

**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 **Condo 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.**

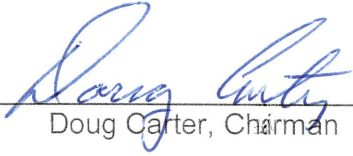
Motion made by Board Member Martin
Motion seconded by Board Member Simmons
Vote – 7 favor

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

