



Work Session Agenda
Thursday, October 30, 2025, 9:00 AM
The Boathouse at Lake Lanier (2nd Floor)
3105 Clarks Bridge Road, Gainesville, GA 30506
Mayor or Mayor Pro Tem Presides

PRESENTATION:

- Dedication of the C. Danny Dunagan, Jr. Ballroom

DEPARTMENT ISSUES:

Community & Economic Development

- **Public Hearing Item: November 4, 2025, Council Meeting** Abb Hayes
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.**
- **Public Hearing Item: November 4, 2025, Council Meeting** Abb Hayes
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.**

CITY MANAGER ISSUES:

MAYOR/COUNCIL ISSUES:

- Ex-Officio Report(s)
- Appointment: Cemetery Advisory Committee Sam Couvillon
- Appointments: Housing Authority Sam Couvillon

CITY ATTORNEY ISSUES:

CITY CLERK ISSUES:

EXECUTIVE SESSION:

ADJOURNMENT:

Final: Tuesday, October 28, 2025 12:00 PM



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: October 27, 2025

Date Submitted: October 28, 2025

Final Approval Date: October 28, 2025

Presenter:

Item of Business: Dedication of the C. Danny Dunagan, Jr. Ballroom

Meeting Date: October 30, 2025

Purpose of Request:

To unveil and dedicate the Boathouse at Lake Lanier ballroom in memory of Ward 1 Gainesville City Councilman and first elected Mayor C. Danny Dunagan, Jr.

Facts & Issues / History & Background:

This dedication is in memory of Council Member C.Danny Dunagan, Jr. for the nearly 30 years he devoted to the City in various capacities, but most notably as Gainesville's first elected mayor (2014-2021) and longtime Ward 1 Council Member (2006-2013, 2022-2025).

Department Recommendation:

Department Director:

Bryan Lackey

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

None



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: October 17, 2025

Date Submitted: October 20, 2025

Final Approval Date: October 28, 2025

Presenter: Abb Hayes, City Attorney

Item of Business: **Public Hearing Item: November 4, 2025, Council Meeting**
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.**

Meeting Date: October 30, 2025

Purpose of Request:

To provide an overview of the following zoning request as presented at the October 14, 2025, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

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 with three units per building. 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.

Department Recommendation:

Staff and PAB recommended approval with four conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Ordinance 2025- :

I move to approve the ordinance to amend the existing Planned Unit Development (P-U-D) for the subject property for residential condominiums with four conditions as presented.

Denial of the Request:

I move to deny the request.

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. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Zoning Amendment Ordinance
4. Location maps
5. Hidden Cove Plat
6. Narrative
7. SITE PLAN
8. Survey
9. Architectural Rendering
10. Existing Condominiums

YC9NRW GA,
2025-MV-218629
1998 TOYOTA 4-RUNNER,
JT3HN87RXW0162156, NO
TAG, 2025-MV-218627
MAG 40-10
152519 10/8, 10/15

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

(STORAGE FACILITY)
Vehicle Make: STY Year: 2019
Model: STRYKER

Vehicle ID #: 5RXG6442XK2410225
Vehicle License #: State
Person who left vehicle at facility: TRENT SPRATLIN
Any information relating to owner: OWNER

You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.

The vehicle is currently located at: 6005 Lanier Islands Pkwy., Buford, GA. 30518

Anyone with an ownership interest in this vehicle should contact the following business immediately:

Business Name: Holiday Boat & RV Storage
Address: 6005 Lanier Islands Pkwy. Buford, GA. 30518
Telephone #: 770-831-3309
152738 10/15, 10/22

NOTICE OF APPOINTMENTS TO THE BOARD OF EQUALIZATION

Pursuant to the provisions of OCGA 48-5-311 and 15-12-81, Notice is hereby given that the Grand Jury of Hall County will make appointments to the Hall County Board of Equalization during in December 2025.

The Board of Equalization is responsible for hearing appeals on property values and exemptions. Generally, any citizen of Hall County who is 18 years old, owns real property, and is a high school graduate is eligible for appointment. Anyone interested in serving on the Board of Equalization should contact Mark Pettitt, Clerk of Superior Court of Hall County, no later than 5:00 pm November 1, 2025.

More information can be found at www.HallClerk.com. This 8th day of October 2025 Mark Pettitt, Clerk of Superior Court, Hall County, Georgia
152566 10/8, 10/15



NOTICE OF SECOND DUI CONVICTION WITHIN 5 YEARS

TO BE PUBLISHED
NAME: MICHAEL EDWARD HIGGINS
CITY: FLOWERY BRANCH
COUNTY: HALL
ZIP CODE: 30542

ARREST DATE: 04/23/23
ARREST TIME: 06:33 PM
ARREST LOCATION: MCEVER RD @GREEN RD
DISPOSITION: GUILTY
Hall County Superior & State Court
Mark Pettitt, Clerk
225 Green Street, SE
Gainesville, GA 30501

PUBLISHED PURSUANT TO O.C.G.A. 40-6-391(A)(5)
2023SR007167-JWW
152765 10/15

REDEMPTION NOTICE

TO ALL OWNER(S), LESSOR(S), LESSEE(S), SECURITY INTEREST HOLDER(S), AND LIENHOLDER(S) OF THE BELOW DESCRIBED VESSEL

Date first run in county organ or posting at county courthouse:

To the above styled individuals:

You are hereby given notice that the below named individual or company is in possession of your vessel.

The vessel is described as: 1974 AMF SUNFISH
The certificate number is: NONE

The hull identification number is: AMF20545M74J

The vessel was removed from: UNIVERSITY YACHT CLUB, 6649 YACHT CLUB RD, FLOWERY BRANCH, 30542

The present location of the vessel is: 6649 SNUG HARBOR CT, FLOWERY BRANCH, GA 30542
Submitted by: JOE W. PARRIS as Owner/Operator of Removal or Storage Company

6506 SNUG HARBOR CT.
Address
FLOWERY BRANCH, GA 30542

City State Zip
THE ABOVE VESSEL HAS BEEN DEEMED ABANDONED AND IF NOT REDEEMED BY ITS OWNERS OF THOSE HAVING A LEGAL INTEREST, IT WILL BE DISPOSED OF.

THIS ADVERTISEMENT SHALL RUN IN THE COUNTY'S LEGAL ORGAN FOR TWO (2) CONSECUTIVE WEEKS, AND IF NO PAPER EXISTS, SHALL BE POSTED AT THE COUNTY COURTHOUSE FOR TWO (2) CONSECUTIVE WEEKS. O.C.G.A. § 52-7-71
152772 10/15, 22



STATE COURT OF JACKSON COUNTY

SECOND OR THIRD DUI CONVICTION

DEFENDANT'S NAME: CALVIN TYLER SARGENT
DEFENDANT'S ADDRESS: PO BOX 474 LULA, GA 30554

DATE OF OFFENSE:

OCTOBER 1, 2021

DATE OF DISPOSITION:

SEPTEMBER 23, 2023

DISPOSITION: PLEA OF GUILTY, 30 DAYS CONF W/CFTS 1 D-REM 29D E/O

WKND BEG 9/23/23 AT 7 PM, 12 MOS PROBATION, \$1000+SC, 240 H CSW, A/D, RRP, NO ALCOHOL, SCREENS, 11, PF, TAGS, HV
NOTICE
152789 10/15

Name Changes

IN THE SUPERIOR COURT OF HALL COUNTY
STATE OF GEORGIA

In re the Name Change of Steven Cole Lassetter, Petitioner
Civil Action Case No. 2025CV001800JJD

NOTICE OF PETITION TO CHANGE NAME OF ADULT
Petitioner filed a petition in Hall County Superior Court on October 3, 2025, to change Petitioner's name from: Steven Cole Lassetter to Lauren Janet Lassetter. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.

Date October 3, 2025
/s/ Steven Cole Lassetter,
Name: Steven Cole Lassetter,
Address 2817 Navajo Circle
Gainesville, GA 30501
Phone: 470-652-1667
Email: laulass93@gmail.com
152654 10/15, 22, 29, 11/5

HALL COUNTY SUPERIOR COURT

STATE OF GEORGIA
Civil Action Case Number 2025CV000683

NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD

Maria Abigail Eller-Cano filed a petition in the Hall County Superior Court on April 23, 2025, to change the name of the following minor child from Riley Annette Richards to: Riley Annette Eller Romero

Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA §519-12-I(h)(2) and (3).

Maria Abigail Eller-Cano
Petitioner, Pro se
Name: Maria Abigail Eller-Cano
Address: 4957 Poplar Springs Rd. Gainesville, GA 30507
152284 10/1, 8, 15, 22

Public Hearings

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP

Notice is hereby given that the Gainesville City Council will conduct a public hearing on **Tuesday, November 4, 2025 at 5:30 p.m.** in the Gainesville Justice Center (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in Gainesville on the following requests:

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

2) 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

Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.

NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA §36-67A-3 3 (c))
152768 10/15

NOTICE TO THE PUBLIC

YOU ARE HEREBY NOTIFIED

that on October 29, 2025, at 9:00 a.m., in the Hall County Courthouse in Gainesville, Georgia, the Superior Court of Hall County will hear the case of **GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY and KING'S HAWAIIAN BAKERY SOUTHEAST INC.**, Civil Action File No. 2025CV001780, the same being a proceeding to confirm and validate the Gainesville and Hall County Development Authority Taxable Revenue Bonds (King's Hawaiian Bakery Southeast Inc. (Equipment) Project), Series 2025 in the maximum aggregate principal amount of \$54,000,000 (the "Bonds"), proposed to be issued by the Gainesville and Hall County Development Authority (the "Issuer") in order to develop and promote for the public good and welfare, trade, commerce, industry and employment opportunities within Hall County, Georgia (the "County"), for the purpose of financing, in whole or in part, the cost of acquiring and installing a "project" in Hall County, Georgia, including the acquisition and installation machinery and equipment and other personal property (the "Project"). The Project is to be leased by the Issuer to King's Hawaiian Bakery Southeast Inc. (the "Company") for use as part of the Company's existing bread and bakery product manufacturing facility, all in accordance with the terms of a resolution (the "Bond Resolution") adopted by the Issuer, and the Exhibits thereto. In such proceeding, the Court will also (a) hear and determine the validity of instruments relating to and providing security for the Bonds including the Bond Resolution, an Indenture of Trust, a Lease Agreement, a Bond Purchase Agreement, a Guaranty Agreement, a Home Office Payment Agreement, and a Discount Valuation Agreement, as described in the Petition and Complaint; and (b) hear and determine such other questions of law and fact pertaining to the right of the Issuer to issue the Bonds and to provide the security therefor.

