FEET
 - AT 299SF TOTAL = 1 PARKING SPACES
 - 8 SPACES PLUS 1 SPACE = 9 TOTAL PARKING SPACES
 - ADA REQUIREMENTS:
 - BETWEEN 1 AND 25 SPACES = 1 REQUIRED ADA PARKING SPACE

- **ADDITIONAL INFORMATION IN THE NARRATIVE TO INCLUDE THE FOLLOWING:**
 - **BACKGROUND OF THE PROPERTY AND PREVIOUS USE, HOW LONG IT'S BEEN VACANT?**
 - VACANT FOR ENTIRE OWNERSHIP OF CURRENT OWNER, ASSUME OVER 10 YEARS AS BEING VACANT
 - **OFFICE SPACE ANTICIPATED HOURS OF OPERATION.**
 - MONDAY - FRIDAY 9-5PM
 - **AMENITIES**
 - TENANT STORAGE
 - TENANT MAIL PICK UP AND DROP OFF
 - PARKING ON SITE
 - TRASH PICK UP BY CITY
 - **ANY SPECIFIC DESIGN STANDARDS THAT WOULD BE VARIED AS PART OF THE PUD ZONING SUCH AS ACCESS AISLE WIDTHS, # OF PARKING SPACES AND SUCH?**
 - NO FURTHER DESIGN STANDARDS OUTSIDE OF CONVERTING FROM TYPICAL OFFICE TO RESIDENTIAL (R-2)
 - **PROPERTY MAINTENANCE**
 - RESOURCE PROPERTY GROUP (RPG) WILL HANDLE ALL MAINTENANCE WORK ORDERS
 - THIS INCLUDES LANDSCAPING AND OTHER RELATED TASKS
 - **SOLID WASTE PICK-UP.**
 - THE HEAD OF CITY SANITATION WITHIN THE CITY OF GAINESVILLE HAS BEEN BRIEFED REGARDING THE REMOVAL OF THE EXISTING DUMPSTER AND RESOURCE PROPERTY GROUP (RPG) HAS REQUESTED THAT RESIDENTS OF 925 GREEN STREET BE ADDED TO THE CITY'S REGULAR TRASH PICKUP SERVICE
 - GIVEN THE LOW VOLUME OF RENTALS, WE ANTICIPATE THEY WILL BE ABLE TO ACCOMMODATE THIS REQUEST
 - WE SEE, AND HOPE THE CITY OFFICIALS WILL AGREE, THAT THE EXISTING DUMPSTER IS A PUBLIC EYESORE
 - **CONSTRUCTION TIMELINE**
 - 7 TO 8 MONTHS

THIS PROJECT DOES NOT TO BE TAKEN AS A CONTRACT DOCUMENTS. THESE FOR THE DRAWING MAY BE USED ONLY BY THE OWNER. TO LEGALIZE THE DRAWING INTENT. DO NOT SCALE DRAWINGS.

NOT FOR CONSTRUCTION



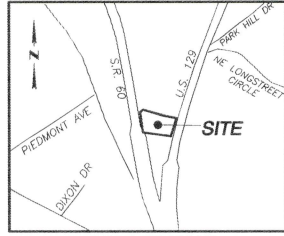
1 SITE PLAN
SCALE: 1" = 10'-0"

www.draawstudio.com
draaw studio
site plan series
925 Green St. - re-zoning package

ASP01
Scale 1" = 10'-0"
project number 25-024
client: Thar...
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Page 39 of 68



****DRAFT****



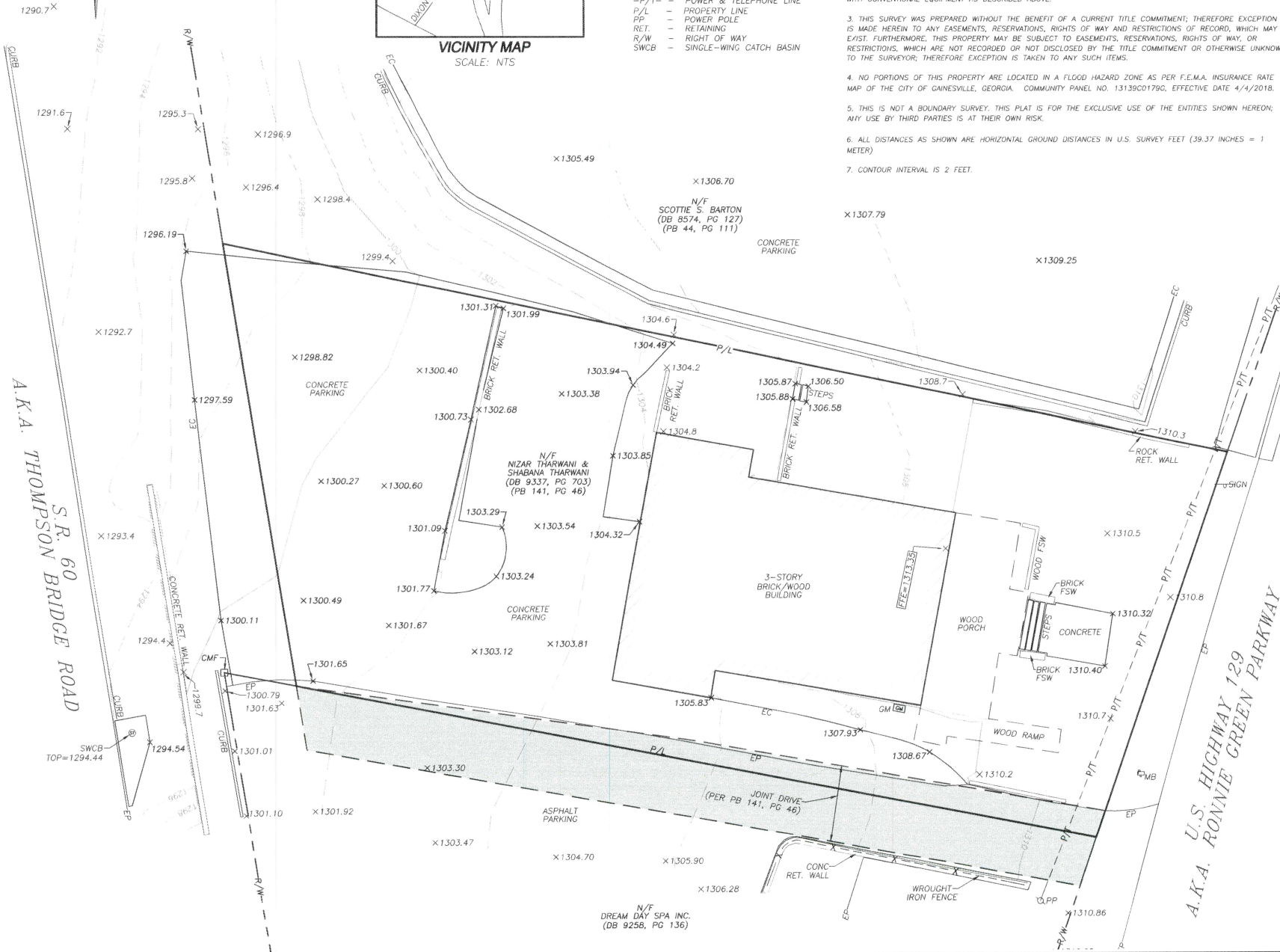
VICINITY MAP
SCALE: NTS

LEGEND

- AKA = ALSO KNOWN AS
- CMF = CONCRETE MONUMENT FOUND
- CONC = CONCRETE
- DB, PG = DEED BOOK, PAGE
- EC = EDGE OF CONCRETE
- EP = EDGE OF PAVEMENT
- FFE = FINISHED FLOOR ELEVATION
- FSW = FREE STANDING WALL
- GM = GAS METER
- MB = MAILBOX
- N/F = NOW OR FORMERLY
- PB, PG = PLAT BOOK, PAGE
- P/T- = POWER & TELEPHONE LINE
- P/L = PROPERTY LINE
- PP = POWER POLE
- RET. = RETAINING
- R/W = RIGHT OF WAY
- SWCB = SINGLE-WING CATCH BASIN

SURVEY NOTES

1. THE FIELD DATA DATED 8/23/2024 UPON WHICH THIS SURVEY IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 13,902 FEET AND AN ANGULAR ERROR OF 2" SECONDS PER ANGLE AND WAS ADJUSTED USING LEAST SQUARES. A TRIMBLE S-SERIES ROBOTIC TOTAL STATION WAS USED FOR ANGULAR AND LINEAR MEASUREMENTS.
2. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AND THE VERTICAL DATUM USED IS THE NORTH AMERICAN VERTICAL DATUM OF 1988 (NAV88) AS DETERMINED BY UTILIZING GPS. THE EQUIPMENT USED TO OBTAIN THIS DATA WAS A DUAL-FREQUENCY TRIMBLE R12-1 GNSS GPS RECEIVER WITH A TRIMBLE TSC7 DATA COLLECTOR RECEIVING RTK CORRECTIONS VIA A WIRELESS NETWORK FROM BASE STATIONS OPERATED BY TRIMBLE NAVIGATION. THE AVERAGE RELATIVE POSITIONAL ACCURACY OBTAINED ON THE POSITIONS UTILIZED IN THIS SURVEY WAS 0.04 FT. HORIZONTAL AND 0.07 FT. VERTICAL. THESE VALUES WERE DERIVED FROM GPS PROCESSING SOFTWARE. THE REMAINDER OF THE FIELD WORK WAS PERFORMED WITH CONVENTIONAL EQUIPMENT AS DESCRIBED ABOVE.
3. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
4. NO PORTIONS OF THIS PROPERTY ARE LOCATED IN A FLOOD HAZARD ZONE AS PER F.E.M.A. INSURANCE RATE MAP OF THE CITY OF GAINESVILLE, GEORGIA. COMMUNITY PANEL NO. 13139C0179C, EFFECTIVE DATE 4/4/2018.
5. THIS IS NOT A BOUNDARY SURVEY. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER)
7. CONTOUR INTERVAL IS 2 FEET.



