



CALL TO ORDER

MINUTES

A. Minutes of September 9, 2025

OLD BUSINESS

A. 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

NEW BUSINESS

A. Variance

- 1) Request from **Johnny Hembree** to vary the stream buffer requirement on a 0.69± acre tract located on the west side of Dixon Circle, north of Tall Oaks Drive (a/k/a **1185 Dixon Circle, NW**) having a zoning classification of Residential-I (R-I).

Ward Number: Five
Tax Parcel Number(s): 01-113-004-072F
Request: Detached garage addition

B. Rezoning

- 1) Request from **Jeffery Chase Adams** to rezone a 0.46± acre tract located on the northwest side of the intersection of Cleveland Highway and Riverbend Circle (a/k/a **1725 Cleveland Highway, NE**) from Residential-I (R-I) to Neighborhood Business (N-B), with a special use.

Ward Number: Two
Tax Parcel Number(s): 00-084-002-010
Request: Group home for men

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: September 16, 2025
Date Submitted: September 16, 2025
Final Approval Date: September 16, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of September 9, 2025
Meeting Date: October 14, 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 & 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. DRAFT Minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
SEPTEMBER 9, 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 Development Director Rusty Ligon, Community & Economic Development Deputy Director Matt Tate, Community & Economic Development Planning Manager Heather Deweese and Recording Secretary Gwen Fleming

Others Present: None

MINUTES OF AUGUST 12, 2025

There was a motion to approve the minutes as presented.

Motion made by Board Member Martin
Motion seconded by Board Member Simmons
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 Young
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: Deputy Director Matt Tate gave the following staff presentation:

This rezoning request was tabled at the July 8th PAB meeting to address the proposed architectural standards, property maintenance, parking plan and trash pick-up.

The applicant is proposing to rezone the subject properties to construct seven (7), detached townhome-style apartments that will be for rent.

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: **Osill A. Hermanos**, 819-829 Chestnut Street, advised he is the son of the applicant and have addressed concerns from the previous meeting including changes of the exterior of the building along with a traditional roof added. He stated a window was added to be symmetrical per the request of Mr. Ligon. Also, he stated the driveway will be completely paved and a screened area added for trash bins. Mr. Hermanos advised all yard maintenance will be done by the property owner.

Deputy Tate spoke about the water table being changed and will be 3 feet with four sides instead of three.

FAVOR: None

OPPOSE: None

Board Comments: **Board Member Fleming** asked for clarification on the property maintenance and advised the property owner will be responsible for all maintenance including the detention pond.

Board Member Young asked for condition four be amended to include the garbage containers stored behind each residential unit and screened with a privacy fence.

There was a motion to recommend conditional approval to rezone the subject property for residential townhomes from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II) with the following conditions:

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, sides **and rear** 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 **behind each residential unit and screened by a privacy fence** 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.

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

NEW BUSINESS

A. Rezoning Request

- 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

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

The applicant is proposing to rezone a 0.182± acre tract from N-B to P-U-D to convert a vacant single-family home into a mixed-use building consisting of 5 rental apartments and shared office space. The adjacent uses include Riverside Pharmacy, Dream Nail Day Spa, Bobby Gruhn Field at City Park and single-family homes within the Green Street Circle neighborhood. The subject property is located within the Gateway Corridor Overlay Zone.

The structure was built in 1920 and has remained vacant for over 10 years. The planned interior/exterior renovations will increase the heated floor space from 3,320± square feet to 4,840± square feet which 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. 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.

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 which will have approximately 8 to 9 parking spaces. Vehicles will utilize the existing shared drive located between the subject property and the Dream Nail Day Spa to exit the property.

The Comprehensive Plan places the subject property within the *Commercial* future land use category and the traditional neighborhoods Character Area which supports office, retail, single-family residential, multi-family residential, limited general mixed-use, and public and institutional uses.

The Planning 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.

Applicant Presentation: **Naveed Tharwani**, 5634 Woodland Circle, spoke about his background, goal of building community not just a business, collaborative effort and keeping

with the local vision of the Green Street area. He spoke about the trash bins being located at a higher elevation making it easier for a tenant to rollout for pickup.

Leslie White, 689 Piedmont Road, Resource Property Group, spoke about her background, reason for being a part of the project was community, specializes in multi-family and development along with many projects in the city being one-bedroom communities. She spoke about renovating property and the parking spaces for a larger development that has 18 bedrooms and only 20 parking spaces that has never had a complaint/parking issue. She had spoken with the city sanitation Director Billy Carder regarding trash pick-up and gave the board a hand drawn sketch depicting the location of them. Also, tenants would be educated along with a handbook and implement fines if the bins were left. The project would be "Class A" and would be renting to the same type, along with background checks, employment and income with rental rate target of 1,600 to 1,800 and up with a demography of young professionals and the reason for the flex space in the basement. She gave an example of a resort style property in North Hall and the same Class A work for this project by increasing the value of the nail salon, Riverside Pharmacy, the corridor along with plans coming for Greens Groceries.

Josh Kilby, 621 Washington Street, Suite B3, stated he builds very nice properties, builds custom homes only and had completed several high-end projects for the applicant in the past. He advised the project will be top-tier work and the entrance would be from Green Street.

Deputy Director Tate and Board Member Young mentioned the revised parking plan. Mr. Kilby advised it was the first attempt to work together with the nail salon and planned for nine parking spaces. There was discussion of other one-bedroom properties managed by Ms. White that had less than 1.6 parking requirement with no issues or problems with parking.

Board Member Fleming asked if a dumpster would be shared with the nail salon and thought the concept was very nice and great use. Ms. White advised they did not want a dumpster and had spoken with Billy Carter with the Gainesville Sanitation Department regarding individual trash bins. There was a discussion regarding problems with dumpsters, other projects with individual trash bins changed the aesthetics, the goal being of high quality and a project to be proud of.

FAVOR: None

OPPOSE: **Nan Nilar Win**, 915 Green Street, owner of Dream Day Spa, did not speak English well but concerns mentioned were parking, shared dumpster, entrance/exit being difficult and more time to understand the project.

Board Comments: Chair Carter agreed the project architecturally was very nice but had received comments regarding the aggressiveness of the project on a small lot including the five units but mainly the parking situation along with an easement with another business. Concerns were what happened if tenants have guests visit and take up other tenants parking areas and if tenants were only allowed one car per unit rented.

Ms. White advised the tenants would be educated before receiving a key and communicated in a community policy handbook, parking reviewed in person at the initial move-in inspection, only one car allowed per unit with assigned parking space, guest park at the parking deck and use shuttle. There would be no parties unless it was a community event. Mr. Tharwani agreed to have assigned parking for the tenants with a plan of action being actively managed and will expect to receive a call from the neighboring businesses if a problem arises. He also advised

it would be a very nice luxury one-bedroom, one person with walkability to town and possibly being a nurse practitioner on residency at the hospital or type of client. He advised it would be a property that is maintained and with the area being a health care town a great advantage point for doctors needing a place and an apartment for those wanting to utilize what the town has to offer.

Board Member Young asked about the use of the joint co-working space and the dog park. Mr. Tharwani stated the office space would be for use only by the tenants/residents and could be reserved by them. Ms. White advised it would be an amenity for tenants along with locker style storage space and the units would be pet friendly with only one pet per door. The dog park would have benches and a place to unleash the pets.

Board Member Martin concern was parking in the surrounding business spaces with it being surrounded by two commercial lots. They advised vehicles parked in other areas would risk being towed with signs posted, possibly post signs in each parking lot for Riverside Pharmacy and the apartments if needed. It was mentioned there would be ways to watch the parking area and the tenants could tell friends not to violate the parking rules especially after being towed once.

Chair Carter confirmed there would be one parking space for each tenant/unit with one handicap space and three additional spaces for visitors for a total of nine spaces.

Board Member DeFoor asked for clarification as to the flow of traffic from Green Street and was advised the flow would be the same entering at the nail salon and exiting through the easement creating a 10 percent increase of existing traffic flow.

Board Member Fleming asked if the nail salon was in agreement with the changes including the dog park. They advised the easement has been in place for years and the dog park would be located on the side of the pharmacy. The dog park would be located in a grass field which is lower and would have to look down into the dog park.

Board Member Simmons asked if there was an agreement with the city for trash pickup. He was advised Ms. White and Mr. Carter have worked together on three other projects which were transitioned from dumpsters to the city and was told there was not an issue with the collection of the trash. Ms. White said the trash receptacles would be fenced and enclosed located on the right side not visible from the street.

Chair Carter advised with suggested changes to the conditions that an amendment could be made such as a new site plan indicating the nine parking spaces, confirmation from the city on the trash pickup. Deputy Tate stated if a recommendation is considered, then there would be ample time to address it before City Council and provide the information to both boards.

The applicant stated the conditions would be met in the timeframe suggested along with an updated site plan showing parking and trash placement. Ms. White advised she would bring an example of the community handbook to the next meeting.

Board Member Young stated the trend of big box stores with oceans of concrete and finding all the parking spaces are not needed and some projects here are not using the full amount allocated. The applicant agreed that we are moving to an Uber versed remote car world within the next five to ten years along, robo-taxi and living in Atlanta with zero spaces. He spoke about people realizing the cost of vehicles with insurance, groceries being delivered to homes,

Amazon deliveries and limiting times to actually go out and is the new trend. They stated people working at the hospital including nurse practitioners do not have vehicles.

Deputy Tate confirmed the motion if moving forward would need to address requiring a minimum of nine parking spaces, assigned spaces marked in the parking lot and within the lease agreement as well as addressing the trash receptacle location and confirmation of the city picking up the trash.

Chair Carter encouraged the applicant to continue to work with the neighboring businesses including the spa and pharmacy trying to proactively prevent problems from arising. The applicant agreed to include them in an email with options to help with signage and being a good neighbor. Ms. White agreed and it would be a community collaboration and effort.

There was a motion to recommend conditional approval to rezone the subject property for a mixed-use building from Neighborhood Business (N-B) to Planned Unit Development (P-U-D) with the following amended conditions:

Conditions

- 1. The development shall be generally consistent with the site plan and the architectural style of the architectural elevations and drawings submitted with this rezoning application.**
- 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 Green Street 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 applicant's architectural rendering. **Written confirmation from the Gainesville Solid Waste Department shall be required to provide trash pick-up for the proposed development.** 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. A minimum of 9 accessible parking spaces shall be required for the proposed development. Each residential unit shall be assigned a minimum of 1 parking space that is clearly designated within the parking lot and stated within the official lease agreement.**
- 8. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**

Motion made by Board Member Young
Motion seconded by Board Member Simmons
Vote – 5 favor, 1 oppose (Martin), 1 recusal (Thompson)

B. Zoning Amendment Request

- 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

Staff Presentation: Chair Doug Carter advised Deputy Director Tate received notification from the applicant requesting the item be tabled to the October 14, 2025, Planning and Appeals Board meeting.

There was a motion to table the zoning amendment request to the October 14, 2025, Planning and Appeals Board meeting.

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

ADJOURNMENT

There was a motion to adjourn the meeting at 6:22 p.m.

Motion made by Board Member Simmons
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: September 16, 2025
Date Submitted: September 16, 2025
Final Approval Date: September 22, 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: October 14, 2025

Purpose of Request:

This request was tabled at the September 9th Planning and Appeals Board meeting. 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 in 1983 for four attached condominium lots. The PUD was later amended in 1986 for a tennis court amenity that was never constructed. The proposed two-story condominiums include two separate buildings containing three units each. Each unit includes a total of 1,700± sf of heated floor space with 3 bedrooms / 2 1/2 bathrooms and will resemble the units the applicant recently constructed on Old Thompson Bridge Road. An ingress is proposed from Old Thomson Bridge Road, and egress is proposed from Hidden Cove Court. The adjacent uses include Holly Park, Hidden Cove condominiums, Terrace View Condominiums and undeveloped land that received zoning approval a year ago for forty-two townhome units.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with four 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. Plat

4. Narrative
5. Site plan
6. Survey
7. Architectural Rendering
8. Existing Condominiums

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... Outer Banks, LLC (Paul Brown)
Location..... 2486 Hidden Cove Court
Request..... Amend P-U-D zoning
Total Acres 0.45± acre
Ward..... One
Proposed Use..... Six residential condominiums
Planning Division Staff Recommendation **Approval, with conditions**
Date..... October 14, 2025

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

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 original 6.84± acres, 66-unit Hidden Cove condominium subdivision and was approved in 1983. Specifically, the 0.45± acre tract was approved for four attached condominium units. The P-U-D was later amended in 1986 to replace the four attached condominium units with a tennis court amenity which was never constructed. Three of the four units were relocated within the development which reduced the overall unit count to 65. Therefore, the six proposed units would increase the unit count to 71 units at an overall residential density of 10.38 dwelling units per acre.

The proposed two-story condominiums include two separate buildings containing three units each. Each unit will be similar in size as the existing units, consisting of 1,700 square feet of heated floor space, 3 bedrooms, and 2.5 bathrooms. Eleven on-site parking spaces will be provided. An ingress driveway is proposed from Old Thompson Bridge Road and an egress driveway is proposed from Hidden Cove Court. If approved, it is anticipated that construction will begin during 2026.