The Bonds shall be special and limited obligations of the Issuer, payable solely from funds provided by the Company and shall not be payable from taxes or other public funds and **NO PERFORMANCE AUDIT OR PERFORMANCE REVIEW (AS SUCH TERMS ARE DESCRIBED IN SECTION 36-82-100 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED) WILL BE CONDUCTED WITH RESPECT TO THE EXPENDITURE OF BOND PROCEEDS.**

Any citizen of the State of Georgia residing in Hall County, Georgia, or any other person wherever residing who has a right to object, may intervene and become a party to these proceedings.
s/Mark Pettitt Clerk, Superior Court Hall County, Georgia
152739 10/15, 10/22

Public Sales/Auctions

THESE VEHICLES WILL BE SOLD AT PUBLIC AUCTION ONLINE AT 10:00 A.M. ON TUESDAY OCTOBER 21, 2025. THESE VEHICLES ARE PRESENTLY LOCATED AT STATEWIDE WRECKER SERVICE INC, 2315 MURPHY BLVD, GAINESVILLE, GA 30504. THE FOLLOWING VEHICLES ARE DECLARED ABANDONED AND FORECLOSED VEHICLES PURSUANT TO OCGA 40-11-19.

7 7 0 - 2 7 9 - 8 4 2 4

www.welchelauction.com

2014 CHEVROLET Cruze

1G1PAS5H3E7303566

2012 VOLKSWAGEN Jetta

3VWDX7AJ5CM457236

2006 AUDI TT

TRUWD28N861007930

2012 TOYOTA Yaris

JTDBT4K32CL011048

1994 CHEVROLET Camaro

2G1FP22P6R2152784

2006 FORD Expedition

1FMFU17576LA31478
152520 10/8, 10/15

NOTICE OF SALE:

Notice is Hereby given that My Storage Space intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the Georgia Self-Storage Facility Act, Georgia Code Section 10-4-210 to 10-4-215. The undersigned will sell at public sale by competitive bidding on Tuesday, October 21, 2025 at 10AM on the premises where said property is being stored and which is located at: My Storage Space, 5671 Wayne Drive, Flowery Branch, Georgia 30542, County of Hall, State of Georgia, Phone Number 770-967-2130. The personal property found in units: C23/C25 Charles Bennett, A22 Cequillia Young, C34 Dena Carnes, D22 Michael Samuels. All sales are CASH ONLY and all items must be removed from the unit within 48 hours. All items are sold as is. Sale is subject to cancellation and Tenant has the right to redeem prior to sell. General description of goods: Household and miscellaneous items.
152231 10/1, 10/8

Notice of Sale.

Notice is Hereby given that Northeast Georgia Storage Center LLC, intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the Georgia Self-Storage Facility Act, Georgia Code Section 10-4-210 to 10-4-218. The undersigned will sell at public sale by competitive bidding on Friday, October 24th, 2025 at 9:00 am on the premises where said property is being stored and which is located at, Northeast Georgia Storage Center, 1980 Delta Drive, Gainesville Georgia 30501, County of Hall, State of Georgia. 770-536-5173. The personal property found in units: A008 Heaven Benton - clothes, cookware, weed eater; A031 Sean Monsees- Fishing poles, boxes, chrome wheels, tools, furniture; B002 Ruby Reid-Speakers, amplifier, turntable, records; B017 Ruby Reid-Furniture, pictures; B018 Ruby Reid- Washer, dryer, freezer, furniture, clothes; D010 Jose Narvaez-Furniture, glassware; D025 Lindsay Turner- Furniture, plastic tubs; F024 Alejandro Perez- Floor jacks, tool boxes, 2 air compressors, table saw, 2 miter saws, power tools; M011 Kathleen Gooch- Furniture, miter saw, boxes, household items. Purchases must be made with cash. All items are sold as is. Sale is subject to cancellation and Tenant has the right to redeem prior to sale.
152590 10/8, 10/15

Probate Notices

GEORGIA, HALL COUNTY TRADE NAME

LPP GAINESVILLE I LLC IS HEREBY GIVEN THAT A TRADENAME REGISTRATION STATEMENT, VERIFIED BY AFFIDAVIT OF **LPP GAINESVILLE I LLC** HAS BEEN FILED IN THIS OFFICE, WHICH AFFIDAVIT STATES THAT **LPP GAINESVILLE I LLC** IS CONDUCTING A BUSINESS IN

THE CITY OF **GAINESVILLE, HALL COUNTY, GEORGIA UNDER THE TRADENAME OF LAKESIDE STORAGE AND THAT THE NATURE OF SAID BUSINESS IS R E N T A L - R E N T I N G LEASING/SELLING REAL ESTATE I R E N T C O M M E R C I A L , INDUSTRIAL, O R O T H E R REAL ESTATE I OWN.**

WITNESS MY OFFICIAL SIGNATURE AND SEAL OF THE SUPERIOR COURT. THIS **07 DAY OF OCTOBER, 2025.**

MARK PETTITT, CLERK
152823 10/15, 22

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF **CAROLYN ANN HAZZARD, DECEASED**

ESTATE NO. E-25-497

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: WHOM IT MAY CONERN, Ronovan Wayne Hester has petitioned for Letters of Administration to be appointed administrator of the estate of Carolyn Ann Hazzard deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before November 3, 2025 by 10:00 A.M.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Mark Loggins
Judge of the Probate Court

By: S. Carley
Clerk of the Probate Court

116 Spring Street First Floor
Gainesville, Georgia 30501

Address
770-53-6923

Telephone Number
152305 10/1, 8, 15, 22

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF **JEFFREY WARREN STOKEY, DECEASED**

ESTATE NO. E-24-457

NOTICE

[For discharge from office and all liability]

IN RE: Petition for Discharge of Personal Representative TO: WHOM IT MAY CONCERN:

This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 am, November 3, 2025

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

Mark Loggins
Judge of the Probate Court

By: Riley Norris
Clerk of the Probate Court

116 Spring Street, SE
Gainesville, GA 30501

Address
770-533-7828

Telephone Number
152579 10/15

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF **RICHARD HUSS, DECEASED**

ESTATE NO. E-25-487

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

TO: WHOM IT MAY CONCERN,

Ruby Huss has petitioned for Letters of Administration to be appointed administrator of the estate of Richard Huss deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before November 3, 2025 by 10:00 A.M.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

Mark Loggins
Judge of the Probate Court

By: Riley Norris
Clerk of the Probate Court

116 Spring Street, SE
Gainesville, GA 30501

Address
770-533-7828

Telephone Number
152579 10/15

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF **KEITH HENRY VEIMER, DECEASED**

ESTATE NO. E-25-527

PETITION FOR LETTERS OF ADMINISTRATION NOTICE

[Strike the sentence in parenthesis below if not applicable.]

TO: WHOM IT MAY CONCERN

Michelle Arlene Knight has petitioned to be appointed administrator of the estate of Keith Henry Veimer deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show

Gainesville, GA 30501
Address
770-535-9710 Ext 7011
Telephone Number
152070 10/1, 8, 15, 22

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF **M'ledge Dills Adams, DECEASED**

ESTATE NO. E-24-377

PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE

Jennifer M'ledge Crowe has petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00a.m. November 3rd, 2025,

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.

Mark Loggins
Judge of the Probate Court

By: S. Carley
Clerk of the Probate Court

116 Spring Street First Floor
Gainesville, Georgia 30501

Address
770-53-6923

Telephone Number
152305 10/1, 8, 15, 22

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF **JEFFREY WARREN STOKEY, DECEASED**

ESTATE NO. E-24-457

NOTICE

[For discharge from office and all liability]

IN RE: Petition for Discharge of Personal Representative TO: WHOM IT MAY CONCERN:

This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 am, November 3, 2025

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.

Mark Loggins
Judge of the Probate Court

By: Riley Norris
Clerk of the Probate Court

116 Spring Street, SE
Gainesville, GA 30501

**GAINESVILLE PLANNING and APPEALS BOARD
RECOMMENDATION**

Applicant and Property Owner..... Outer Banks, LLC (Paul Brown)
Location..... 2486 Hidden Cove Court
Request..... Amend P-U-D zoning
Total Acres 0.47± acre
Ward..... One
Proposed Use..... Six residential condominiums
Planning Division Staff Recommendation **Approval, with conditions**
Planning & Appeals Board 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 0.47± 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. Twelve 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.**

Excerpts from the October 14, 2025 PAB Meeting Minutes

Applicant Presentation: Paul Brown, 3070 Stillwater Drive, stated the condominiums design will match the existing units and will the HOA will merge with the pre-existing units.

FAVOR: None

OPPOSE: None

Board Comments: Board Member Fleming asked about the HOA and timeframe for work to begin. The applicant advised the HOA will merge with Hidden Cove HOA and expected four months to begin possibly by Spring.

There was a motion to recommend conditional approval of the zoning amendment request for residential condominiums having a zoning of Planned Unit Development (P-U-D) with the following conditions:

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).
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Motion made by Board Member DeFoor
Motion seconded by Board Member Martin
Vote – 6 favor, 1 vacant

Passed: _____

AN ORDINANCE

No. 2025-

AN ORDINANCE AMENDING THE EXISTING PLANNED UNIT DEVELOPMENT, WITH CONDITIONS (P-U-D-c) 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); TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Planned United Development, with conditions (P-U-D-c)**.