A.K.A. THOMPSON BRIDGE ROAD
S.R. 80

U.S. HIGHWAY 129
A.K.A. RONNIE GREEN PARKWAY

Rochester

Rochester & Associates, LLC
425 CHESAPEAKE BLVD
GAINESVILLE, GA 30601
770.718.0600 | rochester.dccm.com

TOPOGRAPHIC SURVEY FOR

925 GREEN STREET

LAND LOT 147, 6th DISTRICT
GAINESVILLE, GEORGIA
HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

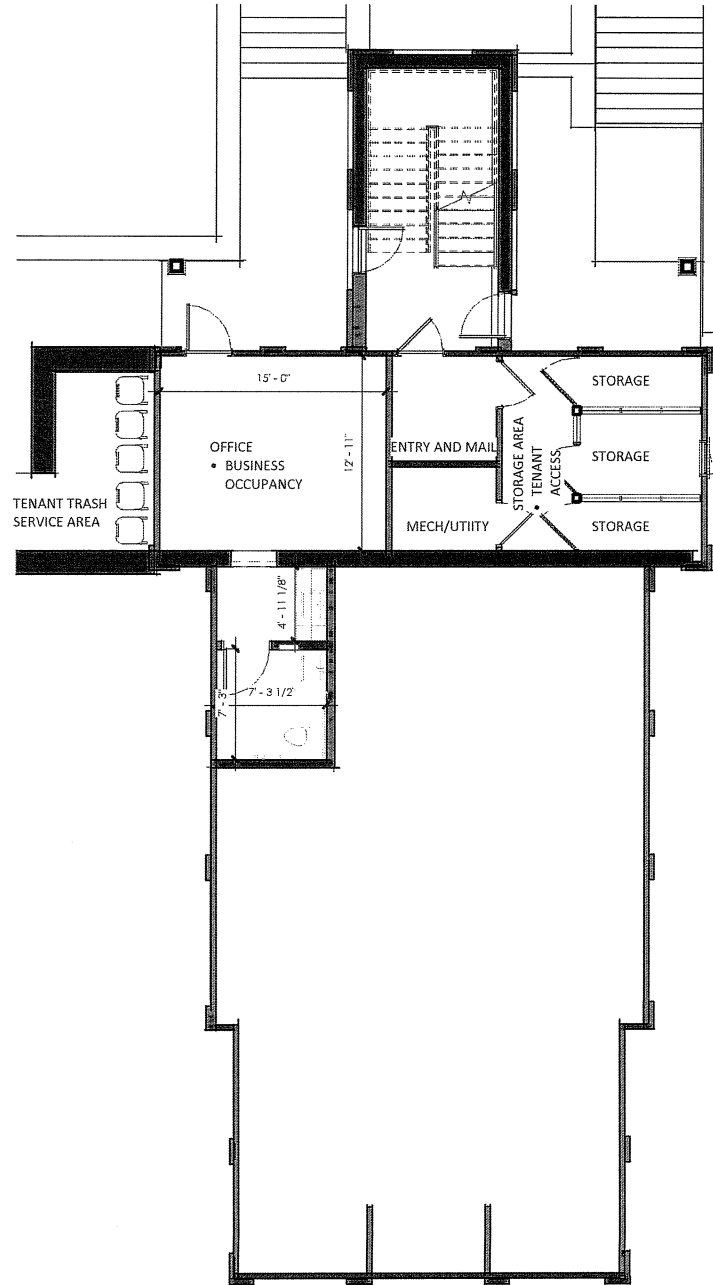
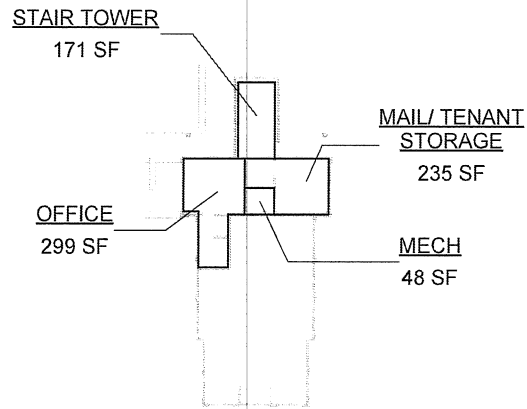
GRAPHIC SCALE

SHEET 1 OF 1

DATE: 08/27/2024
 DRAWN BY: JAA
 JOB NO.: 0240229R
 FILE NO.: 130001

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NOT FOR CONSTRUCTION



2 BASEMENT AREA PLAN

SCALE: 1" = 30'-0"

1 00_basment level

SCALE: 1/8" = 1'-0"

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floor plan series

925 Green St. - re-zoning package

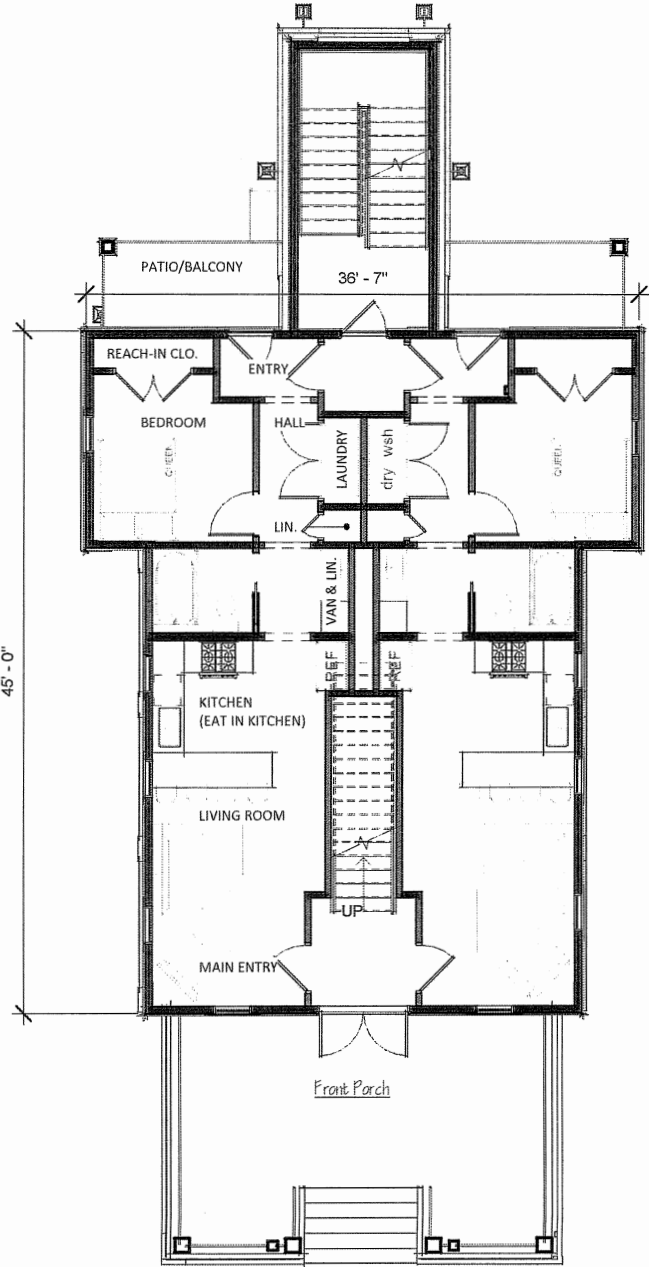
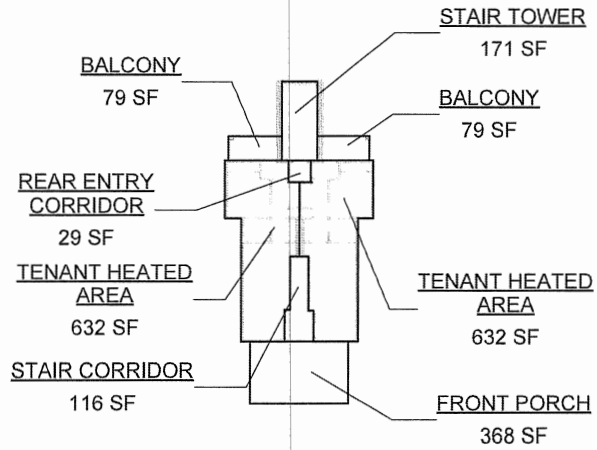
CR A100

