

**GAINESVILLE PLANNING AND APPEALS BOARD
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