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.**

ORDINANCE NO. 2025-___

Legal Description

All that tract or parcel of land lying and being in Land Lots 143 and 144, 9th Land District, Hall County, Georgia, being Units A, B, C, D, Building I, Hidden Cove, a Condominium Project, as shown on plat recorded in Condominium Plat Book A, Pages 28 and 29, Hall County, Georgia Plat Records, and also known as Lot I according to Plat Book 88, Pages 32-33, Hall County, Georgia Plat Records, which plats and the record thereof are incorporated herein by reference for a more complete description of the subject property. Together with, as an appurtenance to the above described property the undivided interest, all easements and other rights set forth for the benefit of the above described property in that certain Declaration of Covenants, Easements, Conditions and Restrictions recorded at Deed Book 815, Page 625, Hall County records, amended and re-recorded in Deed Book 854, Page 633, aforesaid records, as amended by amendments thereto filed in the Hall County, Georgia records. This deed is made subject to the covenants, restrictions, reservations, limitations conditions, uses, agreements, easements, options and other provisions contained in that certain Declaration entitled Hidden Cove Condominium, dated October 21, 1983, recorded In Deed Book 815, Page 625, Hall County records, amended and rerecorded in Deed Book 854, Page 633, aforesaid records, and supplemented by Agreement recorded in Deed Book 854, Page 658, aforesaid records, and as may be further amended, and in the Plat recorded in Condominium Plat Book A, Pages 28 and 29, aforesaid records. This property is known as 2486 NW Hidden Cove Court and Tax Parcel 01097A000018 according to the 2024 system of numbering properties by the Hall County, Georgia Tax Assessor's office. Said property is conveyed together with and subject to all easements, covenants, and restrictions of record, if any.

Said property contains 0.45± acre, more or less.

SECTION II

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

SECTION V

The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

ORDINANCE NO. 2025-____

W. Samuel Couvillon, Mayor

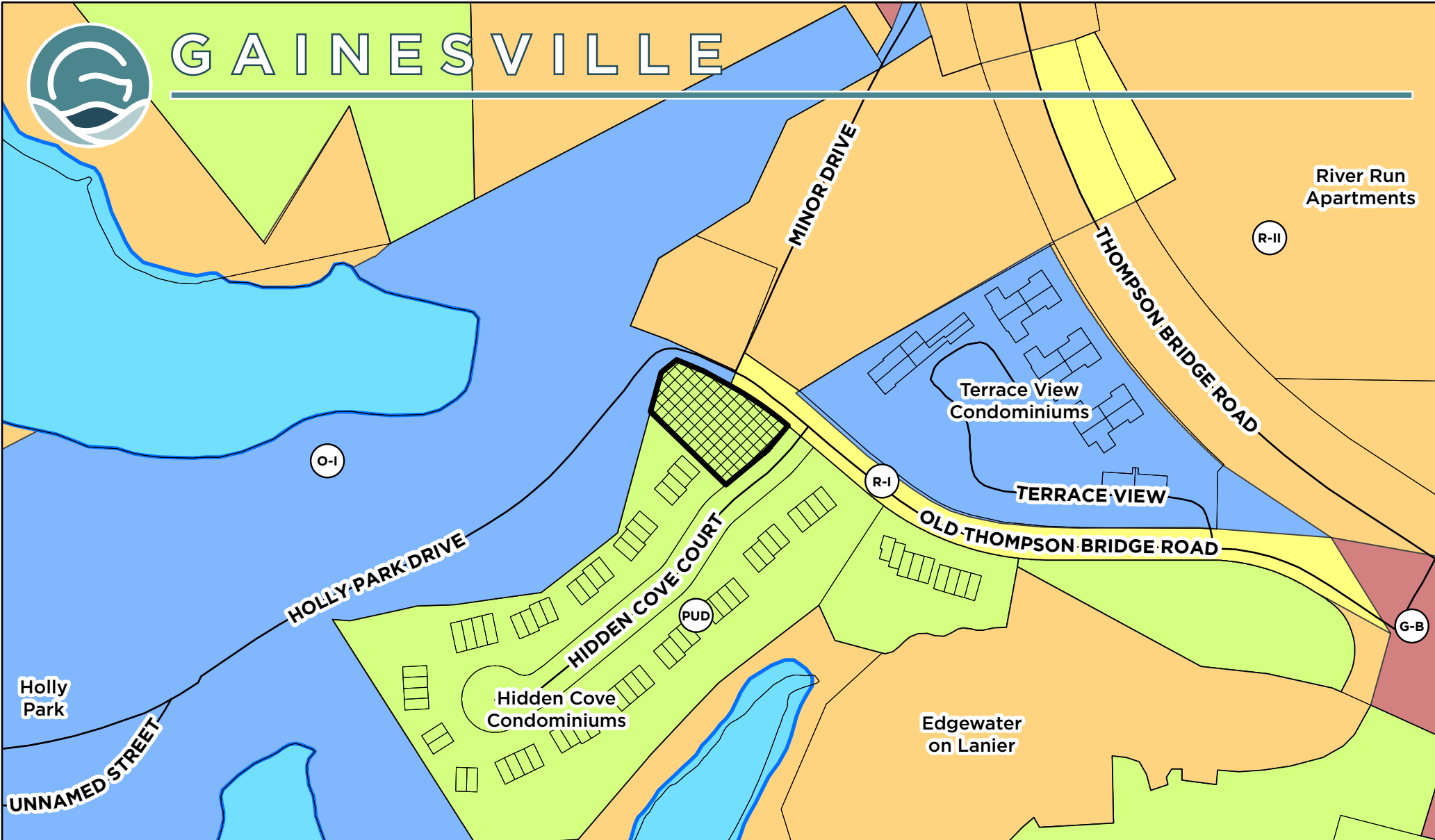
This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.



ATTEST:

Alisa Grayson, City Clerk



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**

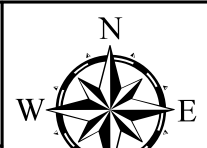
Request:
Amend an existing Planned Unit Development (P-U-D) on +/- 0.45 AC for residential condominiums.

ZONING AMENDMENT REQUEST

Subject Property Address:
2486 Hidden Cove Court

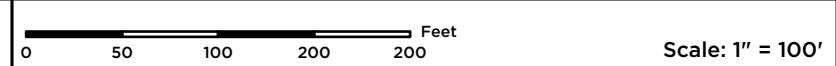
Tax Parcel:
01-097A-000-018

 **Subject Property**



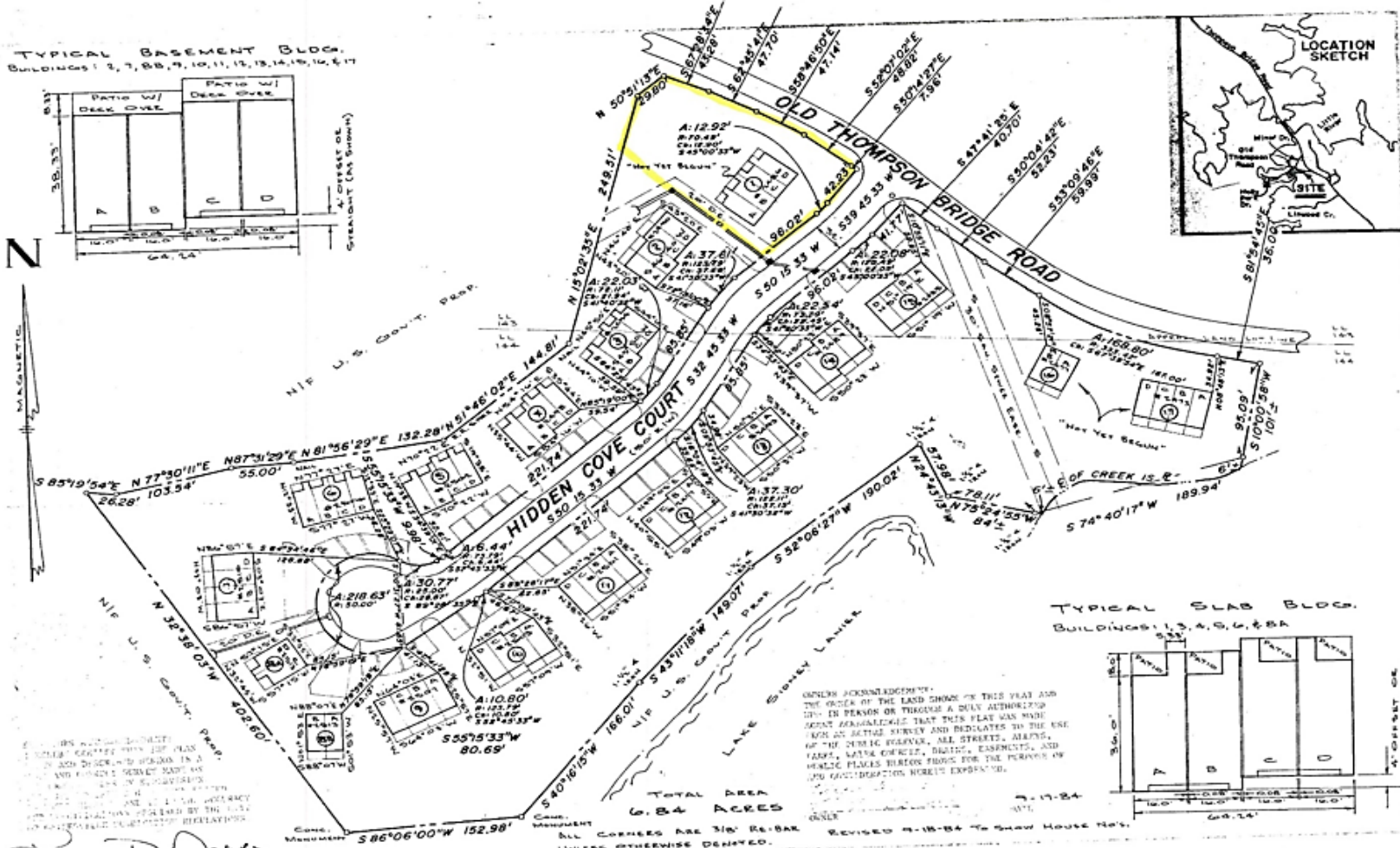
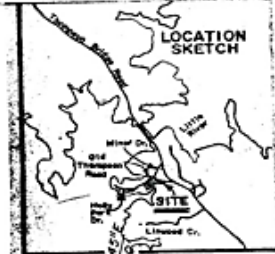
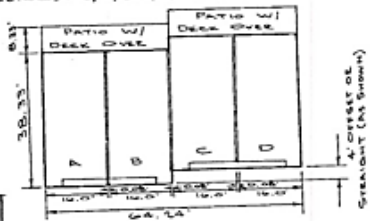
Meeting Date: 10/14/2025