Scale	As indicated
project number	25_024
client:	Tharawani

7/29/2025 5:06:36 PM

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2 MAIN LEVEL AREA PLAN

SCALE: 1" = 30'-0"

1 01_main level

SCALE: 1/8" = 1'-0"

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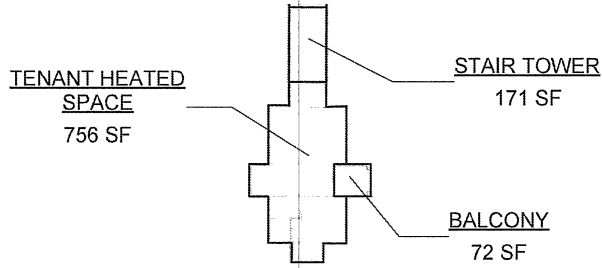
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Scale As indicated
project number 25_024
client: Tharavani

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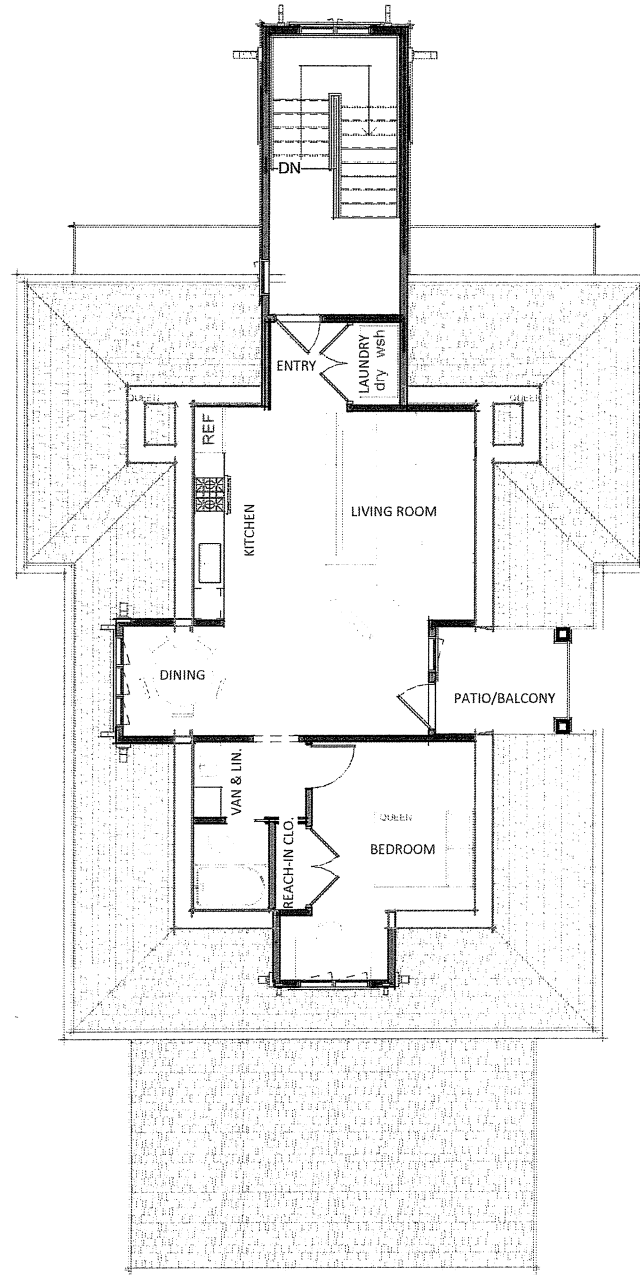
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2 ATTIC LEVEL AREA PLAN

SCALE: 1" = 30'-0"



1 03_attic plan

SCALE: 1/8" = 1'-0"

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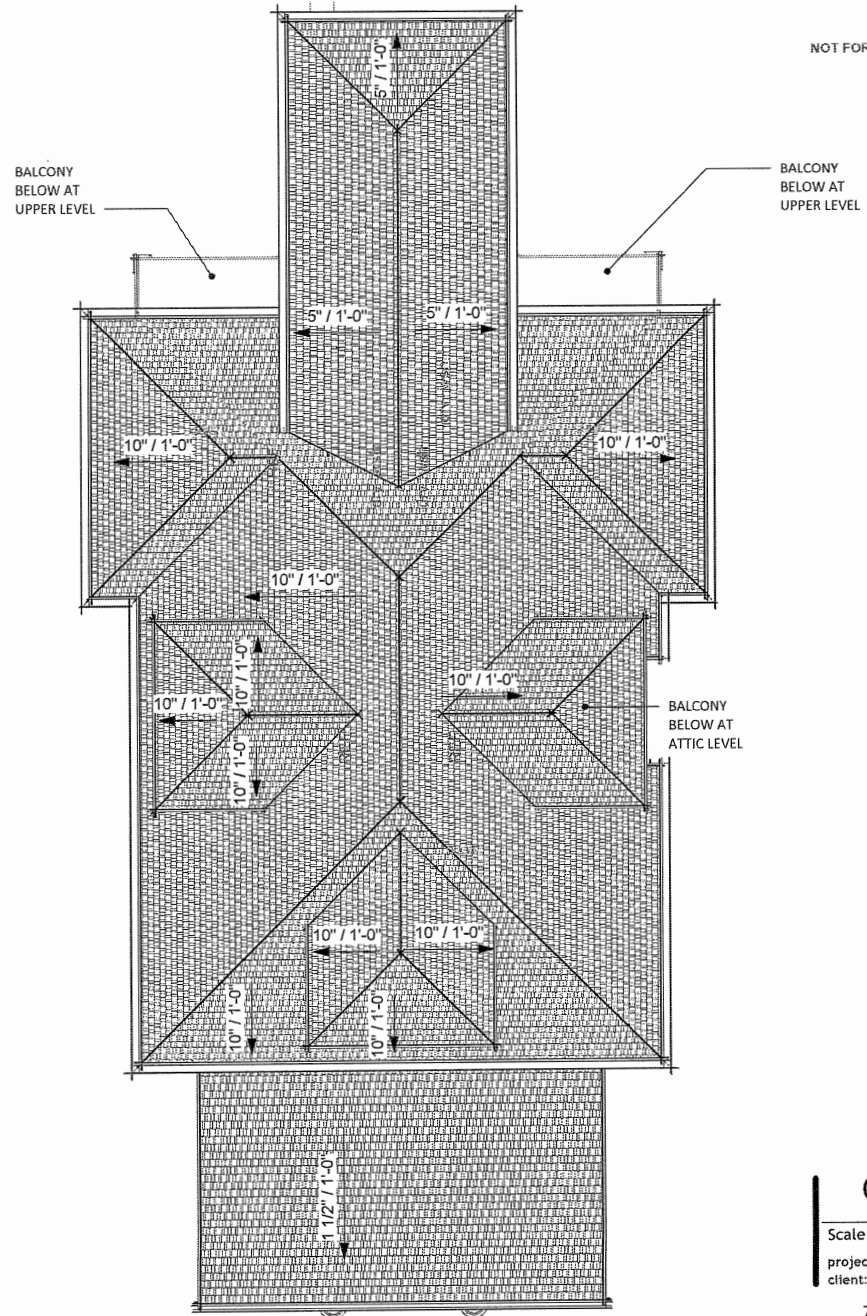
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Scale	As indicated
project number	25_024
client:	Tharavani

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1 03_roof plan
SCALE: 1/8" = 1'-0"

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floor plan series

925 Green St. - re-zoning package

CR A110

Scale 1/8" = 1'-0"

project number 25_024

client: Tharavani

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925 Green St. - re-zoning package



SHEET INDEX

Sheet Number	Sheet Name
CS01	COVERSHEET
CIVIL SURVEY	SITE SURVEY
METES AND BOUNDS	METES AND BOUNDS DESCRIPTION
REZONE NARRATIVE	925 GREENT ST - REZONING NARRATIVE
REZONING NARRATIVE (2 OF 2)	925 GREENT ST - REZONING NARRATIVE (2 OF 2)
ARCHITECTURAL NARRATIVE	925 GREENT ST - ARCHITECTURAL NARRATIVE
ARCHITECTURAL NARRATIVE (2 OF 2)	925 GREENT ST - ARCHITECTURAL NARRATIVE
A001	EXISTING IMAGES
A002	EXISTING IMAGES
A003	EXISTING IMAGES
A004	EXISTING IMAGES
ASP01	site plan series
CR A100	floor plan series
CR A101	floor plan series
CR A102	floor plan series
CR A103	floor plan series
CR A110	floor plan series
CR A201	elevation series
CR A202	elevation series
CR A203	elevation series
CR A900	ISOMETRIC
CR A901	ISOMETRIC
CR A902	ISOMETRIC
CR A903	ISOMETRIC
CR A910	ISOMETRIC
CR A911	ISOMETRIC
Grand total: 26	