Adjacent Land Use and Zoning

Location	Use	Zoning
North	Undeveloped land approved a year ago for 42 townhome units.	Residential-II (R-II)
South	Hidden Cove Condominiums	Planned Unit Development (P-U-D)
East	Terrace View Condominiums	Office and Institutional (O-I)
West	Lake Lanier (Holly Park)	Office and Institutional (O-I)

▪ **Other Departmental Comments**

There were no other departmental comments regarding this request.

▪ **Zoning History**

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

2024 – A request by Grand Communities, LLC to annex a 2.56± acres tract and rezone a 33.82± acres tract located at 1936 Crystal Drive; 0, 1799, 1805, 1825, 1829, and 1981 Thompson Bridge Road, NW with a zoning of Planned Unit Development (P-U-D) was conditionally approved for 53 detached homes and 88 attached townhomes.

2024 – A request by Outer Banks (Paul Brown) to rezone a 4.08+ acre tract located at 2590 and 2600 Old Thompson Bridge Road, NW from Residential-I (R-I) and General Business (G-B) to Residential-II (R-II) was approved for Residential Townhomes.

2024 – A request by Constantino Guitierrez to rezone a 0.38+ acre tract located at 934 Etta Vesta Circle, NE from Neighborhood Business (N-B) to Residential-I (R-I) was approved for a single-family home.

2023 – A request by Eric Owens for site plan approval on a 0.34± acre tract zoned Residential and Office (R-O) located at 1714 Thompson Bridge Road was conditionally approved for an office building.

2022 – A request by Easto Construction to amend a 4.847± acres tract zoned Planned Unit Development (P-U-D) located at 2702 High Visa Point, NE was withdrawn to the City Council meeting for 50 residential townhomes.

2019 – A request by Fred Godbee to rezone a 0.5+ acre tract located at 1831 Thompson Bridge Road, NW from Residential-I (R-I) to Neighborhood Business (N-B) was conditionally approved for a security office.

2016 - A request by Jack Bailey to rezone a 0.61± acre tract located at 1665 Thompson Bridge Road, NW from Residential-I (R-I) to Office and Institutional (O-I) was approved with conditions for an insurance office.

2014 - A request by Over the Hill Holdings, LLC to amend a 10.34± acres tract located at 2601 Thompson Bridge Road zoned Planned Unit Development (P-U-D) for an assisted living facility (Phoenix) 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 proposed use appears suitable given the adjacent and nearby properties consist of mostly residential condominiums and apartments. Other nearby uses include an insurance office, dance studio, Social Security Administration office (Rubicon office building) and The Phoenix at Lake Lanier assisted living facility. These properties are zoned Residential-II (R-II), Planned Unit Development (P-U-D), Office and Institutional (O-I) 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 will cause a minor increase of vehicular trips within the immediate area. Other than some increase in vehicular and pedestrian traffic, the adjacent and nearby properties should not be adversely affected. Of note, maintaining/monitoring sedimentation and soil erosion measures during development will be paramount for the protection of Lake Lanier.

(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 property within the *Multi-Family Residential* Land Use category. This area is planned for single-family attached or multi-family housing at densities ranging from four to twelve dwelling units per acre. The overall residential density is 10.38 du/ac which is within density range.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Lake District*. The main character area driver is the presence of Lake Lanier and its distinctive rolling landscape. New housing will be a major source of growth for the area and should feature a wide range of product, from townhouses to high-end single-family detached homes. The area should maintain and advance a residential focus on both sides of the Lake Lanier bridge, combining traditional neighborhood development (TND) walkability with the natural character of the Country Club. The character area can accommodate limited mixed-use and commercial growth, but it must be carefully planned to avoid suburban sprawl. Land uses allowed in the Lake District are Parks and recreation, single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (retail and office) and public and institutional uses.

It is staff's opinion that the proposed condominiums are supported by the Comprehensive Plan.

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

The subject property is part of the Hidden Cove subdivision and was originally approved for four attached townhome lots. The PUD was later amended for a tennis court amenity which was never constructed. Given the adjacent uses, sloping topography and limited visibility from Thompson Bridge Road, the properties appear more conducive for the proposed six condominiums.

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

City water, sewer and public safety services are currently provided to the property. Gainesville Fire Station #3 is located off Nancy Creek Road and is approximately 2.02± miles from the subject property.

The proposal will minimally increase ingress and egress traffic movements primarily impacting the intersection of Old Thompson Bridge Road and Thompson Bridge Road (SR 60). Access is proposed off Old Thompson Bridge Road with vehicles existing at Hidden Cove Court. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the duplex apartments on average could generate 35± new trips per day, 2.64± A.M. and 3.12± P.M. peak hour trips.

The proposed use could have minimal impact on the Gainesville City School System given there are six residential units proposed. The school system currently provides school bus transportation within the immediate area.

(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 subject properties have remained undeveloped for many years and are in a secluded location but close to other residential developments. The Comprehensive Plan identifies the need for quality housing that is walkable to Lake Lanier and nearby parks. The proposed

development would be adjacent to Holly Park of which future improvements are planned to better serve the community.

(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 residential uses, the proposal 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**

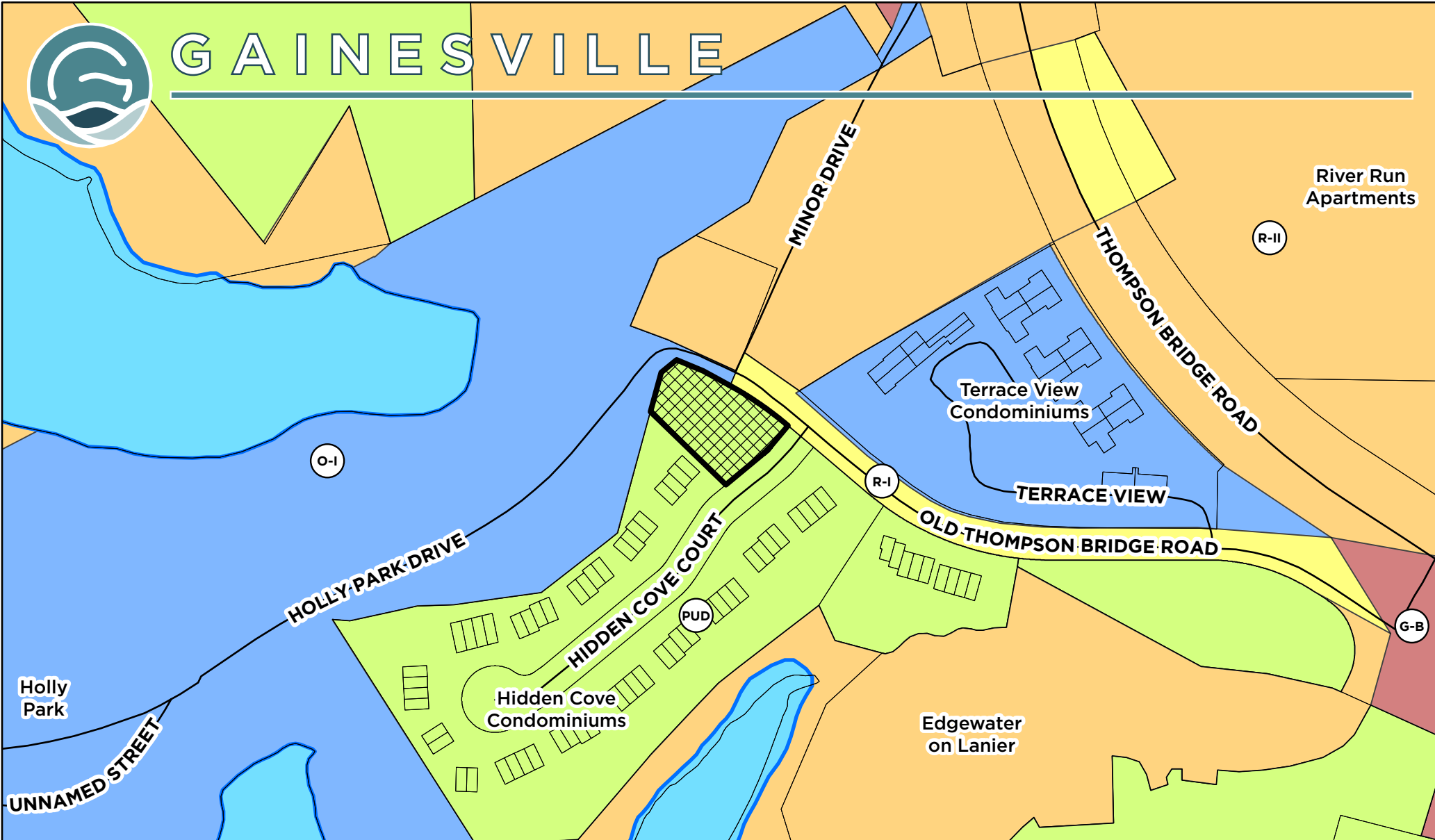
The Planning Division staff is recommending **conditional approval** of this Planned Unit Development (P-U-D) zoning amendment request, based on the Comprehensive Plan and the adjacent mixture of residential uses.



Conditions

1. **The proposed development shall closely reflect the applicant's site plan and architectural rendering submitted with this rezoning request. In addition, the condominium buildings with rears facing Hidden Cove Court shall be constructed with a false front. The final location and architecture of each condominium unit shall be subject to the approval of the Community & Economic Development Director.**
2. **A mixture of evergreen buffer trees shall be planted between the proposed units and Hidden Cove Court, Old Thompson Bridge Road and Holly Park Drive. The minimum installation height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community & Economic Development Director.**
3. **A mandatory Homeowners Association (HOA) shall be required for the proposed development providing for the financial management, architectural controls, enforcement of community standards and management of all common areas. The Board will be established and operated by the developer until such time the powers are transferred to the HOA(s).**
4. **All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and approval of said design shall be required prior to issuance of a development permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**



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**

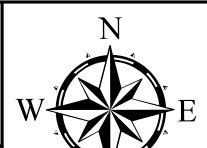
Request:
Amend an existing Planned Unit Development (P-U-D) on +/- 0.45 AC for residential condominiums.

ZONING AMENDMENT REQUEST

Subject Property Address:
2486 Hidden Cove Court

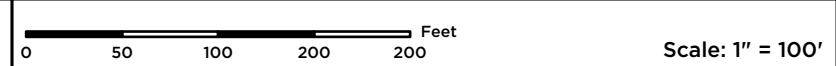
Tax Parcel:
01-097A-000-018

 **Subject Property**



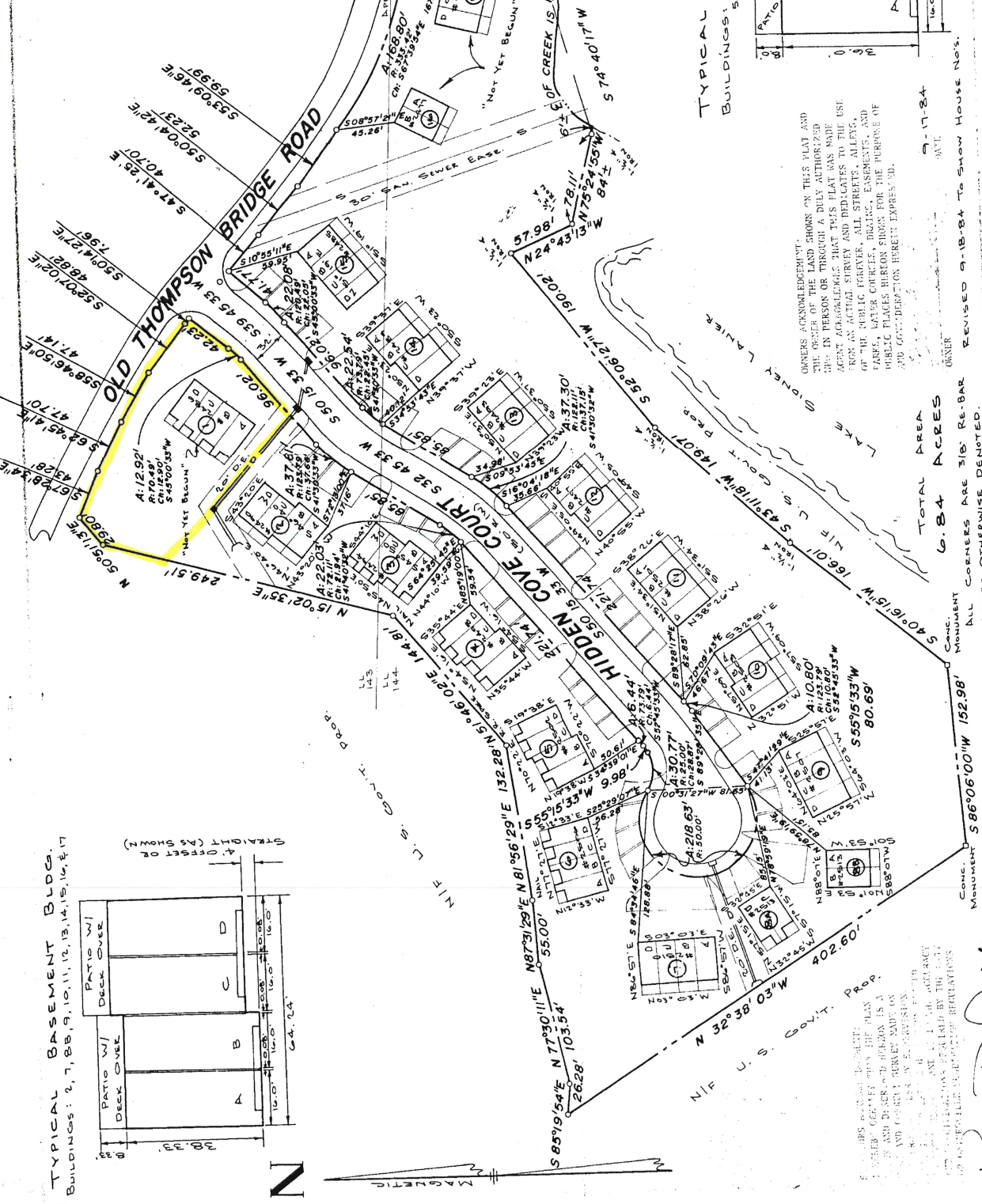
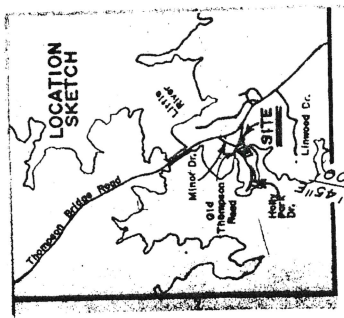
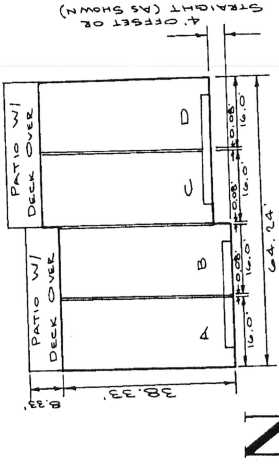
Meeting Date: 10/14/2025