Map Prepared: 09/15/2025

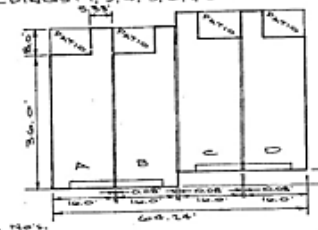


Aerial from 2023
Scale: 1" = 100'

TYPICAL BASEMENT BLOC.
BUILDINGS 1, 2, 3, 5B, 9, 10, 11, 12, 13, 14, 15, 16, & 17



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



OWNER ACKNOWLEDGMENT:
THE OWNER OF THE LAND SHOWN ON THIS PLAN AND
IN PERSON OR THROUGH A DULY AUTHORIZED
AGENT HEREBY ACKNOWLEDGES THAT THIS PLAN AND MORE
SPECIFICALLY THE BOUNDARIES AND REGULATES TO THE USE
OF THE PUBLIC HIGHWAYS, ALL STREETS, ALLEYS,
LAKES, WATER COURSES, DRAINAGE, EASEMENTS, AND
PUBLIC PLACES PERTAIN FROM THE TERMS OF
AND CONFIRMATION HEREIN EXPRESSED.

TOTAL AREA
6.84 ACRES

ALL CORNERS ARE 3/8" REBAR
UNLESS OTHERWISE NOTED.

BOUNDARY SURVEY AND AS BUILT SITE PLAN

HIDDEN COVE

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

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE
REQUIREMENTS OF THE GEORGIA SURVEYING BOARD AND THE
PROVISIONS OF THE SURVEYING ACT OF 1977. THE SURVEY
WAS CONDUCTED BY THE SURVEYOR AND THE RESULTS ARE
AS SHOWN ON THIS PLAN. THE SURVEYOR IS NOT RESPONSIBLE
FOR ANY ERRORS OR OMISSIONS THAT MAY OCCUR IN THE
CONSTRUCTION OF THE PROJECT.





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.

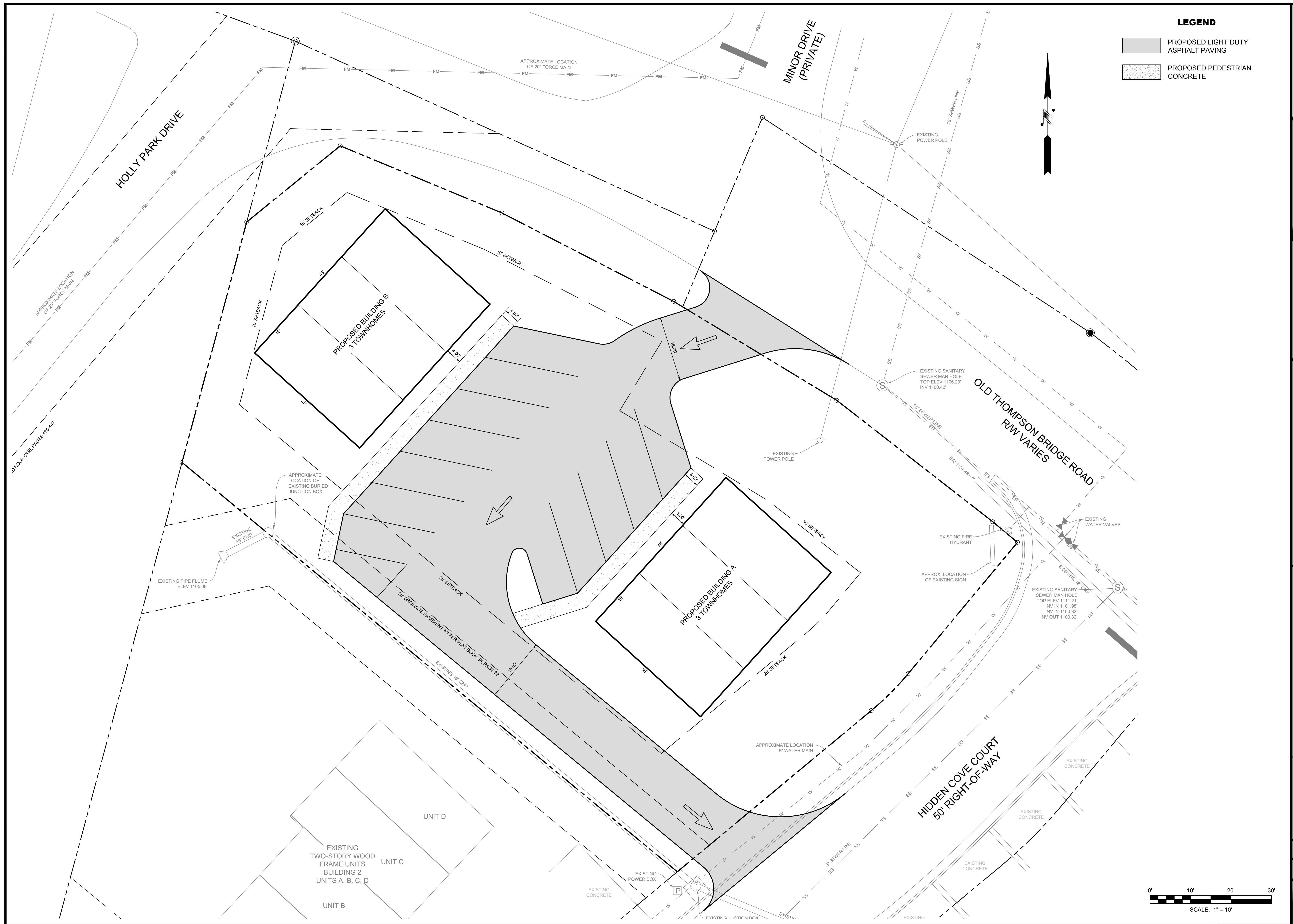
The subject property is part of the existing Hidden Cove Condominiums attached single-family neighborhood. This lot is located at the corner of Hidden Cove Ct and Old Thompson Bridge Rd. The original plat for the subdivision shows condominium units were planned for this lot. In 1986 a zoning amendment 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,

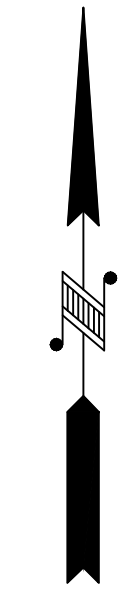
A handwritten signature in black ink, appearing to read 'James Irvin', is written over a large, stylized circular flourish.

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



LEGEND

- PROPOSED LIGHT DUTY ASPHALT PAVING
- PROPOSED PEDESTRIAN CONCRETE



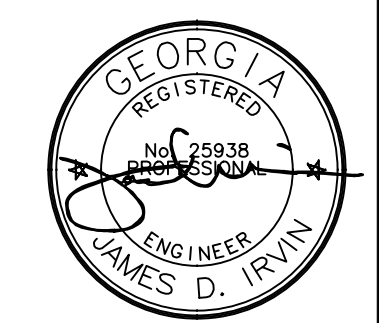
ffh foothills land design

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

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

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

NO.	DESCRIPTION	DATE

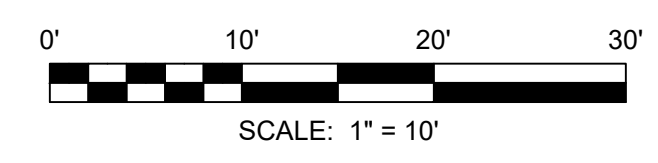


GSWCC LEVEL II #9832

DATE: JULY 25, 2025

SCALE: 1" = 10'

SHEET:
C1
 JOB #23165

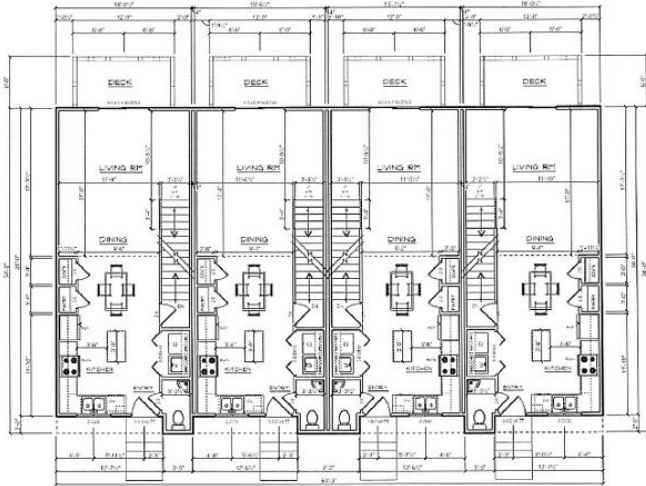




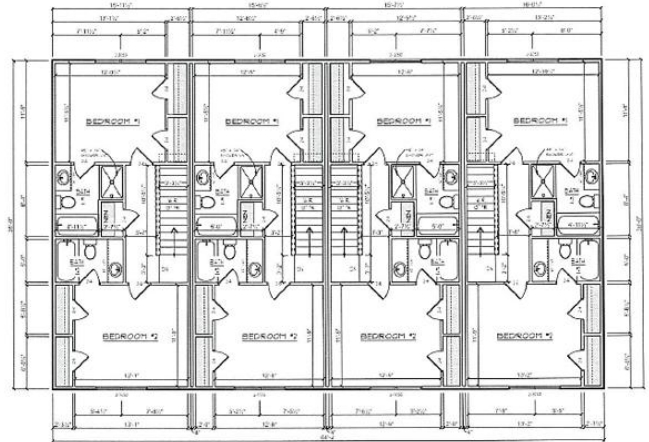
FRONT ELEVATION
SCALE: 1/8" = 1'-0"



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



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



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





CITY OF GAINESVILLE

Work Session Agenda Request

Item Created:	October 17, 2025
Date Submitted:	October 20, 2025
Final Approval Date:	October 28, 2025
Presenter:	Abb Hayes, City Attorney
Item of Business:	Public Hearing Item: November 4, 2025, Council Meeting 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.
Meeting Date:	October 30, 2025

Purpose of Request:

To provide an overview of the zoning request as presented at the October 14, 2025, Planning and Appeals Board meeting.