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COVERSHEET

925 Green St. - re-zoning package

CS01

Scale

project number 25_024
 client: Tharawani

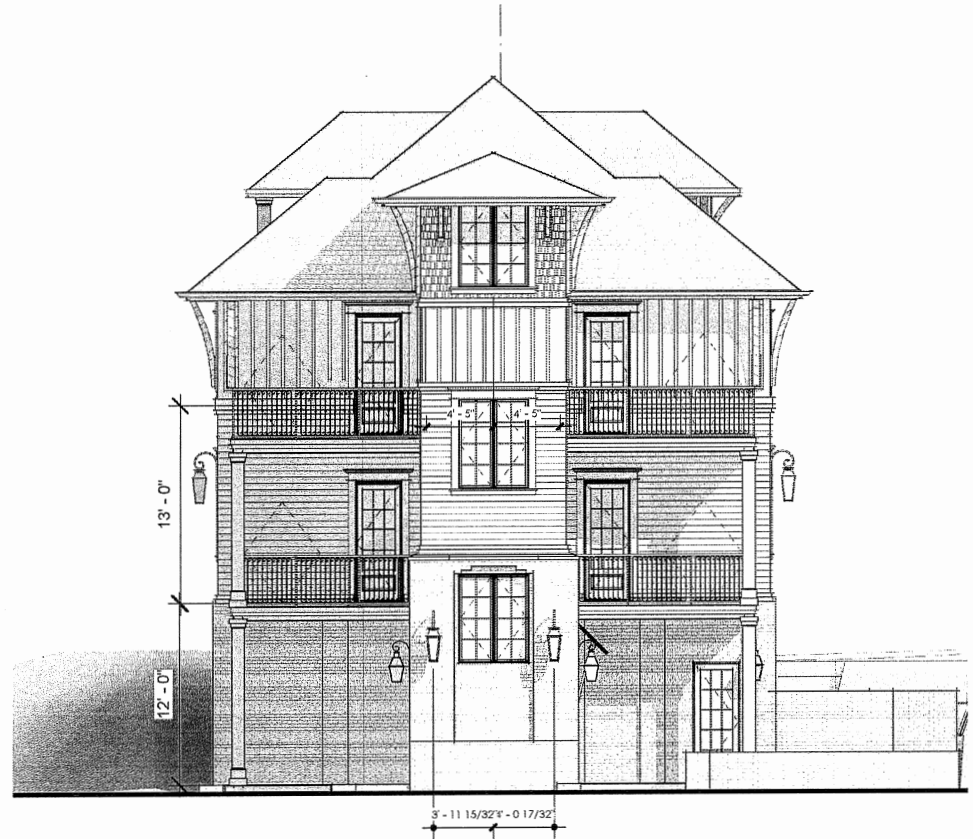
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1 South Elevation
SCALE: 1/8" = 1'-0"



2 North Elevation
SCALE: 1/8" = 1'-0"

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design | architecture | interior | landscape

elevation series

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CR A201

Scale 1/8" = 1'-0"

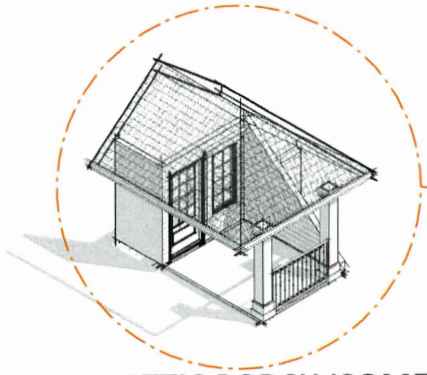
project number 25_024

client: Tharavani

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2 ATTIC PORCH ISOMETRIC

SCALE:



1 East Elevation

SCALE: 1/8" = 1'-0"

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elevation series

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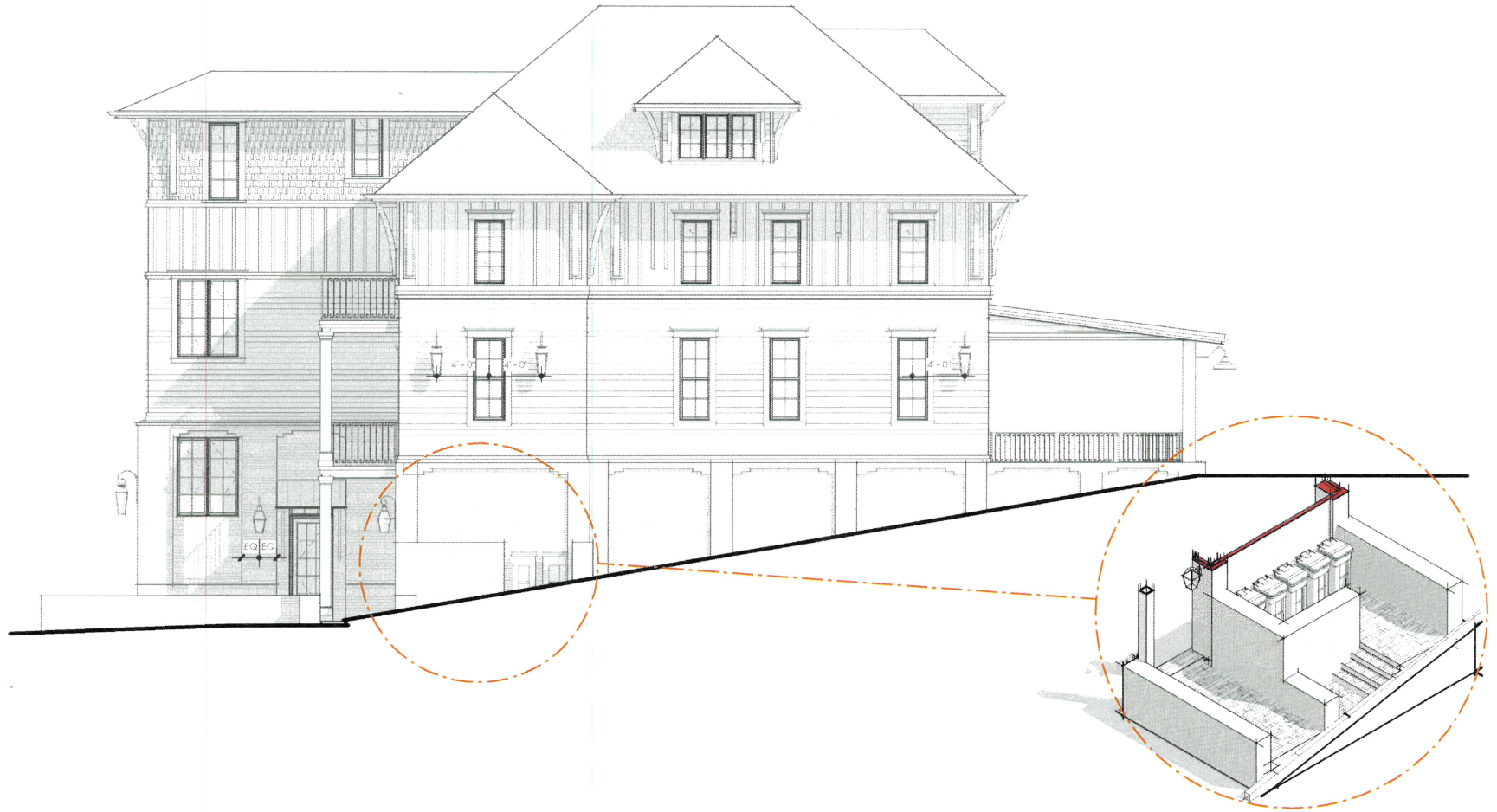
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Scale 1/8" = 1'-0"
project number 25_024
client: Tharavani

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1

West Elevation

SCALE: 1/8" = 1'-0"

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elevation series

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2

TRASH AREA ISOMETRIC

SCALE:

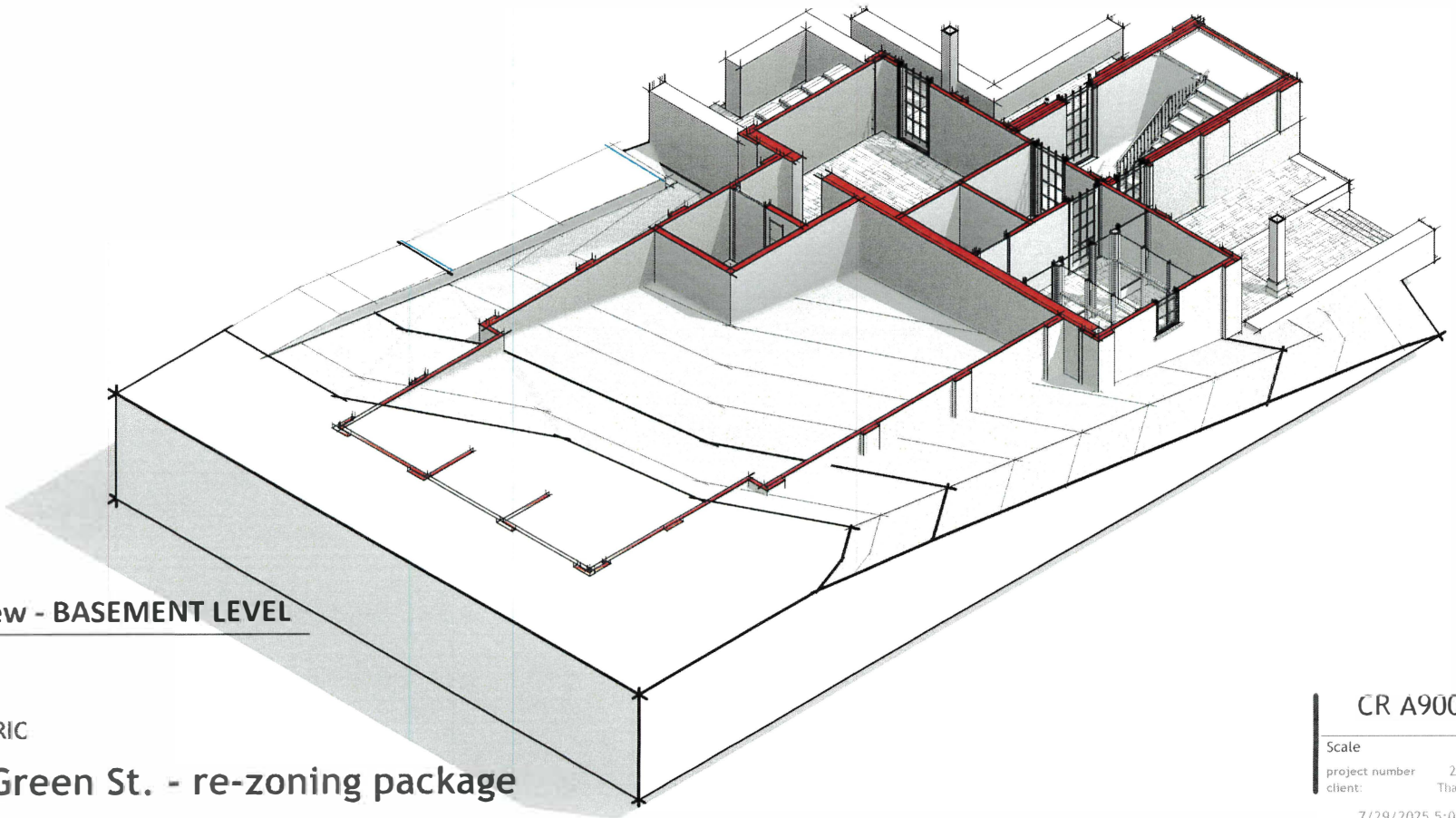
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Scale 1/8" = 1'-0"

project number 25_024

client: Tharavani

7/29/2025 5:07:17 PM



1

Isometric View - BASEMENT LEVEL

SCALE:

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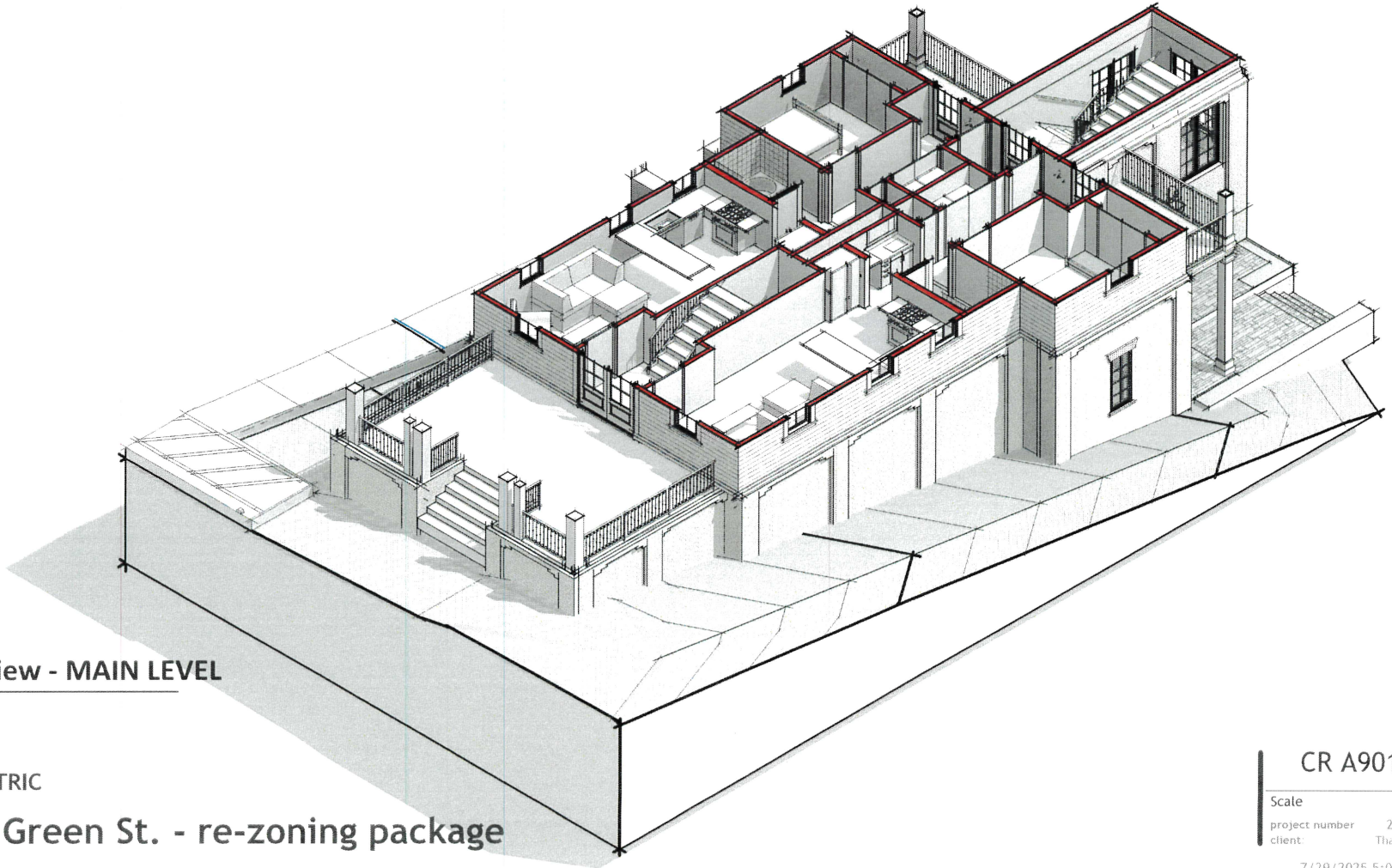
ISOMETRIC
925 Green St. - re-zoning package

CR A900

Scale

project number 25_024
client: Tharavant

7/29/2025 5:07:19 PM



1

Isometric View - MAIN LEVEL

SCALE:

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ISOMETRIC

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CR A901

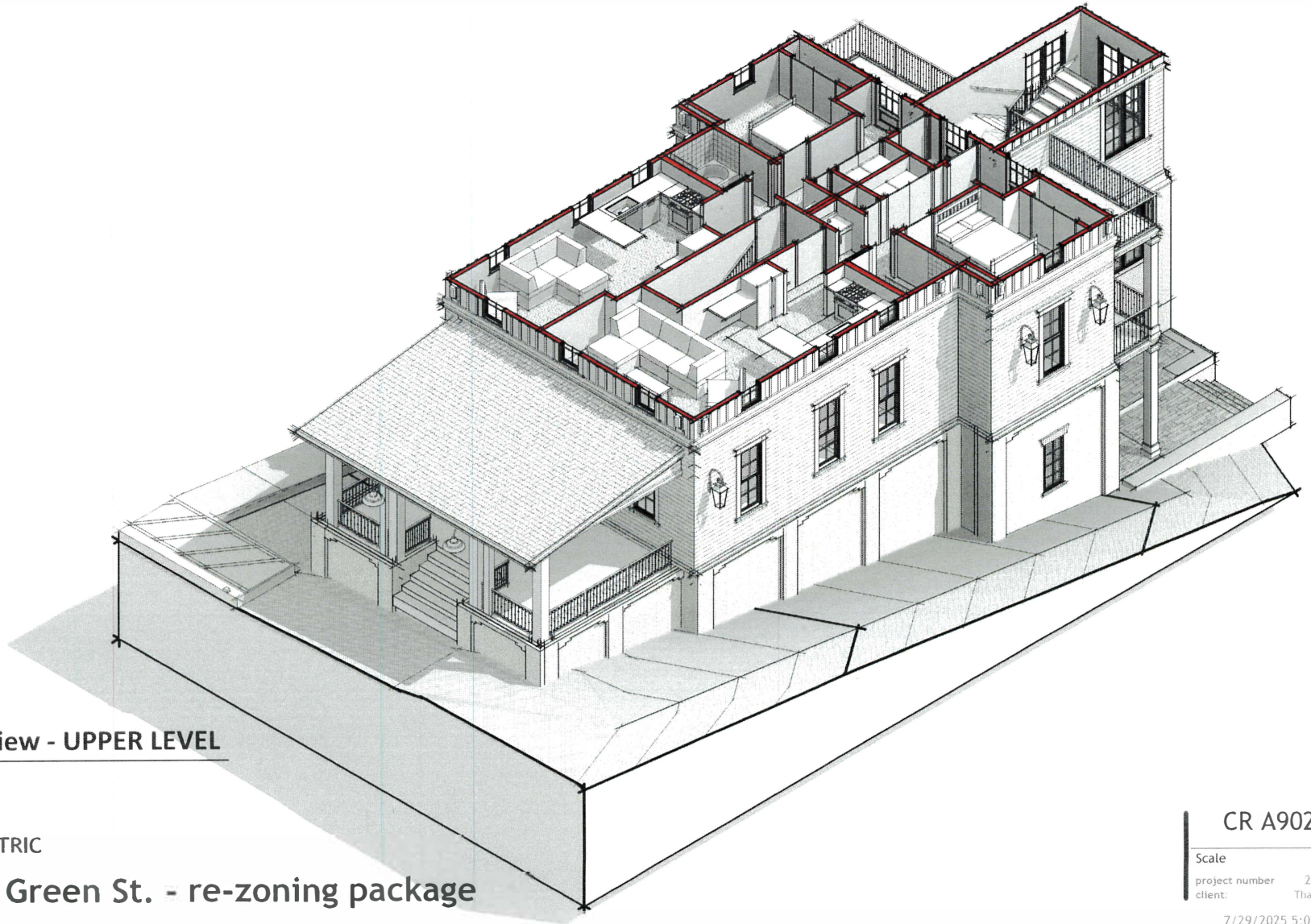
Scale

project number 25_024
client: Tharavani

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1 Isometric View - UPPER LEVEL