Map Prepared: 09/15/2025

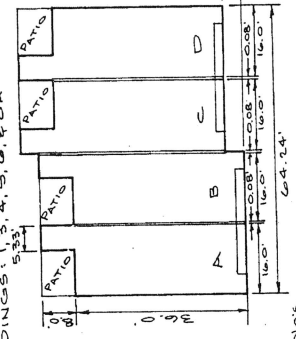


Aerial from 2023
Scale: 1" = 100'

TYPICAL BASEMENT BLDGS.
BUILDINGS: 2, 7, 8B, 9, 10, 11, 12, 13, 14, 15, 16, & 17



TYPICAL SLAB BUDS.
BUILDINGS: 1, 3, 4, 5, 6, & 8A



OWNER'S ACKNOWLEDGMENT:
THE OWNER OF THE LAND SHOWN ON THIS PLAN AND THE PERSON OR THROUGH A DULY AUTHORIZED AGENT SOLEMNLY DECLARE THAT THIS PLAN WAS MADE FROM AN ACTUAL SURVEY AND DELEGATES ALLEYS, OF THE PUBLIC HIGHWAY, ALL STREETS, ALLEYS, PARKS, WATER COURSE, DRAINAGE, EASEMENTS, AND PUBLIC PLACES HEREON SHOWN FOR THE PURPOSE OF THIS CONVEYANCE HEREBY HEREBY EXPRESSLY.

TOTAL AREA
6.84 ACRES
REVISOR'S NAME
REVISOR'S ADDRESS
REVISOR'S PHONE NO.
REVISOR'S LICENSE NO.

BOUNDARY SURVEY AND AS BUILT SITE PLAN
UNLESS OTHERWISE DENIED.

HIDDEN COVE

LAND LOTS 143 & 144
9 DISTRICT
HALL COUNTY GEORGIA
CITY OF GAINESVILLE
JULY 12, 1983

10,000
CRANDALL'S
5'

109,398

HP 3810 A

120 180 240

HP 3810 A

60 30 0 60

Surveyor's Signature
Surveyor's License No. 2235



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.

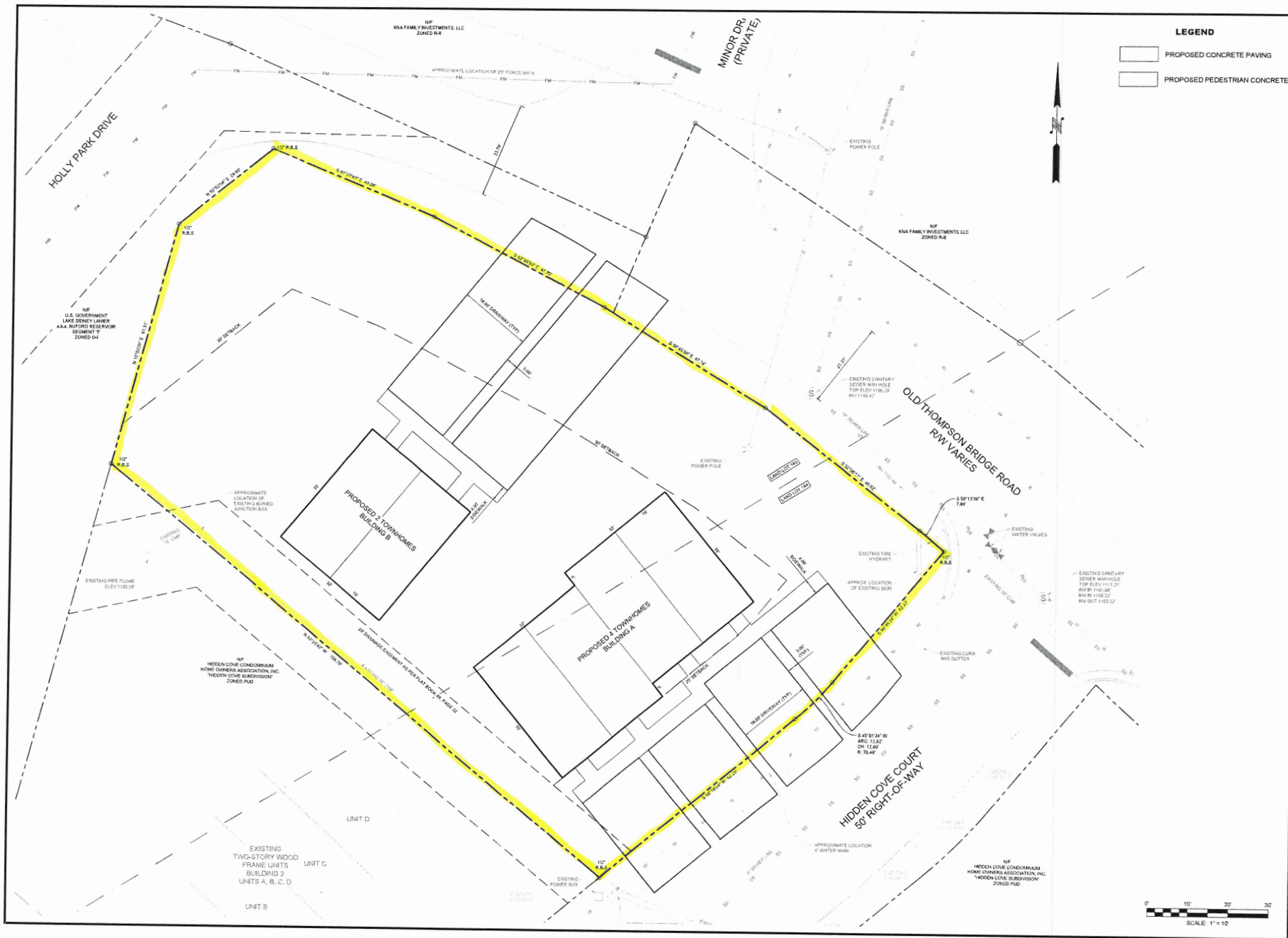
The subject property is part of the existing Hidden Cove Condominiums attached single-family neighborhood. This lot is located at the corner of Hidden Cove Ct and Old Thompson Bridge Rd. The original plat for the subdivision shows condominium units were planned for this lot. In 1986 a zoning amendment 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 6 proposed units will be around same size as the existing units, approximately 1,700 sf, two-story, 3 bedrooms, 2.5 bath. The market will dictate if these units will be rented or fee-simple and the price. Currently, the rental market is stronger due to the high interest rates. Construction schedule to be in 2026. These proposed units will not part of the overall subdivision and under the HOA covenants. 11 parking spaces are proposed on-site. 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 large, stylized circular flourish.

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



LEGEND

- PROPOSED CONCRETE PAVING
- PROPOSED PEDESTRIAN CONCRETE





144 PROFESSIONAL DRIVE
SUITE 100
FARMINGTON, CT 06031
TEL: (860) 776-2007
WWW.FOOHILLSDESIGN.COM

OWNER/DEVELOPER:
OUTER BANKS, LLC
3078 STILLWATER DRIVE
GAINESVILLE, GA 30506

SITE PLAN
2486 HIDDEN COVE COURT
LAND LOTS 143 & 144, 9TH DISTRICT
CITY OF GAINESVILLE
HALL COUNTY, GA

REVISIONS	DATE

DATE: JULY 25, 2025

SCALE: 1" = 10'

SHEET:
C1

JOB #23165



TOWNHOME UNITS 6 - 9
SCALE: NOT TO SCALE

TOWNHOME UNITS 1 - 5
SCALE: NOT TO SCALE



© Design Works Home Plan Services, Inc. 2017

designworks
Home Plan Services, Inc.
2530 Venture Drive
Gainesville, GA 30606
PH: 770.316.2521 FAX: 866.616.6534

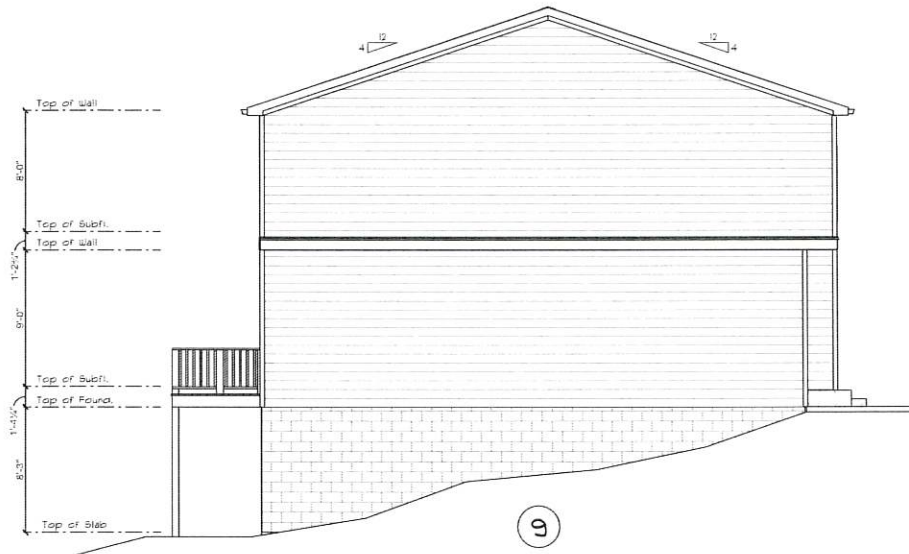
It is the responsibility of the contractor / owner to verify compliance with all applicable building codes and ordinances for the location of construction.

PLAN:	PROJECT:	LOCATION:
CUSTOM TOWNHOME	HIDDEN COVE	
TITLE:		
FRONT ELEVATIONS 1 - 9		
PRINT DATE: 2/14/2024		
SHEET: 2 OF 17		





FRONT ELEVATION 6 - 9
SCALE: 1/8" = 1'-0"



LEFT ELEVATION 6 - 9
SCALE: 1/8" = 1'-0"

© Design Works Home Plan Services, Inc. 2017

designworks
Home Plan Services, Inc.
6250 Venture Drive
Suite 109
P.O. Box 2021 P.O. Box 6254

It is the responsibility of the contractor / owner to verify compliance with all applicable building codes and ordinances for the location of construction

PROJECT:	HIDDEN COVE
PLAN:	CUSTOM TOWNHOME
TITLE:	FRONT - LEFT 6 - 9
LOCATION:	

BELTAN PROPERTIES

PRINT DATE:
2/14/2024

SHEET:
9 OF 11



REAR ELEVATION 6 - 9
SCALE: 1/8" = 1'-0"



RIGHT ELEVATION 6 - 9
SCALE: 1/8" = 1'-0"