Facts & Issues / History & Background:

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 5 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.

Department Recommendation:

Staff and PAB recommended approval with eight conditions. See the PAB Recommendation report for details and excerpts from the meeting minutes.

SAMPLE MOTIONS:

Approval of Ordinance 2025- :

I move to approve the ordinance to rezone the subject property from Residential-I (R-I) to Neighborhood Business (N-B) with eight conditions as presented.

Approval of Resolution ZR-2025- :

I move to approve the resolution to allow a group home for men within Neighborhood Business (N-B) zoning district with eight conditions as presented.

Denial of the Request:
I move to deny the request.

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. CC Legal Ad
2. PAB Recommendation Report
3. Proposed Rezoning Ordinance
4. Proposed Zoning Resolution
5. Location maps
6. Pictures
7. Narrative
8. Standard Operating Procedure

YC9NRW GA,
2025-MV-218629
1998 TOYOTA 4-RUNNER,
JT3HN87RXW0162156, NO
TAG, 2025-MV-218627
MAG 40-10
152519 10/8, 10/15

ABANDONED MOTOR VEHICLE ADVERTISEMENT NOTICE

(STORAGE FACILITY)
Vehicle Make: STY Year: 2019
Model: STRYKER
Vehicle ID #: 5RXG6442XK2410225
Vehicle License #: State
Person who left vehicle at facility: TRENT SPRATLIN
Any information relating to owner: OWNER
You are hereby notified, in accordance with OCGA 40-11-19 (b) (2), that the above-referenced vehicle is subject to a lien and a petition may be filed in court to foreclose a lien for all amounts owed. If the lien is foreclosed, a court shall order the sale of the vehicle to satisfy the debt.
The vehicle is currently located at: 6005 Lanier Islands Pkwy., Buford, GA. 30518
Anyone with an ownership interest in this vehicle should contact the following business immediately:
Business Name: Holiday Boat & RV Storage
Address: 6005 Lanier Islands Pkwy. Buford, GA. 30518
Telephone #: 770-831-3309
152738 10/15, 10/22

NOTICE OF APPOINTMENTS TO THE BOARD OF EQUALIZATION

Pursuant to the provisions of OCGA 48-5-311 and 15-12-81, Notice is hereby given that the Grand Jury of Hall County will make appointments to the Hall County Board of Equalization during in December 2025. The Board of Equalization is responsible for hearing appeals on property values and exemptions. Generally, any citizen of Hall County who is 18 years old, owns real property, and is a high school graduate is eligible for appointment. Anyone interested in serving on the Board of Equalization should contact Mark Pettitt, Clerk of Superior Court of Hall County, no later than 5:00 pm November 1, 2025. More information can be found at www.HallClerk.com. This 8th day of October 2025 Mark Pettitt, Clerk of Superior Court, Hall County, Georgia
152566 10/8, 10/15

NOTICE OF SECOND DUI CONVICTION WITHIN 5 YEARS

TO BE PUBLISHED
NAME: MICHAEL EDWARD HIGGINS
CITY: FLOWERY BRANCH
COUNTY: HALL
ZIP CODE: 30542
ARREST DATE: 04/23/23
ARREST TIME: 06:33 PM
ARREST LOCATION: MCEVER RD @GREEN RD
DISPOSITION: GUILTY
Hall County Superior & State Court
Mark Pettitt, Clerk
225 Green Street, SE
Gainesville, GA 30501
PUBLISHED PURSUANT TO O.C.G.A. 40-6-391(A)(5)
2023SR007167-JWW
152765 10/15

REDEMPTION NOTICE

TO ALL OWNER(S), LESSOR(S), LESSEE(S), SECURITY INTEREST HOLDER(S), AND LIENHOLDER(S) OF THE BELOW DESCRIBED VESSEL
Date first run in county organ or posting at county courthouse:
To the above styled individuals:
You are hereby given notice that the below named individual or company is in possession of your vessel.
The vessel is described as: 1974 AMF SUNFISH
The certificate number is: NONE
The hull identification number is: AMF20545M74J
The vessel was removed from: UNIVERSITY YACHT CLUB, 6649 YACHT CLUB RD, FLOWERY BRANCH, 30542
The present location of the vessel is: 6649 SNUG HARBOR CT, FLOWERY BRANCH, GA 30542
Submitted by: JOE W. PARRIS as Owner/Operator of Removal or Storage Company

NOTICE OF SECOND DUI CONVICTION WITHIN 5 YEARS

TO BE PUBLISHED
NAME: MICHAEL EDWARD HIGGINS
CITY: FLOWERY BRANCH
COUNTY: HALL
ZIP CODE: 30542
ARREST DATE: 04/23/23
ARREST TIME: 06:33 PM
ARREST LOCATION: MCEVER RD @GREEN RD
DISPOSITION: GUILTY
Hall County Superior & State Court
Mark Pettitt, Clerk
225 Green Street, SE
Gainesville, GA 30501
PUBLISHED PURSUANT TO O.C.G.A. 40-6-391(A)(5)
2023SR007167-JWW
152765 10/15

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Date first run in county organ or posting at county courthouse:
To the above styled individuals:
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The vessel is described as: 1974 AMF SUNFISH
The certificate number is: NONE
The hull identification number is: AMF20545M74J
The vessel was removed from: UNIVERSITY YACHT CLUB, 6649 YACHT CLUB RD, FLOWERY BRANCH, 30542
The present location of the vessel is: 6649 SNUG HARBOR CT, FLOWERY BRANCH, GA 30542
Submitted by: JOE W. PARRIS as Owner/Operator of Removal or Storage Company

6506 SNUG HARBOR CT.
Address
FLOWERY BRANCH, GA 30542
City State Zip
THE ABOVE VESSEL HAS BEEN DEEMED ABANDONED AND IF NOT REDEEMED BY ITS OWNERS OF THOSE HAVING A LEGAL INTEREST, IT WILL BE DISPOSED OF.
THIS ADVERTISEMENT SHALL RUN IN THE COUNTY'S LEGAL ORGAN FOR TWO (2) CONSECUTIVE WEEKS, AND IF NO PAPER EXISTS, SHALL BE POSTED AT THE COUNTY COURTHOUSE FOR TWO (2) CONSECUTIVE WEEKS.
O.C.G.A. § 52-7-71
152772 10/15, 22



STATE COURT OF JACKSON COUNTY SECOND OR THIRD DUI CONVICTION
DEFENDANT'S NAME: CALVIN TYLER SARGENT
DEFENDANT'S ADDRESS: PO BOX 474 LULA, GA 30554
DATE OF OFFENSE: OCTOBER 1, 2021
DATE OF DISPOSITION: SEPTEMBER 23, 2023
DISPOSITION: PLEA OF GUILTY, 30 DAYS CONF W/CFTS 1 D-REM 29D E/O WKND BEG 9/23/23 AT 7 PM, 12 MOS PROBATION, \$1000+SC, 240 H CSW, A/D, RRP, NO ALCOHOL, SCREENS, 11, PF, TAGS, HV NOTICE
152789 10/15

Name Changes

IN THE SUPERIOR COURT OF HALL COUNTY STATE OF GEORGIA
In re the Name Change of Steven Cole Lassetter, Petitioner
Civil Action Case No. 2025CV001800JJD
NOTICE OF PETITION TO CHANGE NAME OF ADULT
Petitioner filed a petition in Hall County Superior Court on October 3, 2025, to change Petitioner's name from: Steven Cole Lassetter to Lauren Janet Lassetter. Any interested party has the right to appear in this case and file objections within 30 days after the petition was filed.
Date October 3, 2025 /s/ Steven Cole Lassetter, Name: Steven Cole Lassetter, Address 2817 Navajo Circle Gainesville, GA 30501
Phone: 470-652-1667
Email: laulass93@gmail.com
152654 10/15, 22, 29, 11/5

HALL COUNTY SUPERIOR COURT
STATE OF GEORGIA
Civil Action Case Number 2025CV000683
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
Maria Abigail Eller-Cano filed a petition in the Hall County Superior Court on April 23, 2025, to change the name of the following minor child from Riley Annette Richards to: Riley Annette Eller Romero
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA §519-12-I(h)(2) and (3).
Maria Abigail Eller-Cano
Petitioner, Pro se
Name: Maria Abigail Eller-Cano
Address: 4957 Poplar Springs Rd. Gainesville, GA 30507
152284 10/1, 8, 15, 22

HALL COUNTY SUPERIOR COURT
STATE OF GEORGIA
Civil Action Case Number 2025CV000683
NOTICE OF PETITION TO CHANGE NAME OF MINOR CHILD
Maria Abigail Eller-Cano filed a petition in the Hall County Superior Court on April 23, 2025, to change the name of the following minor child from Riley Annette Richards to: Riley Annette Eller Romero
Any interested party has the right to appear in this case and file objections within the time prescribed in OCGA §519-12-I(h)(2) and (3).
Maria Abigail Eller-Cano
Petitioner, Pro se
Name: Maria Abigail Eller-Cano
Address: 4957 Poplar Springs Rd. Gainesville, GA 30507
152284 10/1, 8, 15, 22

Public Hearings

NOTICE OF PUBLIC HEARING ON PROPOSED AMENDMENTS TO THE GAINESVILLE ZONING MAP
Notice is hereby given that the **Gainesville City Council** will conduct a public hearing on **Tuesday, November 4, 2025 at 5:30 p.m.** in the **Gainesville Justice Center** (Municipal Courtroom at the Public Safety Complex), 701 Queen City Parkway in Gainesville on the following requests:
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
2) 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
Additional information is available from the Community and Economic Development Department, Planning Division, by calling 770-531-6570.