SCALE:

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ISOMETRIC
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CR A902

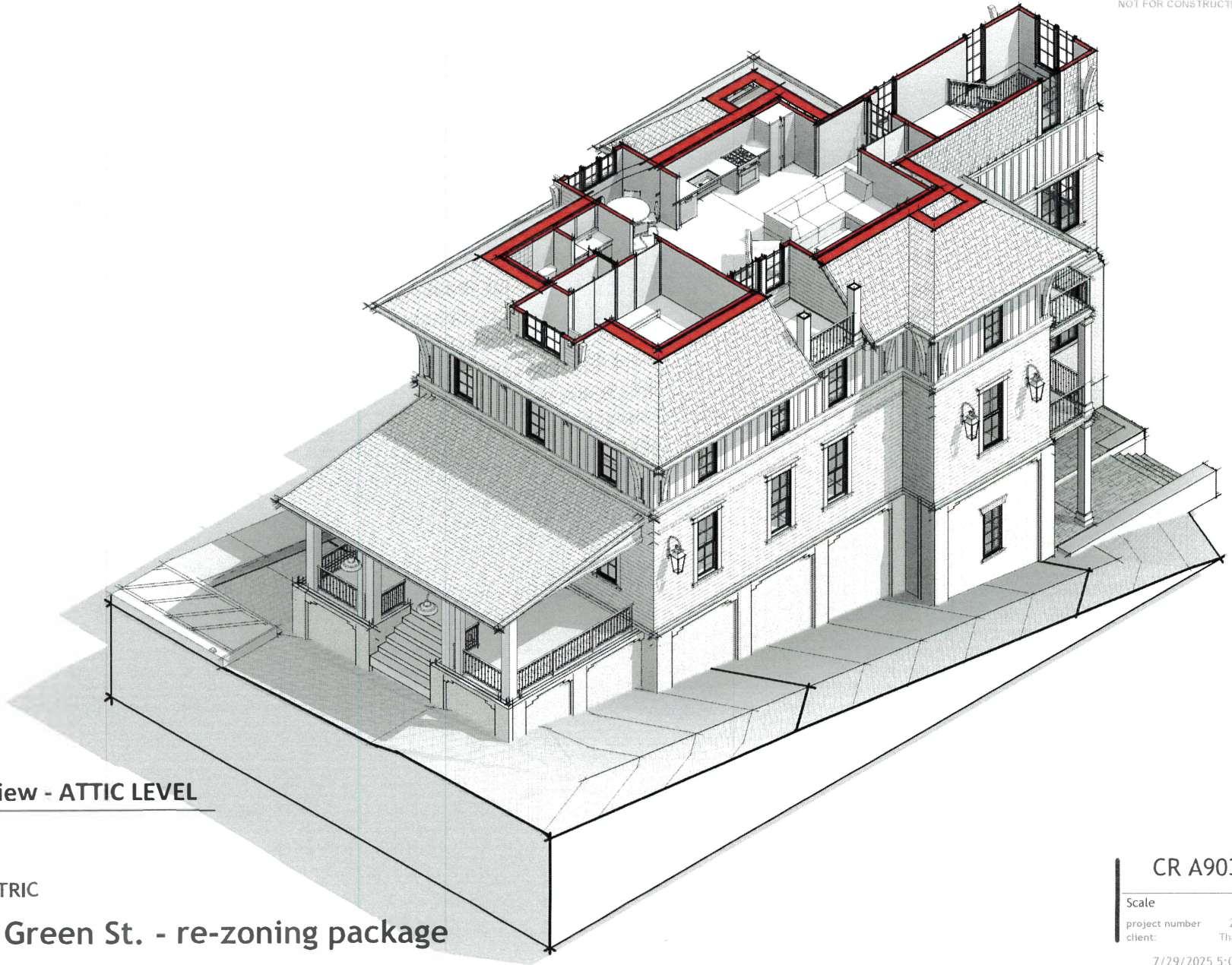
Scale

project number 25_024
client: Thai avant

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1

Isometric View - ATTIC LEVEL

SCALE:

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ISOMETRIC

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CR A903

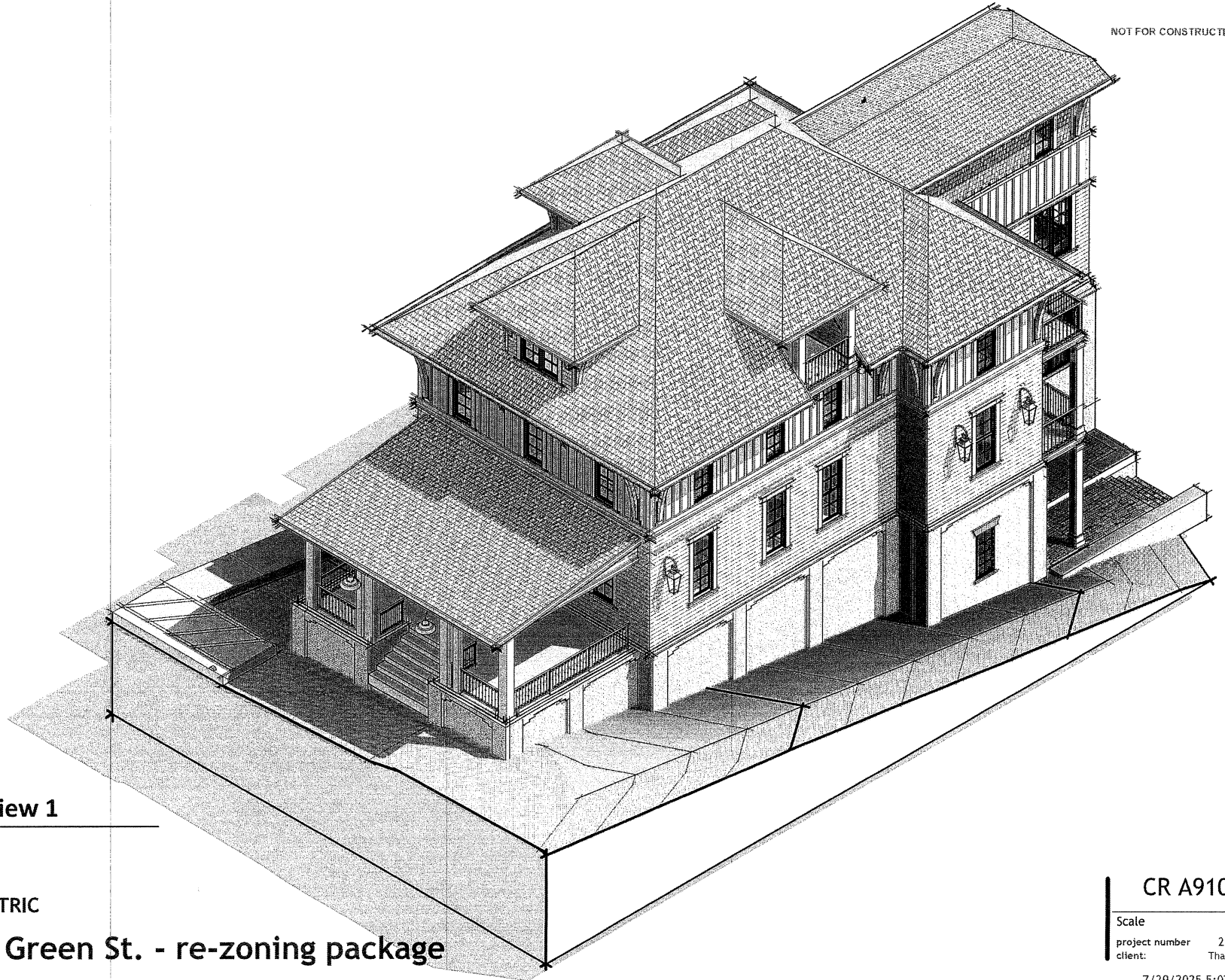
Scale

project number 25_024
client: Thai awant

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1

Isometric View 1

SCALE:

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design | render | urban | interior | landscape

ISOMETRIC

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CR A910

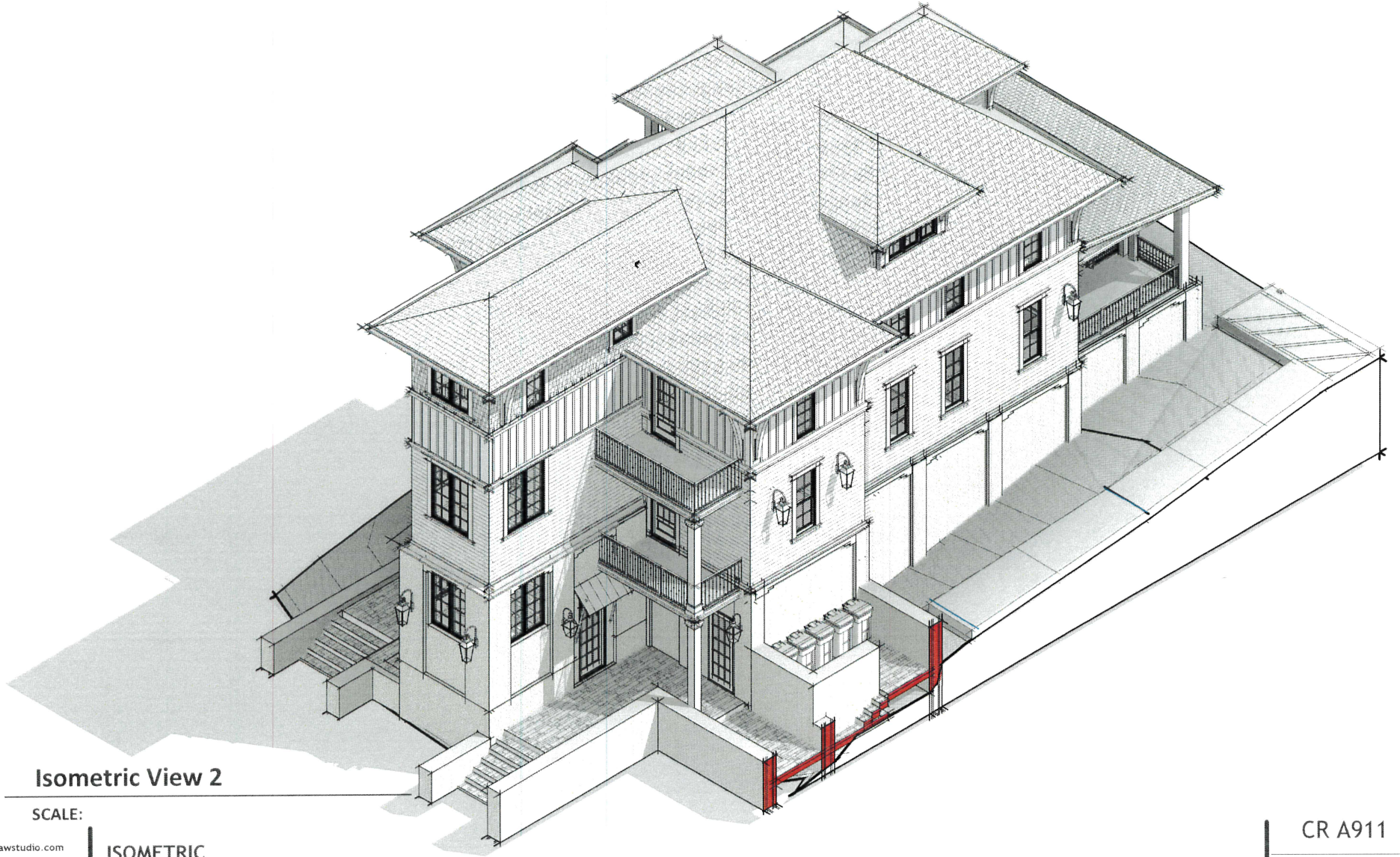
Scale

project number 25_024
client: Tharavani

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1

Isometric View 2

SCALE:

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ISOMETRIC

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CR A911

Scale

project number 25_024
client: Tharawan

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EXISTING IMAGES

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A001

Scale

project number 25_024
client: Tharavani

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ALBANY, GEORGIA 31707-1000

EXISTING IMAGES

925 Green St. - re-zoning package

A002

Scale

project number 25_024
client: Tharavant

7/29/2025 5:06:33 PM



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EXISTING IMAGES

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A003

Scale

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client: Tharavani

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EXISTING IMAGES

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A004

Scale

project number 25_024
client: Tharavant

7/29/2025 5:06:33 PM



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: August 15, 2025
Date Submitted: August 25, 2025
Final Approval Date: August 25, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Paul Brown** to amend an existing Planned Unit Development (P-U-D) zoning on a 0.45± acre tract located on the northwest corner of the intersection of Hidden Cove Court and Old Thompson Bridge Road, having road frontage on Holly Park Drive, across from Minor Drive (a/k/a **2486 Hidden Cove Court**).
Meeting Date: September 9, 2025

Purpose of Request:

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) zoning to construct six residential condominiums. The subject property is part of the Hidden Cove subdivision and was originally approved for four attached condominium lots. The PUD was later amended in 1986 for a tennis court amenity which was never constructed. The current proposal includes amending the PUD zoning for a total of six condominium units. The proposed two-story units include two, three-unit buildings with access from Old Thomson Bridge Road that will exit on Hidden Cove Court. Each unit includes approximately 1,024 sf of heated floor space with two bedrooms / two and a half bathrooms. The adjacent uses include Holly Park, Hidden Cove condominiums, Terrace view Condominiums and undeveloped land that received zoning approval a year ago for 42 townhome units.

Facts & Issues / History & Background:

Department Recommendation:

Per the request of the applicant, Planning Staff recommended the item be tabled to the October 14, 2025, Planning and Appeals Board meeting.

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:

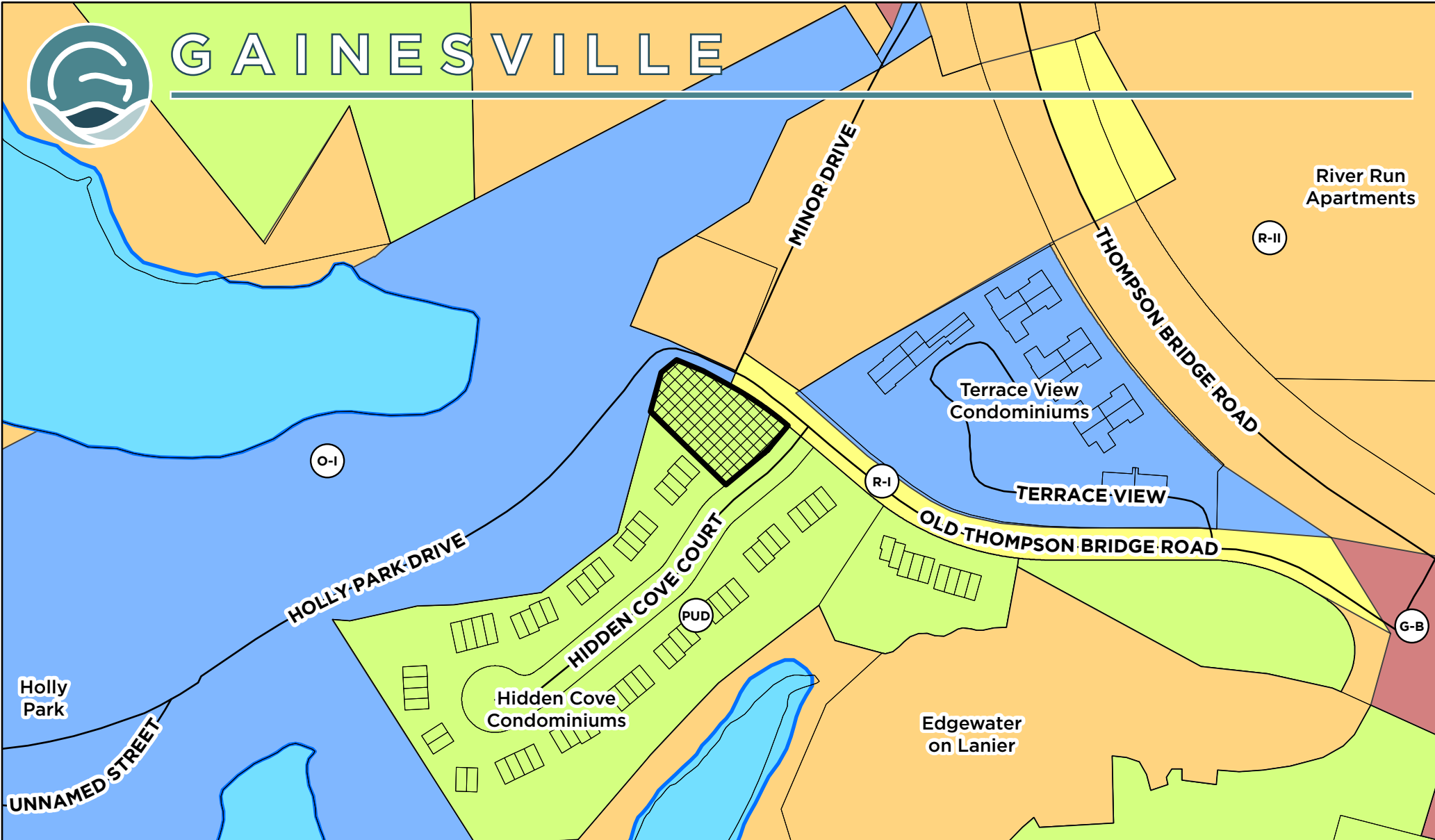
Attachments:



1. Location maps
2. Narrative
3. Site Plan

4. Subdivision Plat
5. Survey
6. Existing Units



GAINESVILLE



Applicant: PAUL BROWN		Request: Amend an existing Planned Unit Development (P-U-D) on +/- 0.45 AC for residential condominiums.	
ZONING AMENDMENT REQUEST			
Subject Property Address: 2486 Hidden Cove Court	Tax Parcel: 01-097A-000-018	 Subject Property	



GAINESVILLE



Applicant: **PAUL BROWN**

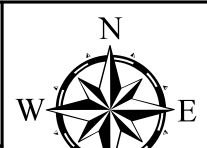
Request:
Amend an existing Planned Unit Development (P-U-D) on +/- 0.45 AC for residential condominiums.

ZONING AMENDMENT REQUEST

Subject Property Address:
2486 Hidden Cove Court

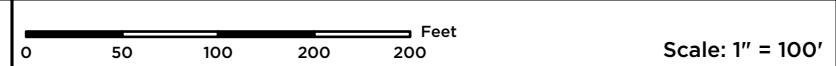
Tax Parcel:
01-097A-000-018

 **Subject Property**



Meeting Date: 09/09/2025

Map Prepared: 08/05/2025



Aerial from 2023
Scale: 1" = 100'



LETTER OF INTENT
REQUEST FOR ZONING AMENDMENT
CITY OF GAINESVILLE, GEORGIA

RE: 2486 HIDDEN COVE COURT
Parcel ID 01097A000018

Through its engineer and as authorized by the Applicant, Paul Brown (the "Applicant") respectfully submits this Letter of Intent to the Gainesville City Council in support of an application for zoning amendment for townhomes with a PUD zoning.

The subject property is part of the existing Hidden Cove Condominiums attached single-family neighborhood. This lot is located at the corner of Hidden Cove Ct and Old Thompson Bridge Rd. The original plat for the subdivision shows condominium units were planned for this lot. In 1986 a zoning amendment was approved to have a tennis court for this lot. The tennis court was never built and the current homeowner's association (HOA) has sold this lot.

The applicant would like to build attached residential units as originally planned. The units will be the same size as the existing units. These proposed units would part of the overall subdivision and be under the HOA covenants. A site plan and the appropriate authorization forms have been included in the application to allow for comprehensive review and approval of the proposed annexation and rezoning. Please contact us or the applicant if there are any questions or necessary clarifications.

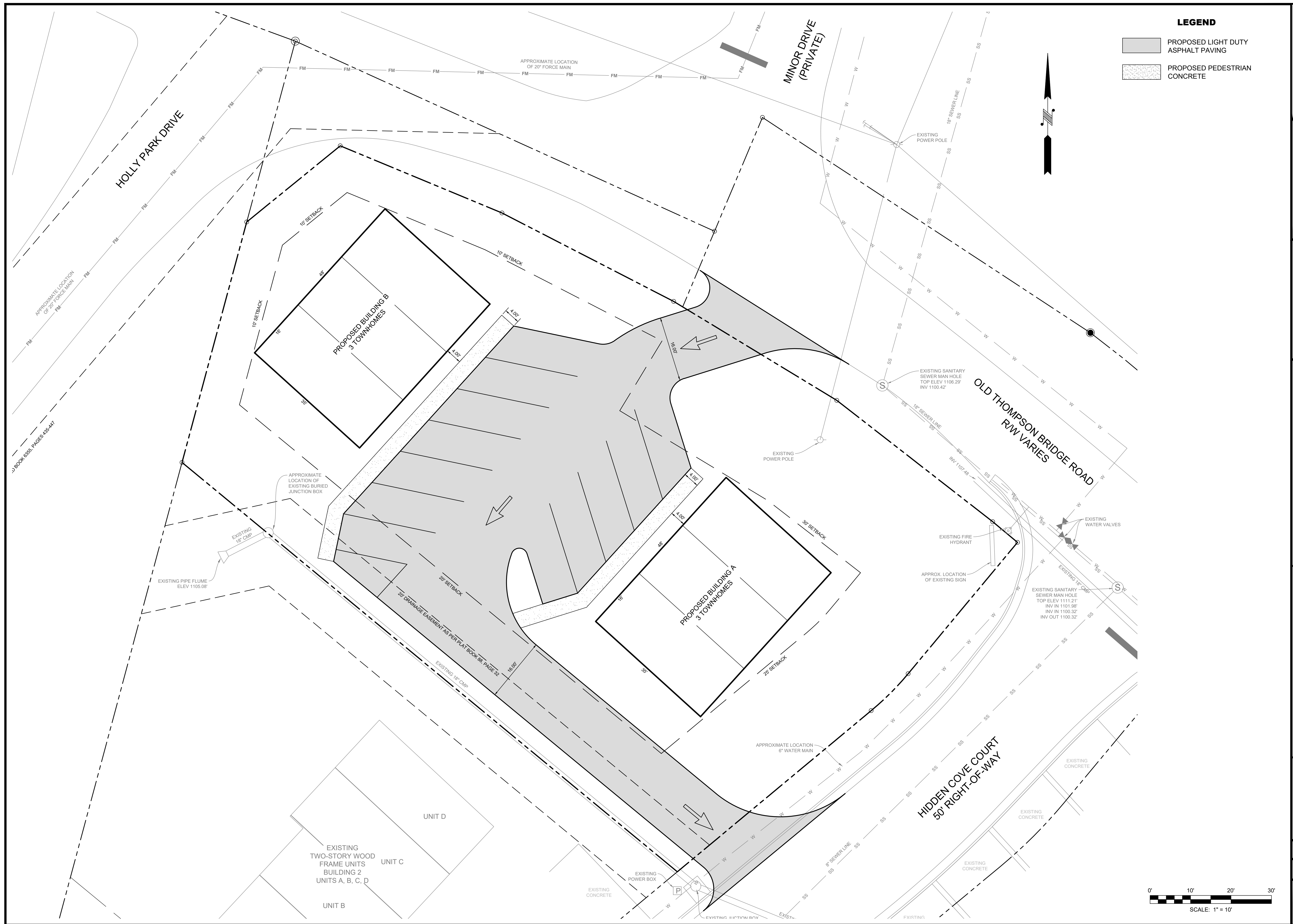
Sincerely,

A handwritten signature in black ink, appearing to read 'James Irvin', is written over a horizontal line.

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

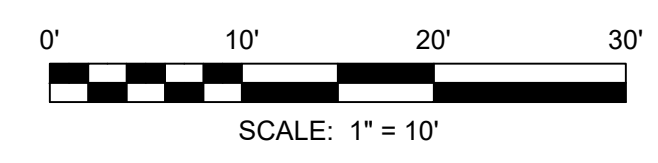
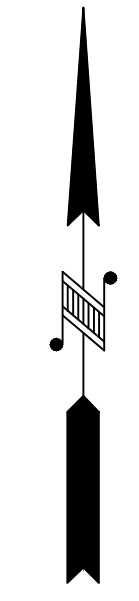
Foothills Land Design, LLC
164 Professional Drive
Baldwin, GA 30511

Ph: 706-778-0067
Fax: 706-778-0069
www.foothillsld.com



LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVING
- PROPOSED PEDESTRIAN CONCRETE



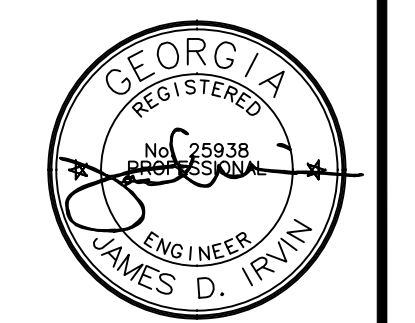
ffh foothills land design

164 PROFESSIONAL DRIVE
 GAINESVILLE, GA 30506
 PHONE: (706) 779-0087
 FAX: (706) 779-0089
 www.foothillsld.com

OWNER/DEVELOPER:
OUTER BANKS LLC
 3070 STILLWATER DRIVE
 GAINESVILLE, GA 30506

SITE PLAN
2486 HIDDEN COVE COURT
 LAND LOT 144, 9TH DISTRICT
 CITY OF GAINESVILLE
 HALL COUNTY, GA

NO.	DESCRIPTION	DATE



GSWCC LEVEL II #9832

DATE: JULY 25, 2025

SCALE: 1" = 10'

SHEET:
C1
 JOB #23165