© Design Works Home Plan Services, Inc. 2017

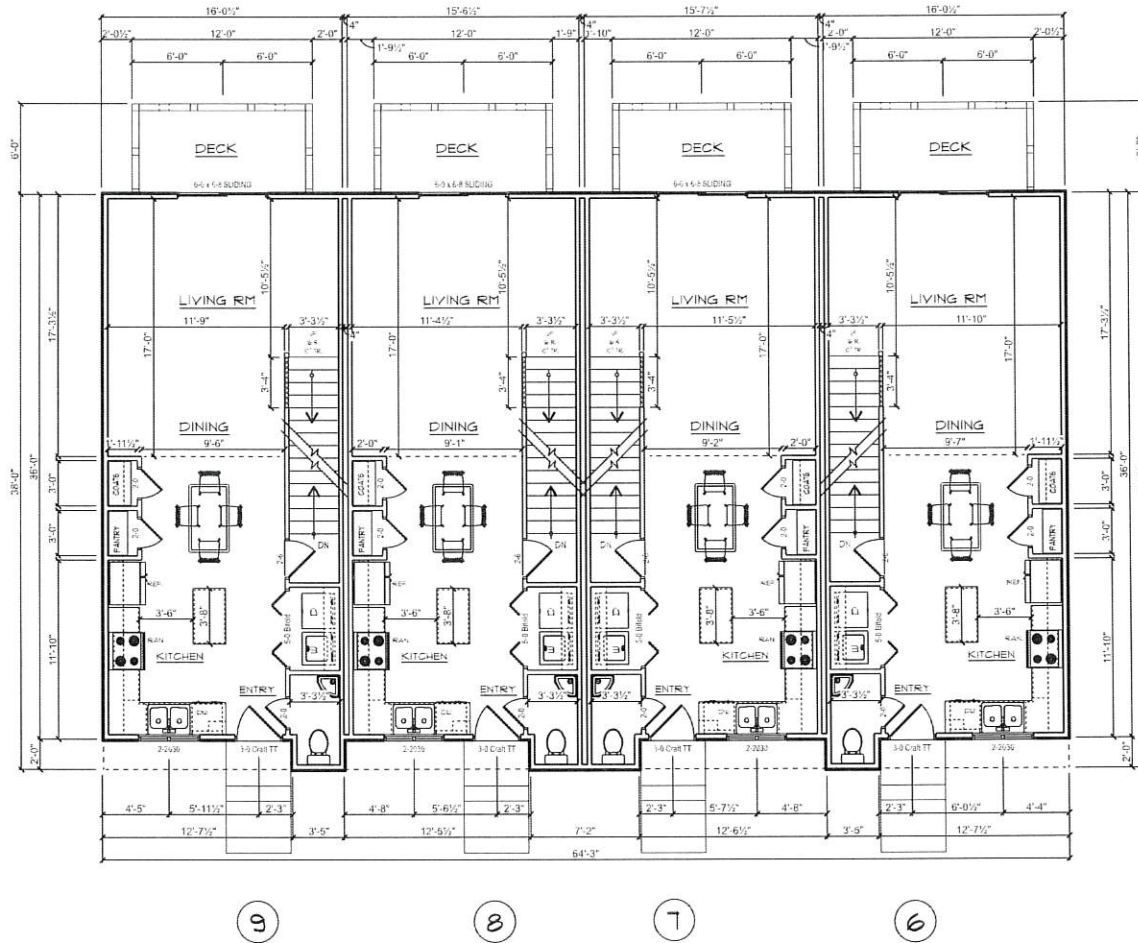
designworks
Home Plan Services, Inc.
2930 Venice Drive
Gainesville, GA 30606
PH: 702.822.5271 FAX: 800.949.0334

PROJECT:	HIDDEN COVE
LOCATION:	
PLAN:	CUSTOM TOWNHOME
TITLE:	REAR - RIGHT 6 - 9

It is the responsibility of the contractor / owner to verify compliance with all applicable building codes and ordinances for the location of construction.

BELTAN PROPERTIES

PRINT DATE: 2/14/2024
SHEET: 10 OF 17



1ST FLOOR PLANS 6 - 9
 SCALE: 1/8" = 1'-0"

© Design Works Home Plan Services, Inc. 2017

PROJECT:

HIDDEN COVE
 LOCATION

PLAN:

CUSTOM TOWNHOME
 TITLE: 1st FL PLANS 6 - 9

It is the responsibility of the contractor / owner to verify compliance with all applicable building codes and ordinances for the location of construction.

PRINT DATE:

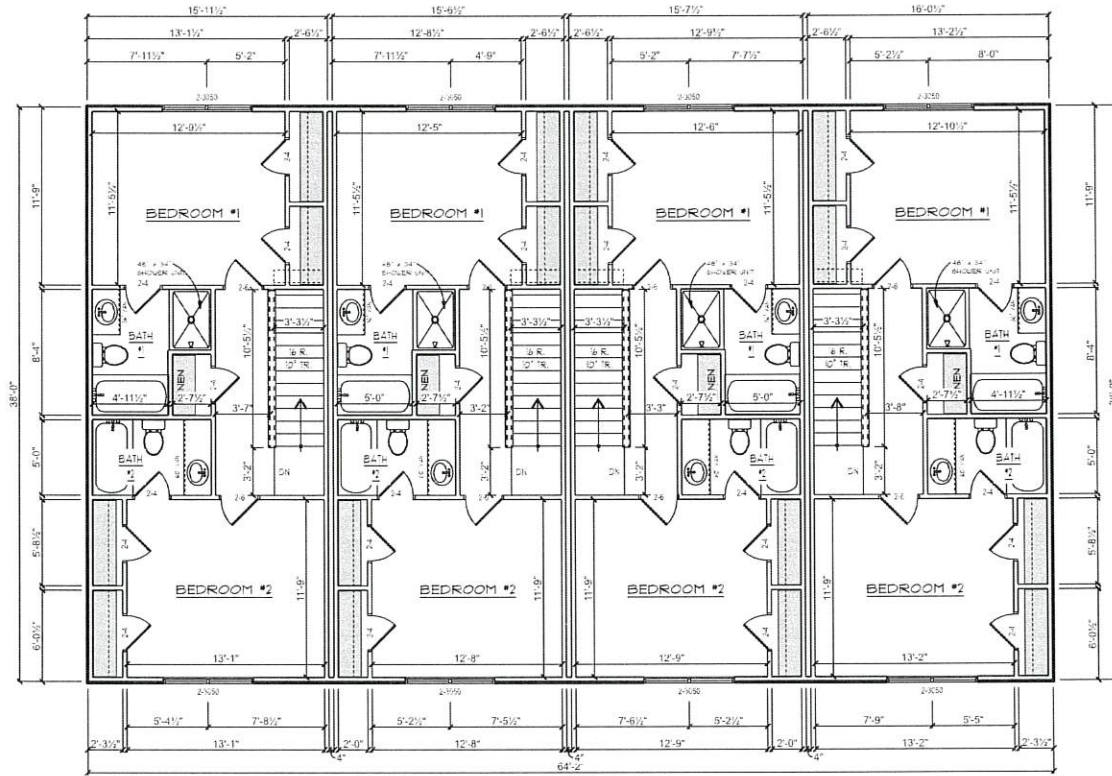
2/14/2024

SHEET:

11 OF 17

designworks
 Home Plan Services, Inc.
 1330 Venture Drive
 Houston, TX 77058
 PH: 713.933.0321 FAX: 832.666.9234





9
8
2ND FLOOR PLANS 6 - 9
 SCALE: 1/8" = 1'-0"

7

6

It is the responsibility of the contractor / owner to verify compliance with all applicable building codes and ordinances for the location of construction.

© Design Works Home Plan Services, Inc. 2017

PLAN: CUSTOM TOWNHOME	PROJECT: HIDDEN COVE	PRINT DATE: 2/14/2024
TITLE: 2nd FL PLANS 6 - 9	LOCATION: 	SHEET: 12 OF 17

designworks
 Home Plan Services, Inc.
 2530 Venture Drive
 Suite 100
 Ft. Worth, TX 76116
 PH: 750.919.2521 FAX: 866.676.0234





CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: September 16, 2025
Date Submitted: September 16, 2025
Final Approval Date: September 22, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Johnny Hembree** to vary the stream buffer requirement on a 0.69± acre tract located on the west side of Dixon Circle, north of Tall Oaks Drive (a/k/a **1185 Dixon Circle, NW**) having a zoning classification of Residential-I (R-I).
Meeting Date: October 14, 2025

Purpose of Request:

The applicant is requesting to vary the stream buffer standards to construct a detached garage consisting of three car bays, one smaller storage bay over a daylight storage basement totaling 4,792 square feet of enclosed space. Specifically, the variance includes an encroachment of 1,254± square feet of non-impervious area within the 75 foot impervious buffer area, and 1,300± square feet of temporary land disturbance encroachment within the 50 foot undisturbed buffer. The applicant states the stream buffer severely limits the area to construct the addition due to the steep slope of the lot and the location of the existing home and septic field lines. The property contains an existing single-family home and is heavily wooded with steep topography. The adjacent and nearby uses include single-family homes.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with three 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. Hardship statement
4. Site plan
5. Survey
6. Plat

7. Floor plan
8. Elevations

**GAINESVILLE PLANNING AND APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Johnny Hembree
Property Owner Johnny and Kimberly Hembree
Location 1185 Dixon Circle
Request Vary the stream buffer requirement
Size 0.69± acre
Zoning Residential-I (R-I)
Ward Five
Proposed Use Detached garage addition
Planning Division Staff Recommendation **Approval, with conditions**
Date October 14, 2025

▪ **Request**

The applicant is requesting to vary the stream buffer standards to construct a detached garage. The proposed garage is 1,254± square feet in size (25'.6" x 52'.1"), over a basement to be used as storage space. Approximately 1,300 square feet of disturbed area is proposed within the local 50' undisturbed buffer for temporary construction purposes. In addition, 1,254± square feet of impervious area is proposed within the local 75' pervious buffer. No land disturbance, impervious area or pervious paving is proposed within the State 25' undisturbed buffer.

The Gainesville Unified Land Development Code (ULDC) requires a 75-foot protection buffer to be maintained against all streams to minimize the impact of development and to maintain stream water quality. The buffer is measured horizontally from the top of the stream bank. Of the 75-foot buffer requirement, the first 25-feet of the buffer closest to the stream is a State mandated *undisturbed/non-impervious* buffer. The second 25-feet of the buffer is a local buffer that is mandated by the City of Gainesville that is to remain undisturbed and does not allow for hard surface (impervious) materials such as buildings or concrete/asphalt parking areas. The third and outermost 25-feet of the buffer is mandated by the City of Gainesville and may be minimally disturbed but must be kept free of all impervious cover.

▪ **Background Information and Existing Conditions**

The property is a lot of record and contains a 4,792 square foot single-family home originally constructed in 1966. The property steeply slopes downward toward the existing stream located at the north side of the property. The adjacent and nearby uses include single-family homes.

▪ **Significant Factors**

The Ordinance states the Planning and Appeals Board may grant a variance where the shape, topography or other existing physical condition prevents land development, provided such variance requires mitigation measures to offset the effects of any proposed land development on the parcel. The Code also states that a variance shall not be granted as a convenience to the applicant or as a way to gain any advantage over similarly zoned properties.

The applicant states the stream buffer, topography, existing home and septic drain field located to the rear of the home severely limits the developable area. The applicant further states that the home currently has no garage and cars are left exposed. There is no other buildable location on the lot that would accommodate the building footprint without affecting the existing

septic drain field. The property was platted and recorded as a lot of record prior to the local stream ordinance being adopted.

- **Other Departmental Comments**

There are no other departmental comments for this request.

- **Supporting Documents**

Statement of Hardship, Site Plan, Architectural Elevation and Floor Plan.

- **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 heavily wooded and steeply sloped (1:1). However, the property is 128 feet in width of which the stream buffer extends approximately 75 feet within the property. In addition, the size of the property is impeded by the location of the stream, thus providing no available area to relocate the proposed building and parking within the property.

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

Given the required stream buffer, it appears that over a third of the property would be deemed unbuildable. The location of the existing home, septic system and stream requires the proposed garage to be located to the north and west side of the existing driveway to be accessible while preserving the function and aesthetics of the property. Logistically, it appears there is no other location to construct the garage without a portion of the garage being located within the stream buffer.

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

The location of the stream in relation to the width and size of the property appears to limit the full development potential under the property's current zoning. A zoning of Residential-I (R-I) allows for a maximum of 50% impervious coverage area of the lot and a maximum building coverage area of 25%. The applicant proposes a maximum impervious and a maximum building coverage area that is under the allowed coverage amounts.

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

The purpose of the stream buffer ordinance is to protect the public health, safety, environment and general welfare; minimize public and private losses due to erosion, siltation and water pollution; maintain stream water quality; and minimize development within buffer areas by establishing buffer zone requirements and by requiring authorization for any such activities.

The proposed development requires a building permit to be pulled. During the permitting process all erosion control will be reviewed and inspected for compliance. Appropriate soil and erosion measures are vital toward the protection of the nearby stream. Best Management Practices (BMP) will be required for all land-disturbing activities, as well as their proper design, installation and maintenance. Sediment run-off must be trapped using debris basins, sediment basins, silt fences, silt traps or similar measures until the disturbed area is stabilized with permanent vegetation. Post construction, all disturbed surfaces will be replanted with natural vegetation and coverings.

If relief were granted, the proposal should not cause substantial detriment to the public good or impair the purposes and intent of this ordinance upon an effective stormwater management plan being approved for the proposed development.

(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 width and size of the property appear to be severely impacted by the stream buffer requirements. If the stream buffer variance request were to be denied, it appears the proposed garage could not be built without impacting the existing septic system.

(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 property was platted, recorded and the home was constructed prior to local stream buffer requirements were adopted.