NOTE: In accordance with Georgia law, anyone who wishes to express opposition to the proposed zoning action, and has made, within two years immediately preceding the filing of the proposed zoning action, campaign contributions aggregating \$250 or more to a local government official who will consider the application, shall file a disclosure of contribution(s) with the Planning Division at least five (5) days prior to the first reading of the proposed zoning action by the City Council. (OCGA §36-67A-3 3 (c))
152768 10/15

NOTICE TO THE PUBLIC YOU ARE HEREBY NOTIFIED

that on October 29, 2025, at 9:00 a.m., in the Hall County Courthouse in Gainesville, Georgia, the Superior Court of Hall County will hear the case of **GAINESVILLE AND HALL COUNTY DEVELOPMENT AUTHORITY AND KING'S HAWAIIAN BAKERY SOUTHEAST INC.**, Civil Action File No. 2025CV001780, the same being a proceeding to confirm and validate the Gainesville and Hall County Development Authority Taxable Revenue Bonds (King's Hawaiian Bakery Southeast Inc. (Equipment) Project), Series 2025 in the maximum aggregate principal amount of \$54,000,000 (the "Bonds"), proposed to be issued by the Gainesville and Hall County Development Authority (the "Issuer") in order to develop and promote for the public good and welfare, trade, commerce, industry and employment opportunities within Hall County, Georgia (the "County"), for the purpose of financing, in whole or in part, the cost of acquiring and installing a "project" in Hall County, Georgia, including the acquisition and installation machinery and equipment and other personal property (the "Project"). The Project is to be leased by the Issuer to King's Hawaiian Bakery Southeast Inc. (the "Company") for use as part of the Company's existing bread and bakery product manufacturing facility, all in accordance with the terms of a resolution (the "Bond Resolution") adopted by the Issuer, and the Exhibits thereto. In such proceeding, the Court will also (a) hear and determine the validity of instruments relating to and providing security for the Bonds including the Bond Resolution, an Indenture of Trust, a Lease Agreement, a Bond Purchase Agreement, a Guaranty Agreement, a Home Office Payment Agreement, and a Discount Valuation Agreement, as described in the Petition and Complaint; and (b) hear and determine such other questions of law and fact pertaining to the right of the Issuer to issue the Bonds and to provide the security therefor. The Bonds shall be special and limited obligations of the Issuer, payable solely from funds provided by the Company and shall not be payable from taxes or other public funds and **NO PERFORMANCE AUDIT OR PERFORMANCE REVIEW (AS SUCH TERMS ARE DESCRIBED IN SECTION 36-82-100 OF THE OFFICIAL CODE OF GEORGIA ANNOTATED) WILL BE CONDUCTED WITH RESPECT TO THE EXPENDITURE OF BOND PROCEEDS.**

Any citizen of the State of Georgia residing in Hall County, Georgia, or any other person wherever residing who has a right to object, may intervene and become a party to these proceedings.
s/Mark Pettitt Clerk, Superior Court Hall County, Georgia
152739 10/15, 10/22

Public Sales/Auctions

THESE VEHICLES WILL BE SOLD AT PUBLIC AUCTION ONLINE AT 10:00 A.M. ON TUESDAY OCTOBER 21, 2025. THESE VEHICLES ARE PRESENTLY LOCATED AT STATEWIDE WRECKER SERVICE INC, 2315 MURPHY BLVD, GAINESVILLE, GA 30504. THE FOLLOWING VEHICLES ARE DECLARED ABANDONED AND FORECLOSED VEHICLES PURSUANT TO OCGA 40-11-19.
7 7 0 - 2 7 9 - 8 4 2 4
www.welchelauction.com
2014 CHEVROLET Cruze
1G1PAS5H3E7303566
2012 VOLKSWAGEN Jetta
3VWDX7AJ5CM457236
2006 AUDI TT
TRUWD28N861007930
2012 TOYOTA Yaris
JTDBT4K32CL011048
1994 CHEVROLET Camaro
2G1FP22P6R2152784
2006 FORD Expedition
1FMFU17576LA31478
152520 10/8, 10/15

NOTICE OF SALE: Notice is Hereby given that My Storage Space intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the Georgia Self-Storage Facility Act, Georgia Code Section 10-4-210 to 10-4-215. The undersigned will sell at public sale by competitive bidding on Tuesday, October 21, 2025 at 10AM on the premises where said property is being stored and which is located at: My Storage Space, 5671 Wayne Drive, Flowery Branch, Georgia 30542, County of Hall, State of Georgia, Phone Number 770-967-2130. The personal property found in units: C23/C25 Charles Bennett, A22 Cequillia Young, C34 Dena Carnes, D22 Michael Samuels. All sales are CASH ONLY and all items must be removed from the unit within 48 hours. All items are sold as is. Sale is subject to cancellation and Tenant has the right to redeem prior to sell. General description of goods: Household and miscellaneous items.
152231 10/1, 10/8

Notice of Sale. Notice is Hereby given that Northeast Georgia Storage Center LLC, intends to sell the personal property described below to enforce a lien imposed on said property pursuant to the Georgia Self-Storage Facility Act, Georgia Code Section 10-4-210 to 10-4-218. The undersigned will sell at public sale by competitive bidding on Friday, October 24th, 2025 at 9:00 am on the premises where said property is being stored and which is located at, Northeast Georgia Storage Center, 1980 Delta Drive, Gainesville Georgia 30501, County of Hall, State of Georgia. 770-536-5173. The personal property found in units: A008 Heaven Benton - clothes, cookware, weed eater; A031 Sean Monsees- Fishing poles, boxes, chrome wheels, tools, furniture; B002 Ruby Reid-Speakers, amplifier, turntable, records; B017 Ruby Reid-Furniture, pictures; B018 Ruby Reid- Washer, dryer, freezer, furniture, clothes; D010 Jose Narvaez-Furniture, glassware; D025 Lindsay Turner- Furniture, plastic tubs; F024 Alejandro Perez- Floor jacks, tool boxes, 2 air compressors, table saw, 2 miter saws, power tools; M011 Kathleen Gooch- Furniture, miter saw, boxes, household items. Purchases must be made with cash. All items are sold as is. Sale is subject to cancellation and Tenant has the right to redeem prior to sale.
152590 10/8, 10/15

Probate Notices

GEORGIA, HALL COUNTY TRADE NAME REGISTRATION
NOTICE IS HEREBY GIVEN THAT A TRADENAME REGISTRATION STATEMENT, VERIFIED BY AFFIDAVIT OF **LPP GAINESVILLE I LLC** HAS BEEN FILED IN THIS OFFICE, WHICH AFFIDAVIT STATES THAT **LPP GAINESVILLE I LLC** IS CONDUCTING A BUSINESS IN

THE CITY OF **GAINESVILLE, HALL COUNTY, GEORGIA UNDER THE TRADENAME OF LAKESIDE STORAGE AND THAT THE NATURE OF SAID BUSINESS IS R E N T A L - R E N T I N G LEASING/SELLING REAL ESTATE I R E N T C O M M E R C I A L , INDUSTRIAL, O R O T H E R REAL ESTATE I OWN.**
WITNESS MY OFFICIAL SIGNATURE AND SEAL OF THE SUPERIOR COURT. THIS **07 DAY OF OCTOBER, 2025.**
MARK PETTITT, CLERK
152823 10/15, 22

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF CAROLYN ANN HAZZARD, DECEASED
ESTATE NO. E-25-497
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: WHOM IT MAY CONERN, Ronovan Wayne Hester has petitioned for Letters of Administration to be appointed administrator of the estate of Carolyn Ann Hazzard deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before November 3, 2025 by 10:00 A.M.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark D. Loggins
Judge of the Probate Court
By: Cohren Williams
Clerk of the Probate Court
116 Spring Street SE, First Floor
Gainesville, GA 30501
Address
770-535-9710 Ext 7011
Telephone Number
152072 10/1, 8, 15, 22

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF RICHARD HUSS, DECEASED
ESTATE NO. E-25-487
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
TO: WHOM IT MAY CONERN,
Ruby Huss has petitioned for Letters of Administration to be appointed administrator of the estate of Richard Huss deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before November 3, 2025 by 10:00 A.M.

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark D. Loggins
Judge of the Probate Court
By: Cohren Williams
Clerk of the Probate Court
116 Spring Street SE, First Floor

Gainesville, GA 30501
Address
770-535-9710 Ext 7011
Telephone Number
152070 10/1, 8, 15, 22

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF M'ledge Dills Adams, DECEASED
ESTATE NO. E-24-377
PETITION BY PERSONAL REPRESENTATIVE FOR WAIVER OF BOND AND/OR GRANT OF CERTAIN POWERS NOTICE
Jennifer M'ledge Crowe has petitioned for waiver of bond, waiver of reports, waiver of statements, and/or for the grant of certain powers contained in O.C.G.A. § 53-12-261 in regard to the above estate. All interested persons are hereby notified to show cause why said petition should not be granted. All objections to the petition must be in writing, setting forth the grounds of any such objections, and must be filed with the Court on or before 10:00a.m. November 3rd, 2025,

BE NOTIFIED FURTHER: All objections to the petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be scheduled at a later date. If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: S. Carley
Clerk of the Probate Court
116 Spring Street First Floor
Gainesville, Georgia 30501
Address
770-53-6923
Telephone Number
152305 10/1, 8, 15, 22

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF JEFFREY WARREN STOKEY, DECEASED
ESTATE NO. E-24-457
NOTICE
[For discharge from office and all liability]
IN RE: Petition for Discharge of Personal Representative TO: WHOM IT MAY CONCERN:
This is to notify you to file an objection, if there is any, to the petition for discharge of personal representative, in this Court on or before 10:00 am, November 3, 2025

BE NOTIFIED FURTHER: All objections to the Petition must be in writing, setting forth the grounds of any such objections. All objections should be sworn to before a notary public or before a probate court clerk, and filing fees must be tendered with your objections, unless you qualify to file as an indigent party. Contact probate court personnel for the required amount of filing fees. If any objections are filed, a hearing will be (scheduled at a later date). If no objections are filed, the petition may be granted without a hearing.
Mark Loggins
Judge of the Probate Court
By: Riley Norris
Clerk of the Probate Court
116 Spring Street, SE
Gainesville, GA 30501
Address
770-533-7828
Telephone Number
152579 10/15

IN THE PROBATE COURT OF HALL COUNTY STATE OF GEORGIA

IN RE: ESTATE OF KEITH HENRY VEIMER, DECEASED
ESTATE NO. E-25-527
PETITION FOR LETTERS OF ADMINISTRATION NOTICE
[Strike the sentence in parenthesis below if not applicable.]
TO: WHOM IT MAY CONCERN
Michelle Arlene Knight has petitioned to be appointed administrator of the estate of Keith Henry Veimer deceased, of said county. (The petitioner has also applied for waiver of bond, waiver of reports, waiver of statements, and/or grant of certain powers contained in O.C.G.A. § 53-12-261.) All interested persons are hereby notified to show

**GAINESVILLE PLANNING and APPEALS BOARD
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**
Planning & Appeals Board 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 5 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 five 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 five 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 five 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.

Excerpts from the October 14, 2025 PAB Meeting Minutes

Applicant Presentation: Jeffery Chase Adams, 4536 Sequoia Drive, Oakwood, representative of Restore 5:10, advised they had spoken with neighbors, Riverbend Church along with the elders of the church to make them aware of the proposal for the home and assured them it would be for men that successfully completed rehab, not a rehab facility but a transitional house for men on their feet and keep them on their feet. Mr. Adams advised there would be certain criteria for men to meet in order to live in the home for the 6-month program. He requested condition one be amended to add a fifth person in the situation a man was ready to graduate the program and if drug court reaches out to enter a 5th resident to share a bedroom for a period of time until the other person transitions out.

Chairman Carter advised he had spoken by phone with Casey Ryals that is also involved with the program and explained the request for amending the condition for a fifth man when one is transitioning out with one coming in. He appreciated the applicant being honest and upfront regarding the possibility of an additional person.

FAVOR: None

OPPOSE: None

Board Comments: Board Member Simmons asked if it was a six-month program and was confirmed by Mr. Hembree.

There was a motion to recommend conditional approval to rezone the subject property for a group home for men from Residential-I (R-I) to Neighborhood Business (N-B), with a special use with the following amended conditions:

Conditions

1. The proposed group home shall be limited to a maximum of **five** 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.

Motion made by Board Member Martin

Motion seconded by Board Member Simmons

Vote – 6 favor, 1 vacant

Passed: _____

AN ORDINANCE

No. 2025-

AN ORDINANCE AMENDING THE ZONING MAP OF THE CITY OF GAINESVILLE, GEORGIA, BY CHANGING THE ZONING ON 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 WITH CONDITIONS (N-B-C), WITH A SPECIAL USE; TO REPEAL CONFLICTING ORDINANCES; TO PROVIDE FOR SEVERABILITY; TO PROVIDE FOR AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

BE IT HEREBY ORDAINED BY THE GOVERNING BODY OF THE CITY OF GAINESVILLE, GEORGIA, AS FOLLOWS:

SECTION I

That from and after the passage of this Ordinance the following described lands shall be zoned and so designated on the Zoning Map of the City of Gainesville as **Neighborhood Business, with conditions (N-B-c)**.

Conditions

- 1. The proposed group home shall be limited to a maximum of five 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.**

ORDINANCE NO. 2025-___

- 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.**

Legal Description

All that tract or parcel of land, together with improvements thereon, situate, lying and being in the Gainesville District, Hall County, Georgia, and being Lot No. 13 and Lot 14 of the Mrs. J. B. R. Barrett Subdivision as shown by plat of said subdivision made by C.O. Poland, recorded in Plat Book 6, page 150, of the Hall County Deed Records, which plat is incorporated herein by references. Said lots fronting 100 feet and running back a depth of 200 feet. Said property is subject to easements of record, if any.

Said property contains 0.46± acres, more or less.

SECTION II

All Ordinances and parts of Ordinances in conflict herewith are hereby repealed.

SECTION III

If any portion of this Ordinance shall be held to be invalid or unconstitutional, such invalidity or unconstitutionality shall not affect or impair the remaining portions unless it clearly appears that such other parts are wholly and necessarily dependent upon the part held to be invalid or unconstitutional.

SECTION IV

This Ordinance is enacted as an amendment to the Code of the City of Gainesville, Georgia, and is to be codified as a part of Section 9-1-1-5.

SECTION V

The effective date of this Ordinance shall be upon approval by the governing body of the City of Gainesville, Georgia.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Ordinance was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk

RESOLUTION ZR-2025-___

APPROVAL OF A REQUEST FOR A SPECIAL USE
SUBJECT TO APPROVAL BY THE CITY COUNCIL

WHEREAS, under **Chapter 9-6-2 Neighborhood Business (N-B)** zoning district of the Unified Land Development Code of the City of Gainesville, Georgia; **Section 9-6-2-2 Permitted and Special Uses** allows for a *group home for men* subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from **Jeffery Chase Adams** to allow a *group home for men* within a Neighborhood Business (N-B) zoning district identified as follows:

00-084-002-010
1725 Cleveland Highway, NE
Ward Two

WHEREAS, the application has been evaluated under any criteria specified in the aforesaid section; and

WHEREAS, the **Gainesville Planning and Appeals Board**, held a public hearing regarding this matter on **October 14, 2025**.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approves the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code with the following conditions:

Conditions

1. The proposed group home shall be limited to a maximum of five 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.

RESOLUTION ZR-2025-__

- 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.**

Adopted this ____ day of _____, 2025.

W. Samuel Couvillon, Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this Resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Alisa Grayson, City Clerk



GAINESVILLE

BARRETT STREET

O-1

CLARK'S BRIDGE ROAD

ACV Fence

Look Around & Shop Thrift Store

RIVERBEND CIRCLE

RIVERBEND CIRCLE

RIVERBEND CIRCLE

RIVERBEND CIRCLE

CLEVELAND HIGHWAY

N-B

Millie's Drapery & Decorating

Burger & Shake III

R-I

Riverbend Church

G-B

Jolly Roger's Buggy Shine

SENIOR CIRCLE

R-II

SENIOR CIRCLE

MEADOWLARK LANE

Applicant: **JEFFERY CHASE ADAMS**

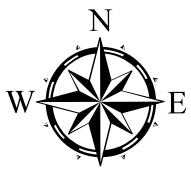
Request: Rezone +/- 0.46 AC from Residential-I (R-I) to Neighborhood Business (N-B) with a special use for a group home for men.

REZONING REQUEST

Subject Property Address:
1725 Cleveland Highway

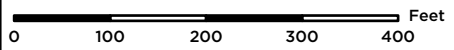
Tax Parcel:
00-084-002-010

 **Subject Property**



Aerial from 2023

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



Scale: 1" = 100'



GAINESVILLE



Applicant: **JEFFERY CHASE ADAMS**

REZONING REQUEST

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.

Subject Property Address:
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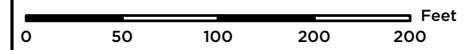
Tax Parcel:
00-084-002-010

 **Subject Property**

Aerial from 2023

Meeting Date: 10/14/2025

Map Prepared: 09/15/2025

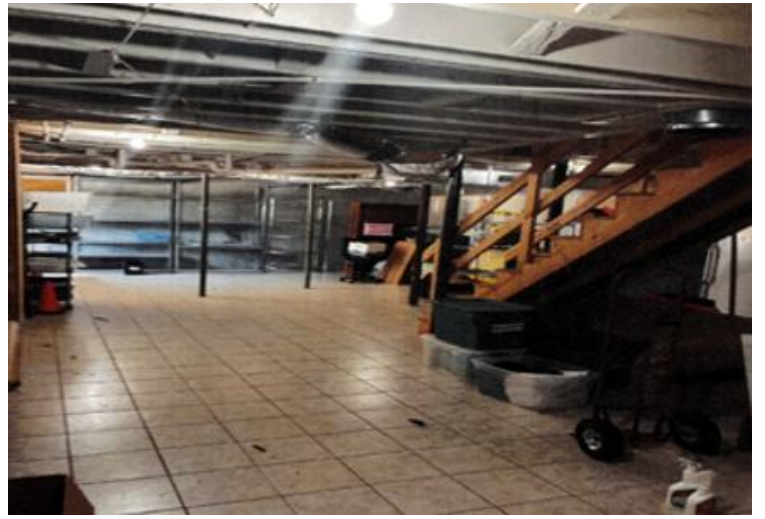


Scale: 1" = 100'











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.

Restore 510 Standard Operating Procedure

Effective Date: TBD

Review Date: 3/31/2025

Prepared By: Chase Adams

Approved By: TBD

Purpose and Mission of Restore 510:

And after you have suffered a little while, the God of all grace, who has called you to his eternal glory in Christ, will himself restore, confirm, strengthen, and establish you. 1 Peter 5:10

Restore 510 exists 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.

1. Objective

“He said to him, “Love the Lord your God with all your heart, with all your soul, and with all your mind. This is the greatest and most important command. The second is like it: Love your neighbor as yourself. All the Law and the Prophets depend on these two commands.” Matthew 22:37-40

“And let us not grow weary of doing good, for in due season we will reap, if we do not give up.” Galatians 6:9 ESV

This SOP applies to all staff, volunteers, and clients participating in Restore 510.

2. Definitions

Christian Discipleship- A disciple is a follower, one who accepts and assists in spreading the doctrines of another. A Christian disciple is a person who follows Jesus Christ and accepts and assists in the spreading of the good news of salvation through Him. Christian discipleship is the process by which disciples grow in the Lord Jesus Christ and are equipped by the indwelling Holy Spirit to overcome the pressures and trials of this present life and become more and more Christlike.

Addiction Recovery- A structured process to help individuals overcome substance use disorders.

Counseling Services- Individual and group sessions for spiritual and emotional support.

Relapse Prevention- Strategies to prevent a return to substance use. Discipleship, Accountability, and Community.

Local Church Involvement: Work with churches where men will be loved and supported.

The Process of Restoration

At Restore 510 we recognize that we live in a culture that loves short cuts and instant gratification. At Restore 510 we do not celebrate short cuts, and we do not live from a place of acceptance based on likes, popularity, or the ways of culture. Our acceptance comes from our Father in Heaven, and our identity is rooted in Christ. It is by the power of the Holy Spirit within that we walk in complete freedom from the penalty of sin, and it is the Holy Spirit within that empowers us to live out fully restored lives.