▪ **Staff Recommendation**

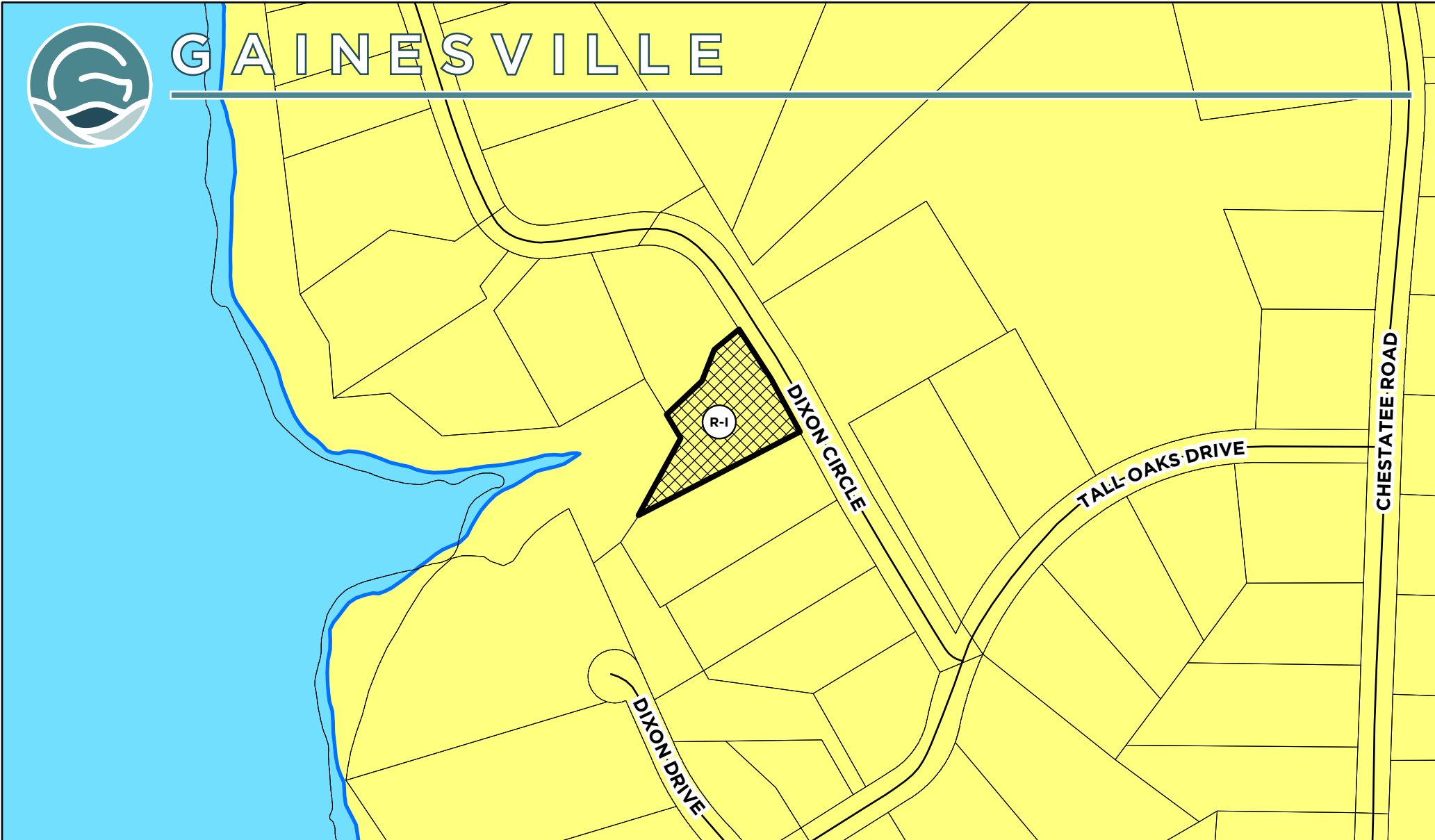
The Planning Division staff is recommending **conditional approval** of the proposed stream buffer variance request based on the size and width of the property.

Conditions

1. **The proposed garage addition shall be consistent with the site plan and architectural renderings submitted with this application and is subject to the approval of the Community & Economic Development Director.**
2. **A stormwater management plan shall be required must be approved by the Gainesville Department of Water Resources prior to the issuance of a permit. The management plan shall include pervious paving/pavers within the driveway and parking areas, subject to the approval of the Gainesville Department of Water Resources.**
3. **A mixture of evergreen buffer trees at a minimum installation height of 7-feet shall be planted along Dixon Circle to buffer the garage from view. The location, spacing, size and type of trees planted shall be subject to the approval of the Community & Economic Development Director.**



GAINESVILLE



Applicant: **JOHNNY HEMBREE**

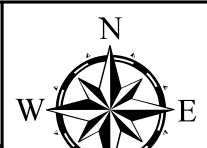
Request:
Vary the stream buffer requirement on +/- 0.69 AC within Residential-I (R-I) zoning for a detached garage addition.

VARIANCE REQUEST

Subject Property Address:
1185 Dixon Circle

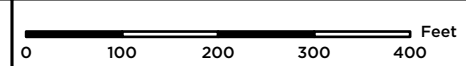
Tax Parcel:
01-113-004-072F

 **Subject Property**



Meeting Date: 10/14/2025

Map Prepared: 09/15/2025



Scale: 1" = 200'



GAINESVILLE



Applicant: **JOHNNY HEMBREE**

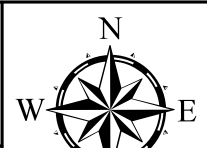
Request:
Vary the stream buffer requirement on +/- 0.69 AC within Residential-I (R-I) zoning for a detached garage addition.

VARIANCE REQUEST

Subject Property Address:
1185 Dixon Circle

Tax Parcel:
01-113-004-072F

 **Subject Property**



Meeting Date: 10/14/2025

Map Prepared: 09/15/2025



Aerial from 2023
Scale: 1" = 100'

****For Stream Protection Buffer Variance Request Only****

STREAM PROTECTION VARIANCE BUFFER CRITERIA

(Sec. 9-16-3-7)

STATEMENT OF HARDSHIP

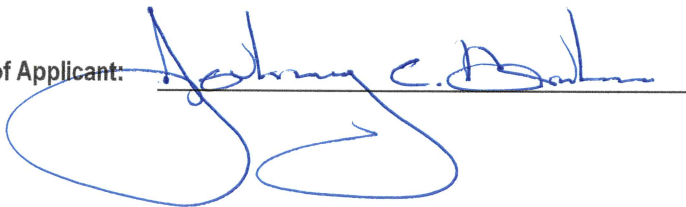
The Gainesville Planning and Appeals Board has the authority, in specific cases, to grant variances from the terms of the Unified Land Development Code of the City of Gainesville, Georgia, when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Unified Land Development Code will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Unified Land Development Code. Variances may be granted only upon a finding by the Gainesville Planning and Appeals Board that:

Describe in sequence and in narrative format how each statement/question listed below relates to your application.

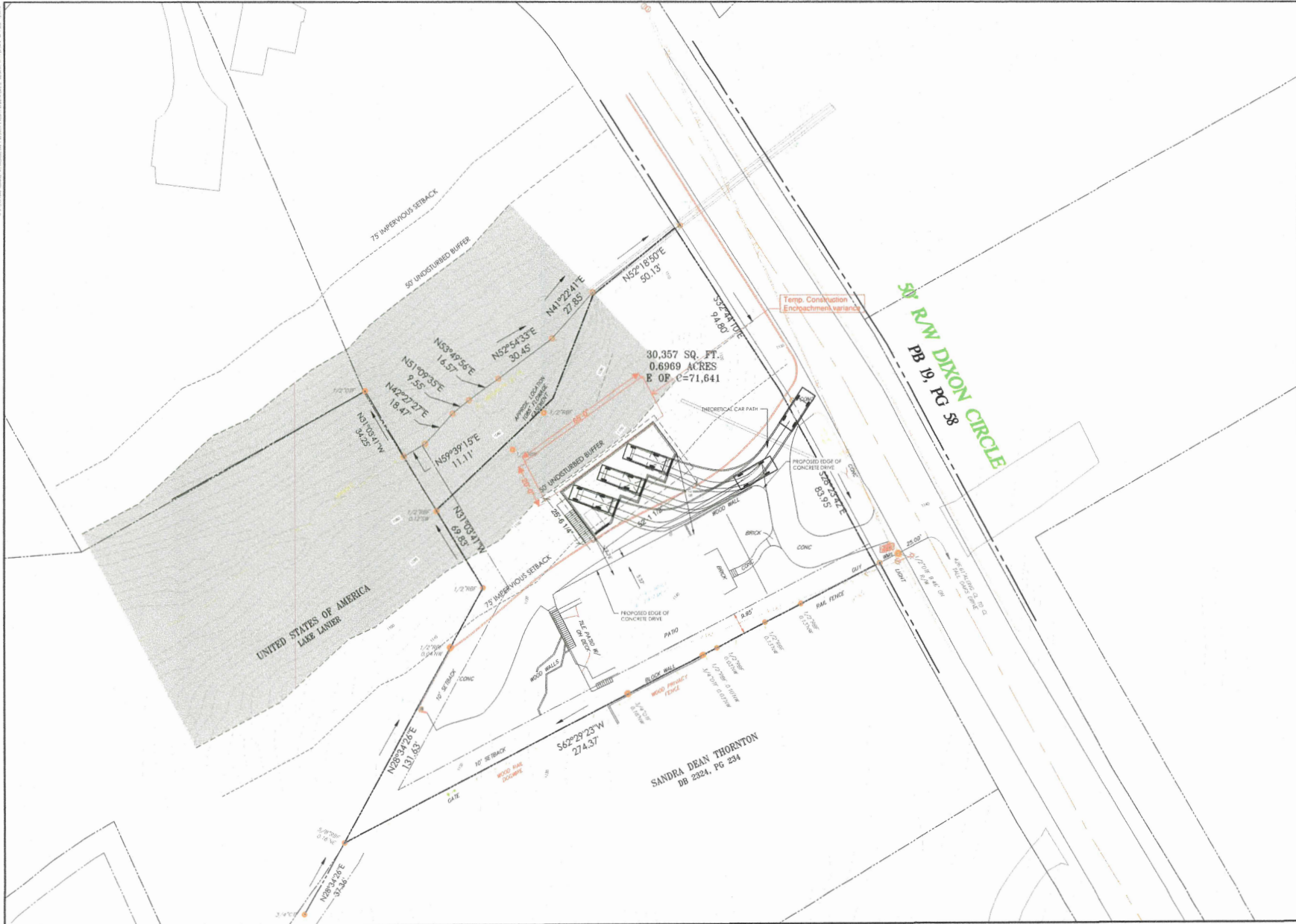
<p>1) Provide the locations of all streams on the property, including along property boundaries. See the included site plan provided with requested information.</p>
<p>2 Does the property's shape, size, topography, slope, soils, vegetation or other physical conditions existing at the time of the adoption of this chapter prevent land development unless a stream buffer protection variance is granted? The property has a very steep incline of slope, minimum of 1:1. Without some variance for construction the usability of the detached structure would not be adequate. We are only seeking a temporary construction variance into the existing undisturbed buffer.</p>
<p>3) Show the location and extent of the proposed buffer or setback intrusion. The current site plan provided provides for the intended location of the building. Depending on final construction methods, the intrusion is currently not known. However a maximum temp. construction intrusion of 20' should be adequate.</p>
<p>4) Are there unusual circumstances that would create extreme hardship when there is strict adherence to the minimal buffer requirements in the ordinance? Strict adherence to the buffer would impact the building footprint required for its use as a detached garage. The only variance being sought is for a temporary construction easement into the existing undisturbed buffer.</p>
<p>5) Variances are not to be considered when, following original adoption of this chapter, actions of any property owner of a given property have created conditions of a hardship on that property. Does this apply? No, not applicable.</p>
<p>6) Are there alternative designs possible which require less intrusion or no intrusion? No. The only intrusion to the undisturbed buffer would be during construction as the actual footprint of the detached garage does not impact the stream buffer.</p>
<p>7) Are there long-term and construction water-quality impacts of the proposed variance? Explain. There are no long-term and construction water-quality impacts for the proposed variance, which is only the allowance to encroach on the undisturbed buffer for construction.</p>
<p>8) Would the issuance of the variance be at least as protective of natural resources and the environment? Explain. The issuance of this variance has the potential of providing the same and / or additional protection to the natural resource. Currently, there is a City storm water easement that the land owner would be improving with rip rap for water flow control.</p>

I hereby certify that the above information and all attached information is true and correct.

Signature of Applicant:



Date: 08.29.2025



NO.	REVISIONS	BY	DATE

THOMAS & HUTTON
 2074 Bishop Industrial Way • Suite A
 Buford, GA 30518 • 770.371.3968
 www.thomasandhutton.com

Conceptual Site Plan:
 Proposed Garage Location

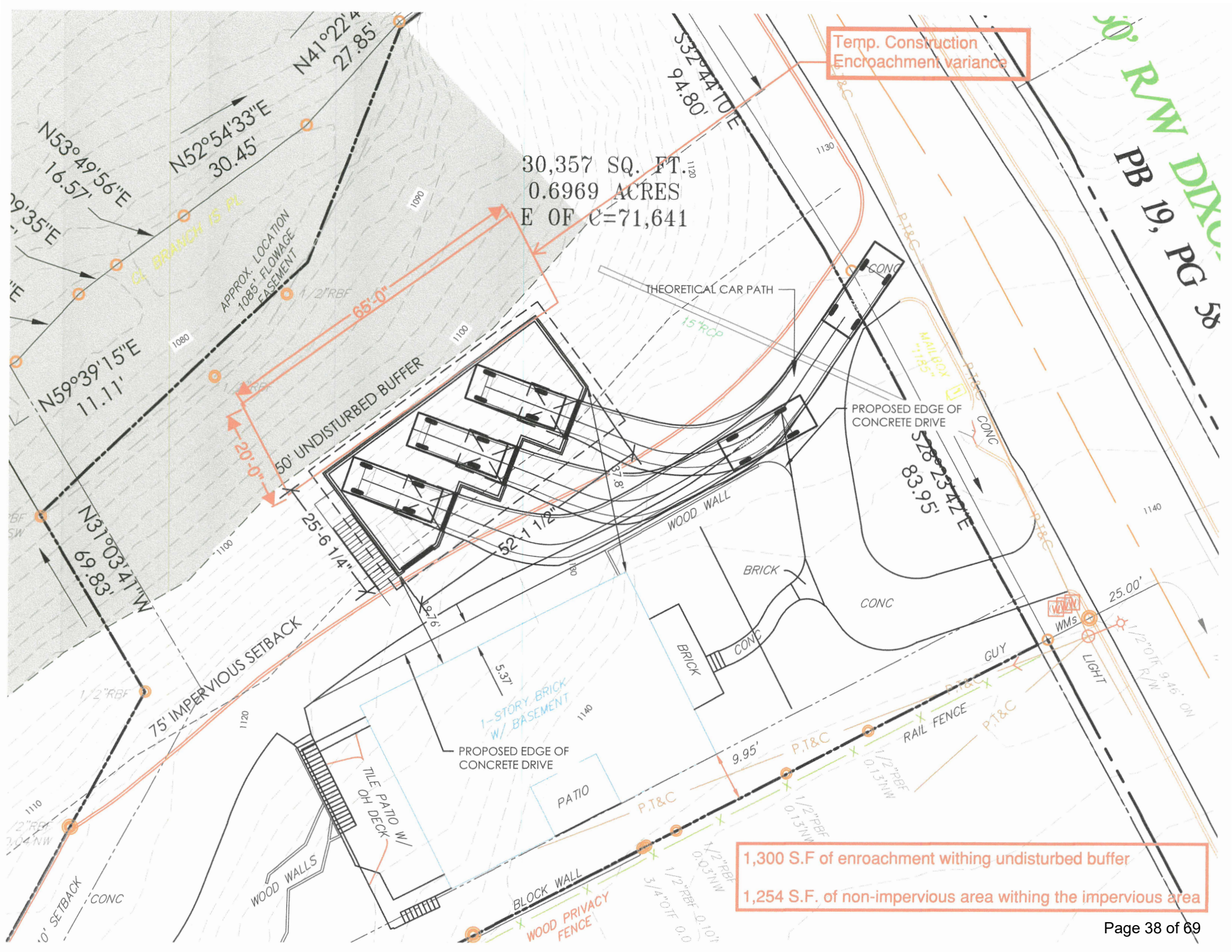
PROJECT LOCATION:
 1185 Dixon Circle
 Gainesville, GA 30501

CLIENT/OWNER:
 Johnny C. & Kimberly Hembree
 1185 Dixon Circle
 Gainesville, GA 30501
 Contact: hembree.arkkk@gmail.com

GRAPHIC SCALE:
 1 INCH = 20 FEET

DATE:	NOV 2023	VERT.	
JOB NO.:			
DATE:	07-10-2023		
DRAWN:			
DESIGNED:			
REVIEWED:			
APPROVED:			
SCALE:	1" = 20'		

C-2.01

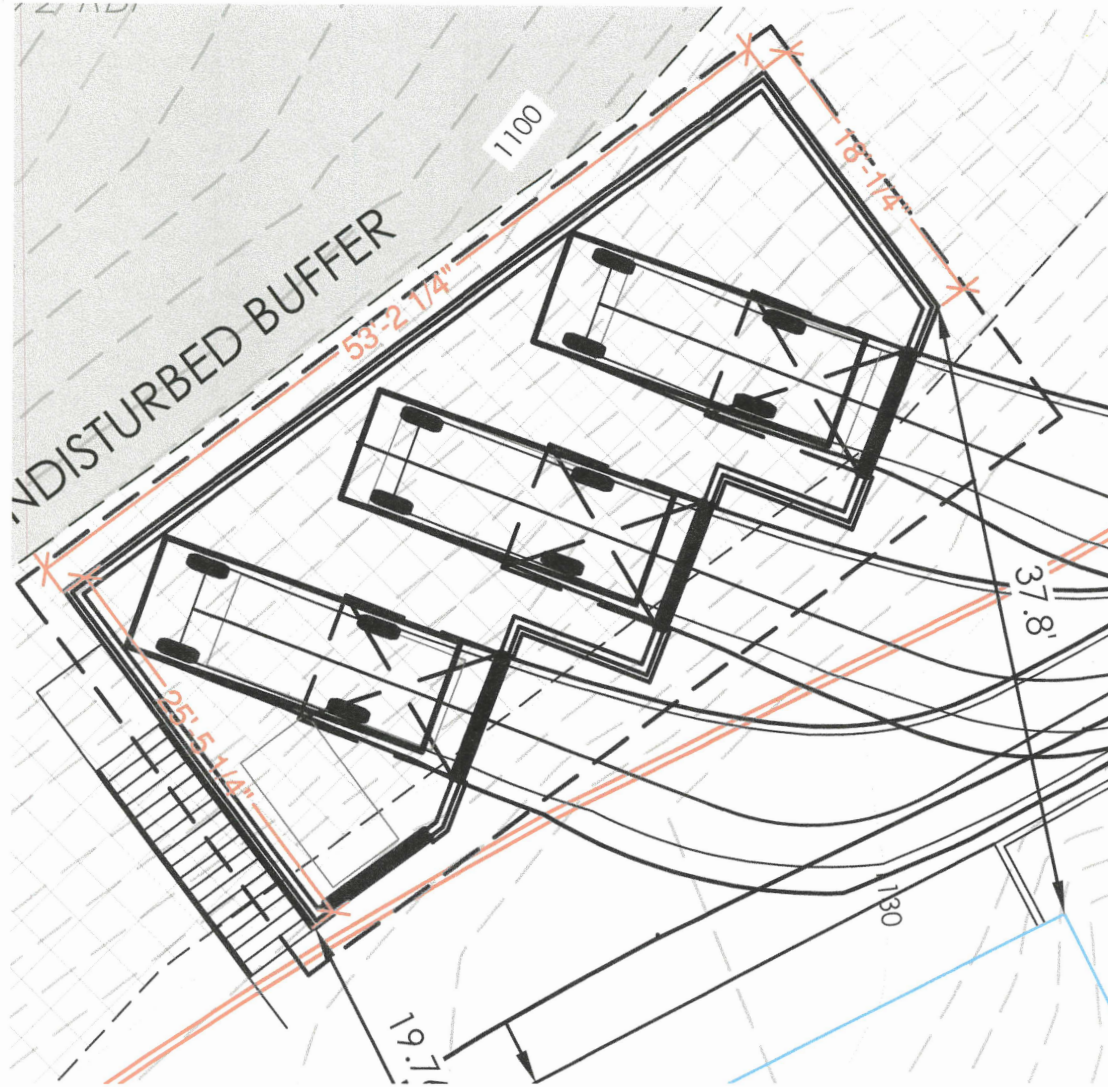


30,357 SQ. FT.
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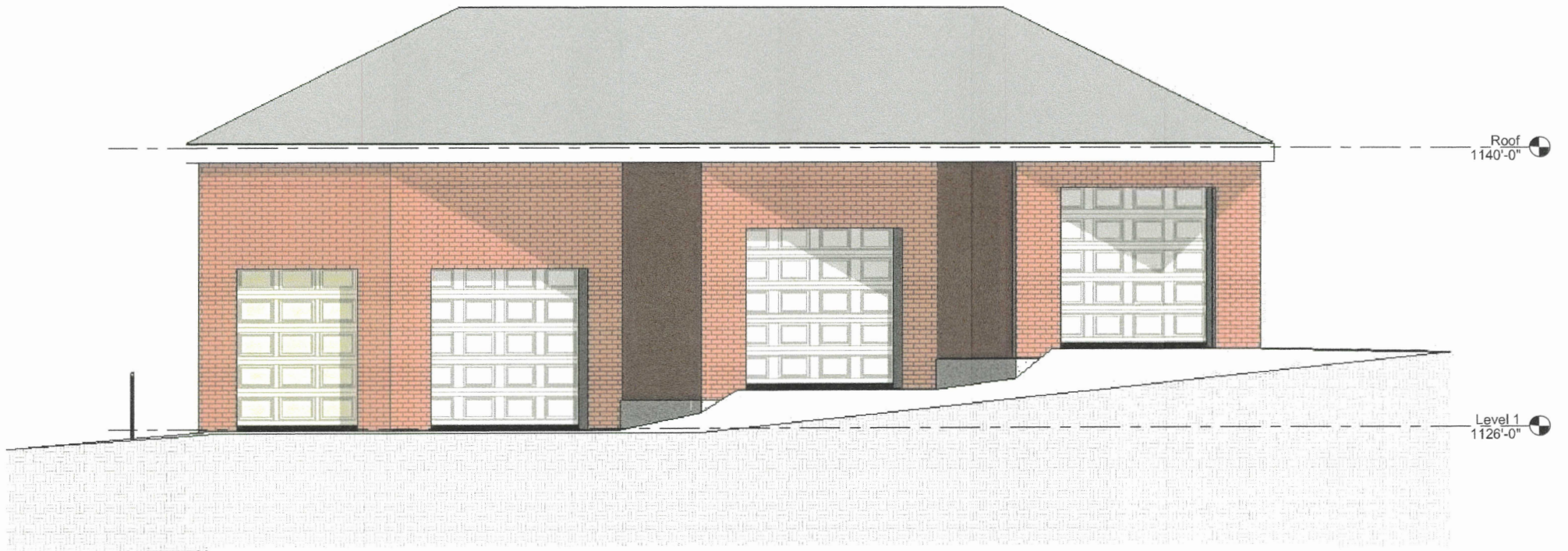
Temp. Construction
 Encroachment variance

0' R/W
 PB 19, PG 58

1,300 S.F. of encroachment withing undisturbed buffer
 1,254 S.F. of non-impervious area withing the impervious area



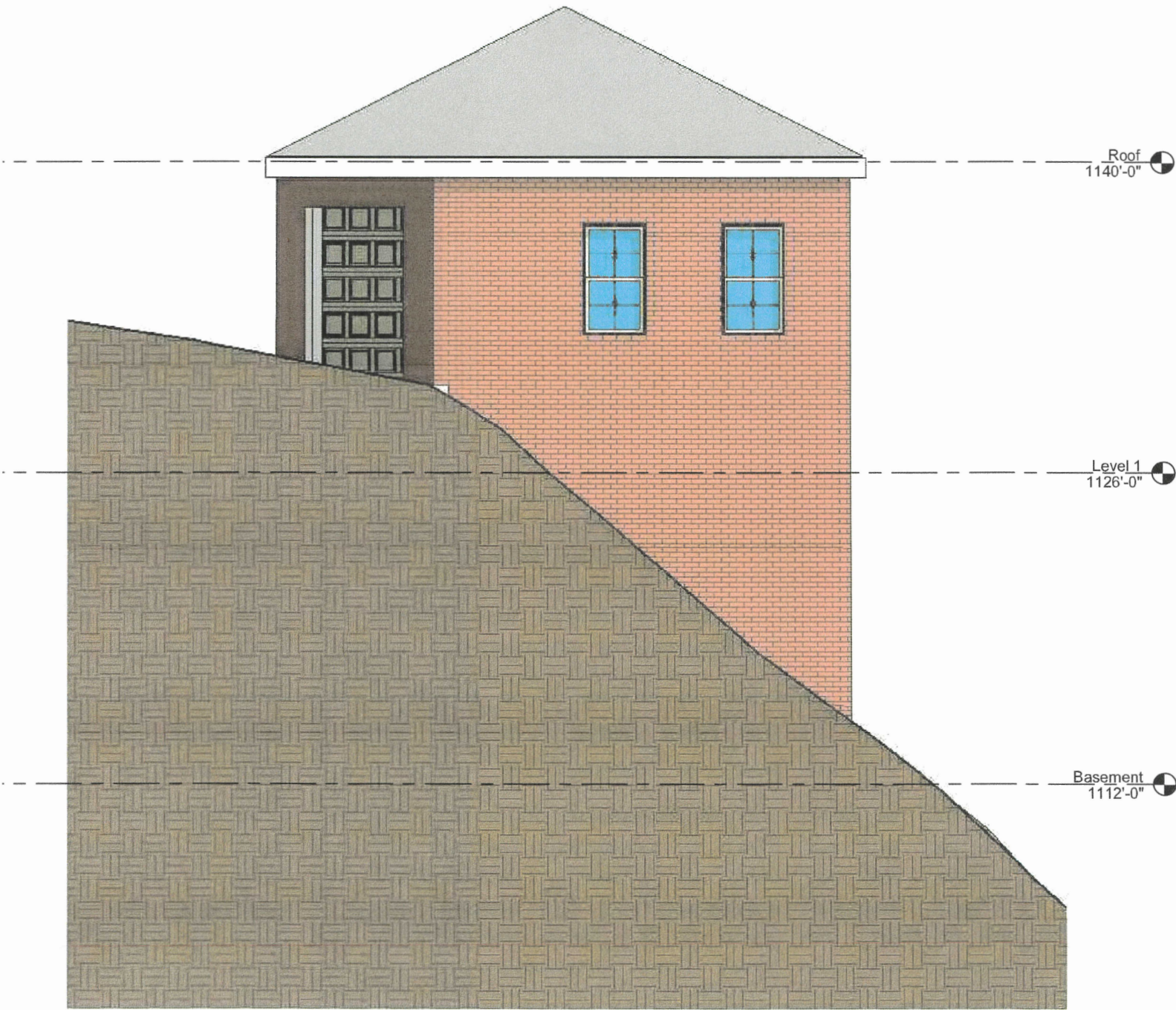
Conceptual Floor Plan
NTS



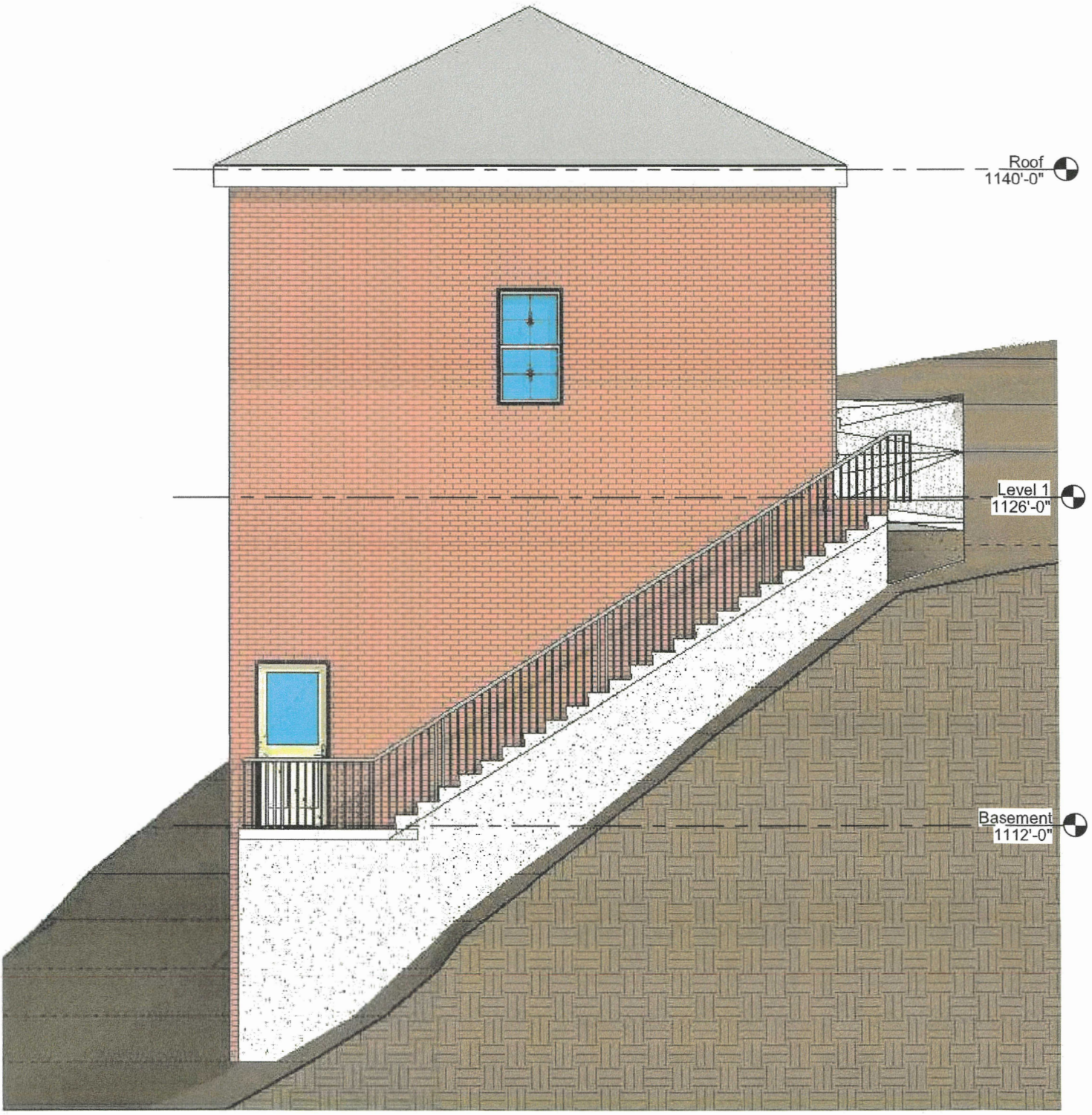
① SOUTH EXTERIOR
1/4" = 1'-0"



③ NORTH EXTERIOR
1/4" = 1'-0"



④ EAST EXTERIOR
1/4" = 1'-0"



② WEST EXTERIOR
1/4" = 1'-0"



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: September 16, 2025
Date Submitted: September 16, 2025
Final Approval Date: September 22, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Jeffery Chase Adams** to rezone a 0.46± acre tract located on the northwest side of the intersection of Cleveland Highway and Riverbend Circle (a/k/a **1725 Cleveland Highway, NE**) from Residential-I (R-I) to Neighborhood Business (N-B), with a special use.
Meeting Date: October 14, 2025

Purpose of Request:

The applicant is proposing to rezone the subject property with a special use to establish a group home for men as part of the Restore 5:10 ministry program. The proposed group home is a transitional housing and educational support program for men who have successfully completed a drug rehabilitation program. The property contains an existing ranch-style home over a basement that was previously owned and occupied by the neighboring Riverbend Church as the "Project Hope House" which provided food and clothing within the local community. Prior to that, the property was an addiction ministry called "Joe's Place at Riverbend".

The existing residential home was built in 1960 and contains 1,181 square feet of heated floor space over an unfinished basement. The applicant intends to renovate the structure to house a total of 4 residents, including the resident manager (4 bedrooms and 4 bathrooms). The property has an access driveway from Cleveland Highway and Riverbend Circle. It is the intent of the applicant to add another driveway and parking area to the rear of the home near the existing patio, basketball court and sand volleyball court area. The subject property is located within the Gateway Corridor Overlay Zone and the adjacent uses include single-family homes, Riverbend Church and Millie's Drapery & Decorating.

Facts & Issues / History & Background:

Department Recommendation:

Planning staff recommended approval with eight 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. Restore 510 Mission Purpose
5. Plat
6. Pictures

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Jeffery Chase Adams
Property Owner Jeffery Chase Adams / Restore 5:10
Location 1725 Cleveland Highway
Request Rezone from R-I to N-B with a special use
Total Acres 0.46± acre
Ward Two
Proposed Use Group home for men
Planning Division Staff Recommendation **Approval, with conditions**
Date October 14, 2025

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

The applicant is proposing to rezone the subject property with a special use to establish a group home for men as part of the Restore 5:10 ministry program. The proposed group home is a transitional housing and educational support program for men who have successfully completed a drug rehabilitation program. The Purpose and Mission of Restore 5:10 is to help individuals restore themselves to a life of purpose as they strive to continue to overcome addictions. A stable home can make a lasting impact for an individual, and in turn, a lasting impact for families and generations to come. When individuals thrive, so does our community! Restore 5:10 strives to walk alongside those who are recent rehabilitation graduates needing a fresh start by providing a stable home, job, and financial literacy. A complete description of the program and standard operating procedure was one of the required documents provided with this special use request.

The property includes an existing ranch-style home over a basement that was previously owned and occupied by the neighboring Riverbend Church as the “Project Hope House” which provided food and clothing for the local community. Prior to that, the property was an office that served as an addiction ministry called “Joe’s Place at Riverbend”. The existing 2 bedroom / 1 bathroom home was built in 1960 and contains 1,181 square feet of heated floor space over an unfinished basement. The applicant intends to renovate the interior of the home to accommodate a total of 4 residents, including the resident manager (4 bedrooms and 4 bathrooms). The property has an access driveway from Cleveland Highway and Riverbend Circle. It is the intent of the applicant to re-establish a second driveway off Riverbend Circle to access an existing paved recreational area previously used for parking.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family home	Neighborhood Business (N-B)
South	Riverbend Baptist Church	Residential-I (R-I)
East	Retail strip center; Millie’s Drapery & Decorating	Suburban Shopping (S-S) -County
West	Single-family homes	Residential-I (R-I) -County

The subject property is located within the Gateway Corridor Overlay Zone and other nearby uses include the Atlanta Botanical Gardens, Northlake Plaza shopping center, and the closed Riverbend Elementary School in the 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:

2021 – A request by Atlanta Botanical Garden, Inc. to annex a 17.032± acres tract and rezone a 20.695± acres tract with a zoning of Planned Unit Development (P-U-D) located at 115 Barrett Street, 102, 104 and 106 Gary Street; 213, 301, 303 and 305 Lake Hill Drive; 0, 100, 101, 102, 103, 104, 105, 106, 107, 109 and 111 Randall Street; 0 Riverbend Circle; 103 Gary Street; 1662 Roper Hill Road was conditionally approved to expand the Atlanta Botanical Gardens.

2021 - A request by Optum Development to annex a 7.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 1744 Cleveland Highway was conditionally approved 36 townhome units.

2021 – A request by Carl Volle to annex a 1.69± acres tract with a zoning of Residential-II (R-II) located at 1646 Meadowlark Lane was approved for six single-family homes.

2019 – A request by Cindy Ford to annex a 0.62± acre tract with a zoning of Residential-I (R-I) located at 1659 Meadowlark Lane was approved for sewer for an existing single-family home.

▪ **Staff Analysis**

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

The subject property has frontage on a commercial corridor and is adjacent to a mixture of uses. The adjacent uses include residential, commercial and institutional uses and are zoned Residential-I (R-I), Neighborhood Business (N-B) and Suburban Shopping (S-S). It appears the proposed group home would be suitable for the area.

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

The property was originally occupied as a single-family home and will function in a similar manner. Other than the interior renovation for additional bedroom / bathroom space, and the re-establishment of an access driveway for parking off Riverbend Circle, the site will otherwise remain unchanged. The proposed should not affect the use or usability of the adjacent or nearby properties over and above the original use of the property.

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

It is staff's opinion that the proposed group home is supported by the Comprehensive Plan. The Gainesville Comprehensive Plan places the subject property within the *Public/Institutional* Future Land Use category and the *Limestone Medical Corridor* Character Area.

The *Public/Institutional* land use category includes areas containing or planned for public and/or institutional users including governmental, educational, and medical facilities, houses of worship

and similar institutional facilities, or for major transportation, utilities or communication facilities. The subject property was designated public/institutional due to Riverbend Church owning the property at the time.

The Limestone Medical Corridor Character Area is one of Gainesville's priority growth areas, with a healthcare and employment focus but space for housing development, where appropriate. The area's vision is to advance Gainesville as the medical hub of Northeast Georgia. Appropriate land uses include parks and recreation, limited single-family residential, multi-family residential, general mixed-use, commercial and public and institutional.

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

The subject property was previously owned and occupied by the neighboring Riverbend Church as the "Project Hope House" which provided food and clothing within the local community. Prior to that, the property was an office that served as an addiction ministry called "Joe's Place at Riverbend". Places of worship and accessory uses are inherently permitted within R-I zoning. The property is no longer owned by Riverbend Church and could be occupied as a single-family home under the current zoning of R-I. The property is required to be rezoned to N-B with special use approval to permit a group home. The proposed zoning appears to be most conducive given a neighboring property is zoned N-B as well and is occupied for single-family residential purposes.

(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 property utilizes public water but is on private septic which may need to be improved/enlarged due to the additional bedrooms and bathrooms proposed. Fire and police currently serve the subject property and are sufficient. Gainesville Fire Station #2 is located only 0.1± mile from the property off Cleveland Highway.

The proposal will function like a single-family home which should have minimal impacts on traffic. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), a group home/single-family home could generate on average 10± new vehicle trips per day and 2± A.M. / 2± P.M. peak hour trips.

The proposal should have no impact on the Gainesville City School System given there are no school-aged children living at the group home.

(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 should function in a similar manner as the original single-family use and the various ministries that have since occupied the property by Riverbend Church. The property is located within a commercial corridor and is adjacent to an established residential district. It is expected that many of the residential properties located along Cleveland Highway will convert to other non-single-family residential uses.

(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.

The subject property is located at the northwest corner of Cleveland Highway and Riverbend Circle. The existing road network is sufficient for the proposed use.

(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.

Access into and out of the property will continue to function as it currently does except that an additional driveway will be re-established off Riverbend Circle to provide for additional parking to the rear of the home. The property is easily accessible for emergency vehicles. There are currently no sidewalks along Riverbend Circle or Cleveland Highway.

(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. The property will function much like a single-family home limited to four residents.

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

The property will function like a single-family home with a total of four occupants. The residents are required to adhere to an 11 P.M. curfew and all guests are required to leave the property by 9:00 P.M.

(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 structure is one-story ranch style home over a daylight basement which conforms with the existing residential homes located off Riverbend Circle and Cleveland Highway. The height and footprint of the home will remain unchanged.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with a special use based on the Comprehensive Plan and the adjacent mixture of uses.

Conditions

- 1. The proposed group home shall be limited to a maximum of four residents including the resident manager. A separate public hearing by the Planning and Appeals Board and City Council shall be required for a new or different group home.**
- 2. The subject property shall be limited to the proposed group home, single-family home and office uses such as medical, dental, clinical, CPA, attorney, business and real estate office.**
- 3. A resident manager shall be required to live on site daily to enforce program rules and to assure that the property is being properly maintained.**
- 4. The subject property shall be limited to the proposed group home, single-family home and office uses such as medical, dental, clinical, CPA, attorney, business and real estate office.**
- 5. Any replacement structure, exterior facade changes, and/or future development shall be of a single-family residential appearance.**
- 6. The existing natural vegetation located along the north and west property boundary adjacent to the homes shall remain and shall be regularly maintained.**
- 7. The individual garbage containers shall be stored and appropriately screened behind the existing home in a manner so as not to be visible from the adjoining properties and roads subject to the approval of the Community and Economic Development Director. A commercial dumpster shall not be approved for the property.**
- 8. All access point design for the subject property shall be submitted for review by 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

BARRETT STREET

O-1

CLARK'S BRIDGE ROAD

ACV Fence

Look Around & Shop Thrift Store

RIVERBEND CIRCLE

N-B

CLEVELAND HIGHWAY

RIVERBEND CIRCLE

Millie's Drapery & Decorating

Burger & Shake III

RIVERBEND CIRCLE

R-I

G-B

Riverbend Church

Jolly Roger's Buggy Shine

RIVERBEND CIRCLE

MEADOWLARK LANE

SENIOR CIRCLE

SENIOR CIRCLE

R-II

R-II

Applicant: **JEFFERY CHASE ADAMS**

Request:
Rezoning +/- 0.46 AC from Residential-I (R-I) to Neighborhood Business (N-B) with a special use for a group home for men.

REZONING REQUEST

Subject Property Address:
1725 Cleveland Highway

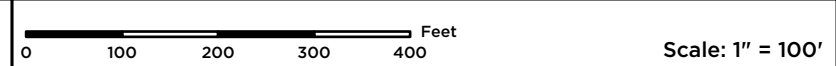
Tax Parcel:
00-084-002-010

 **Subject Property**

Aerial from 2023



Meeting Date: 10/14/2025 **Map Prepared:** 09/15/2025





GAINESVILLE



Applicant: **JEFFERY CHASE ADAMS**

REZONING REQUEST

Request:
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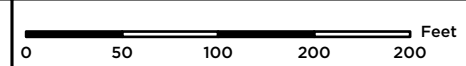
Subject Property Address:
1725 Cleveland Highway

Tax Parcel:
00-084-002-010

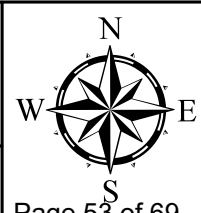
 **Subject Property**

Aerial from 2023

Meeting Date: 10/14/2025 **Map Prepared:** 09/15/2025



Scale: 1" = 100'



Supplemental Narrative

- What are the services provided within the home such as boarding, counseling, drug testing, group meetings, recreation?

There will be drug testing and close work with probation officers assigned to men or counselors that have been assigned. Group meeting will be held on Thursday nights. Men will also participate in working the Celebrate Recovery curriculum.

- How many residents will there be?

There will be a total of 4 residents including the Resident Manager.

- Is there a curfew?

Yes, all guests/visitors must be gone from the house by 9pm.

- Will the residents work a typical 8 a.m. to 5 p.m. job, Monday thru Friday?

Yes

- Will there be transportation provided, or will the residents drive their own vehicles?

Residents will provide their own transportation. Existing parking will be utilized and a couple of parking spaces will be added behind the home.

- Will the home be renovated?

The home currently has 2 bedrooms, 1 bathroom, kitchen, laundry room, office and common area. It is the intent to renovate the interior space to accommodate 4 bedrooms and up to 4 bathrooms.



RESTORE 5:10

Mission and Purpose

Restore 510 will provide transitional housing and educational support for men who have successfully completed a drug rehabilitation program. We will not accept residents who have not completed an approved rehabilitation process. While there is a significant need for immediate-entry rehabilitation centers, Restore 510 is intentionally different. Our program requires that applicants have completed at least three months in another approved rehabilitation program and demonstrated a clear commitment to living in restoration and reintegrating into the community.

Many programs exist to help men take the first step of breaking free from addiction. Restore 510 seeks to provide the next step. Our mission is not only to see men who need help transform into men who no longer need help—it is to see men become contributors, leaders, and helpers themselves. We exist to take men from dependence to independence, and ultimately into lives of service.

For clarity, while we recognize the urgent need for programs addressing men with a history of sexual misconduct, Restore 510 will not accept residents with charges of that nature.

Program Structure and Oversight

Chase Adams serves as the Resident Agent of Restore 510, providing executive leadership and oversight. The home will also have a **Resident Manager**, a leader who lives on-site and carries day-to-day responsibilities for supervision, accountability, and household management.

Residents are required to follow a structured program that includes:

- **Regular Meetings:** Mandatory participation in recovery, discipleship, and life-skills gatherings.
- **Random Drug Screenings:** To ensure accountability and maintain a drug-free environment.
- **House Rules:** Clear expectations around respect, responsibility, and community living.

- **Zero Tolerance Policy:** Any use of drugs, alcohol, or prohibited substances results in immediate dismissal.

The property will also feature **outdoor landscaping and grounds maintenance**, providing both a welcoming environment and opportunities for residents to serve and contribute.

Transformational Discipleship

Restore 510 emphasizes not only sobriety, but also spiritual, educational, and relational growth. Our model is rooted in discipleship, equipping men to develop character, self-leadership, and life skills.

We have already seen this process bring transformation. For example, **Mark Poole** has walked through our educational and discipleship pathway, demonstrating the fruit of restoration. We have witnessed men go from homelessness and brokenness to stability—men who are now married, raising children, and giving back to their communities.

Restore 5:10 Timeline (6 Months)

Month 0: Intake & Orientation

- Intake assessment: substance use history, health, legal, and employment background
- Individual Recovery Plan (IRP) developed with case manager
- House rules, expectations, and daily structure introduced, SOP's
- Begin mandatory meetings: 12-step, Celebrate Recovery, or similar

◆ Phase 1: Restore

Focus: Restore, meeting basic need: housing, food, friendship. Self-leadership techniques: time management, reminders, task lists, and follow-through.

- Attend 3 recovery meetings per week. (AA, NA, church, etc.)
- Secure personal identification (ID, Social Security card, etc.)
- Begin serving in community or house responsibilities
- Regular drug testing and curfews enforced
- Weekly one-on-one mentorship.

◆ Phase 2: Confirm

Focus: Evaluate decision making. Learn to zoom in and out, seek advice, and make the best decisions for current and future success.

- Continue counseling and life skills education
- Practice leading yourself well.
- Increased accountability and trust-building.
- Practice conflict resolution.
- Restitution plans or legal obligations addressed

◆ **Phase 3: Strengthen**

Focus: In this phase we will focus on building reserves so that unbudgeted expenses do not derail progress.

- Maintain steady employment
- Manage personal finances: budgeting, saving, giving
- Peer mentorship (encourage leadership within the house)
- Obtain education if not already completed.
- Practice mock interviews
- Begin setting financial and transition goals.

◆ **Phase 4: Establish**

Focus: Personal and community-based accountability,

- Secure permanent housing
- Finalize aftercare plan (church, sponsor, counselor)
- Set Goals using the SMART method.
- Establish support network (accountability partners, mentors)
- Graduation preparation and celebration
- Alumni follow-up plan for 6–12 months post-program

Purpose/Final Goal

Those who successfully complete Restore 510 will go from someone who once needed help to someone who can now offer help to those in need.

Restore 510 staff and successful clients believe that being restored, confirmed, strengthened, and established in and on Christ means we have been restored to live life the way God intended for His people to live.

Graduation & Aftercare

- Celebrate recovery journey with family and peers
- Ongoing alumni check-ins (monthly or quarterly)
- Optional: Join alumni support group or serve as house mentor

Conclusion

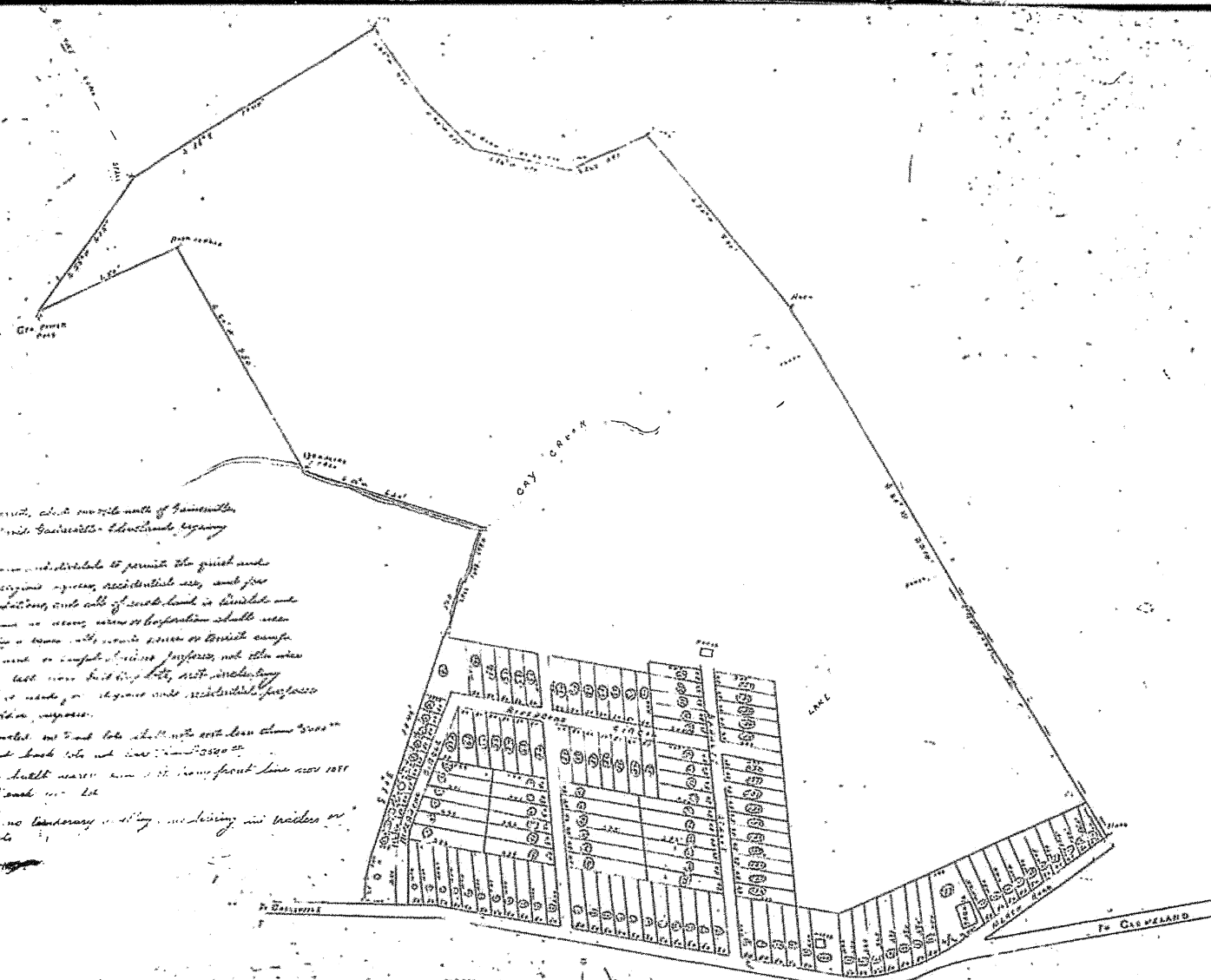
Restore 510 is designed to be more than a safe place to stay—it is a next step toward lifelong restoration. By providing housing, accountability, education, discipleship, and community, we are building a pathway for men to move from being helped to becoming helpers, from brokenness to leadership, and from addiction to restoration.

Standard 1/4 Sec. 36, T. 14 N., R. 10 E., S. 100 N. 1/4 Sec. 36, T. 14 N., R. 10 E., S. 100 N.

These lands shall be used and distributed to permit the quiet and proper enjoyment of religious purposes, and for the maintenance of religious institutions, and all of such lands shall be used for no other purpose than as herein provided. No other use shall be made of such lands except as herein provided, and no other use shall be made of such lands except as herein provided.

No building shall be erected on any such land which shall be used for any other purpose than as herein provided, and no other use shall be made of such lands except as herein provided.

There shall be no temporary building, machinery or vehicles on any outside lots.



Scale 20000 ft
G. O. PLANN

Witnessed this 27th day of 1907
G. O. PLANN

1725 Cleveland Hwy Gainesville G.A. 30501

Outside











Inside