“But you are a chosen race, a royal priesthood, a holy nation, a people for his possession, so that you may proclaim the praises of the one who called you out of darkness into his marvelous light. Once you were not a people, but now you are God’s people; you had not received mercy, but now you have received mercy.” 1 Peter 2:9-10

Restore 510 offers men a six-to-twelve-month program that is solely focused on men being restored, confirmed, strengthened, and established.

Phase 1: Restore- Start where you currently are and realize that restoration is a journey. The right candidate for Restore 510 is currently in drug court or has a proven track record of desiring restoration. In phase one a man will be given access to basic needs. These needs are housing, food, and friendship. Communal living also aids in providing men with the practice of self-leadership techniques. These techniques are time management, reminders, task lists, and follow-through to create a peaceful communal living experience.

Phase 2: Confirm- In phase two a man will begin evaluating his decision-making techniques. Decision must be made from a place that strives towards current and future goals. To ensure a successful chance men must understand the importance of making decisions that are based out of integrity and humility. It is also imperative that men seek wise counsel and evaluate the challenges that are present.

Phase 3: Strengthen- Two primary areas where men need to be strong are kingdom connections and finances. Human connection and mentorship are crucial to restoration. Practically a candidate should seek out male mentors who are committed to holding them accountable, providing encouragement, and who are further along in their walk with Christ. Restore 510 will help make those connections. In this phase we will focus on building reserves so that unbudgeted expenses do not derail progress.

Phase 4: Establish- Community is crucial to all people. God did not create us to do life alone. All people need brothers and sisters in Christ that have their best interest in mind. Practically a candidate should seek out community that is committed to holding them accountable, providing encouragement, and walking with them in this life.

3. Restore

3.1 Intake and Assessment

Referral or Application from Drug Court, North Georgia Works, or participating rehabilitation centers.

Conduct an initial assessment, gather pertinent information.

Develop an individualized ongoing success plan for each person participating in the Restore 510 program in the following categories:

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

Confirm, four key steps to make decisions: integrity, humility, look for advice, look for challenges.

Strengthen, Personally: human connection and mentorship. Financially: employment and literacy courses. Rationally: make connections with partners that could not be made alone. Education: Take the right steps to secure needed education.

Establish, create community, many are looking for community, but many do not realize they can create community. Commitment to community means participants will be responsible to ensure their personal weekly check ins with three people. Create an online community platform.

An interview process with each candidate is a must. That way we can ensure that we are flexible to specific needs while also clearly communicating the non-negotiables.

3.2 Intake Living Agreement and Rules

As a resident of Restore 510, located at 1725 Cleveland Hwy, Gainesville, GA, 30501,

I, _____ agree to the following:

- Each resident is under restriction for the first 30 days. During this period, there are no overnights, a 10pm curfew, and residents must attend a minimum of (3) 12-Step meetings in the community each week. A signed document for proof of attendance at each meeting is always required.
- For those who have not completed through Step 7, curfew is 9pm and restriction will be extended until Step 7 is complete.
- Each resident must be actively working the 12 Steps with his sponsor and meet face to face once a week.
- Once off the restriction period, overnights are allowed, curfew is extended to 11pm and residents are required to attend three (3) 12-Step meetings in the community each week.
- Residents must be working, attending school and/or volunteering at least 40 hours per week. Unemployed residents must be out of the house looking for employment from 10am-3pm on weekdays and attend daily 12 Step meetings.
- Responsibilities will be agreed upon each Sunday following the house meeting.

Rent: Rent is \$200.00 per week and is due every Friday for the following week. If evicted for any reason you forfeit the remainder of the rent paid. The move-in fee \$750.00 and all other rental payments made to Restore 510 are non-refundable. We ask for 30 days' notice prior to moving out.

House Meetings: Weekly we gather on the front porch to discuss house matters such as cleanliness etc.

- Wednesday night's meeting are a dinner/recovery group at a local church.

Drug Testing:

- a. Prospective residents will be subject to a drug test at move-in and anytime randomly. Upon request, resident has 2 hours and will be supervised until they can produce a sample. Failing to produce a sample, refusal of a test, or leaving the house before completing a test will result in automatic eviction.
- b. Residents are responsible for what is in their system, including poppy seeds, over the counter medications, and any other substance that could produce a positive result. Residents are not permitted to take steroids, creatine, pre-work out, HGH, or any other work out supplements not pre-approved by Restore 510. Any products containing alcohol are not allowed on the property.

Items that may not be brought into the Restore 510 House: No weapons of any kind. No alcohol or drugs of any kind. No excessive items that create clutter.

Relapse: Relapse is grounds for automatic eviction. We have a zero-tolerance policy. Any resident who is caught using drugs or alcohol must leave the house immediately. If a resident has any knowledge of a fellow resident using drugs and/or alcohol, they must immediately report it to a house manager or they too will face possible eviction. The individual has 5 days to pick up his belongings, after that the house is not responsible for any items left behind. If evicted for any reason you forfeit the rent for the rest of the current month.

Guests: Guests cannot use alcohol or drugs of any form. All guests must be cleared through the House Manager and must leave by 9:00PM. No overnight guests. You are responsible for your guest's actions: stealing, disruptive behavior, breaking house rules, alcohol and drug use, etc will result in guests being removed. At no time shall a guest have unrestricted access to the house. There are no females allowed on the property except for family.

Overnights: Residents are allowed overnights after the restriction period. Overnights must be requested with 24 hours' notice and approved by a house manager. Being out of the house past curfew is considered an overnight.

Medication: The house must be aware of all medications that residents are taking, this includes over the counter drugs. An emergency form must be filled out upon entrance and any medications that are prescribed or taken over the counter must be documented. This is for your safety as well as the safety of the other residents. All medication should be taken as directed on the label or as prescribed by a physician.

Smoking: No smoking inside of the house, including vapes.

Bedrooms: Have respect for your roommate and the house. Keep it clean and presentable. Residents are not to enter other resident's bedrooms without permission. You may not enter anyone's room without a valid reason. There must be 2 people present to enter a room with valid reason if resident is not present.

Laundry: Laundry is onsite. Please be mindful of other residents and tend to laundry in a timely fashion. Residents must provide their own laundry detergent.

Showers & Bathrooms: Store personal products in your personal space; do not leave anything in the shower/tub.

Kitchen: All residents are responsible to clean up after themselves after using the kitchen.

Amenities: Rent covers all basic living necessities. Included are electricity, heat, A/C, water, Streaming TV provider, and internet services. Bedding, toiletries, & food are not included in the rent.

Grounds for Immediate Termination:

1. Use of Alcohol and /or Drugs
2. Failure to comply with house requirements
3. Causing physical or emotional harm to another member
4. Stealing or damaging property
5. Engaging in any illegal activities
6. Threatening or intimidating behavior of any kind
7. Non-payment of rent
8. Sexual relations on the property

Final Note: These rules may seem minor, but there are real and tangible consequences for breaking any of them. Communal living mirrors family living, and family living is God’s design. We are committed to providing as much support as is reasonable, but it is your responsibility to ask for things you need or have questions about. The purpose of this program is to equip men to live out completely restored lifestyles.

Sober living within the Restore 510 House is not free, but it is affordable. The Restore 510 House is located at 24 E Main St, Gainesville, GA, 30501. Resident must pay Restore 510 a non-refundable administration fee of \$750.00. Residents shall be required to pay \$200.00 per week to Restore 510 as his share of the rent. We accept missed payment as your notice to Restore 510 that you are quitting the program.

The above rules and requirements are subject to change at any time. I agree to abide by the current and new house rules and requirements during my stay at the Restore 510 House.

I understand that failure to comply with any of the mentioned rules and requirements will result in my discharge from the Restore 510 home. I will leave the property immediately if directed to do so to by the Restore 510 staff or house managers. I understand that upon discharge I will no longer be allowed to return to the Restore 510 House.

By signing below, I agree to the rules listed above and understand violation of these rules will result in discharge.

RESIDENT: Printed Name/Date: _____ Signature: _____

MANAGER: Printed Name/Date: _____ Signature: _____

4 Confirm

4.1 Discipleship

“Jesus came near and said to them, “All authority has been given to me in heaven and on earth. Go, therefore, and make disciples of all nations baptizing them in the name of the Father and of the Son and of the Holy Spirit, teaching them to observe everything I have commanded you. And remember I am with you always to the end of the age.” Matthew 28:18-20

At Restore 510 we are unapologetically committed to living out our faith so that others may know Jesus as Lord and Savior. All men in the house are free to believe whatever they want to believe. However, we are a faith-based Jesus centered restoration ministry.

Discipleship will take place weekly through local church attendance, small group participation, and 12 step participation.

It is through Christ centered discipleship that men learn to live out humble and fearless lifestyles.

We understand that our higher power is God the Father. God is the Creator and Ruler of the universe. He has eternally existed in and related through three persons: the Father, the Son, and the Holy Spirit. The three are co-equal and are one God. God is holy; He is set apart from all creation. God is sovereign; He is just in all His ways.

Jesus is the Son of God who purchased our redemption through His death on the cross and resurrection from the grave. He is co-equal with the Father and the Holy Spirit. Jesus was incarnated through the virgin birth. He lived a sinless human life. He offered Himself as the perfect sacrifice for the sins of all people by dying on the cross. He arose from the dead after three days to demonstrate His power over sin and death. He ascended to Heaven's glory and will return someday to earth to reign as King of Kings and Lord of Lords.

The Holy Spirit is co-equal with the Father and the Son of God. He is present in the world to make men aware of their need for Jesus Christ. He also lives in every Christian from the moment of salvation. He provides the Christian with power for living, understanding of spiritual truth, and guidance in doing what is right.

4.2 Lead Yourself Well

We are committed to leading ourselves well at Restore 510. This is to Glorify God, bring people to Heaven with us, and to avoid picking back up the habits of our old selves. No matter the past, you have been given a new purpose. We believe in leaning into the new self and walking in the light. It is God who determines a man's worth, and it is God who gives man purpose.

“You are the salt of the earth. But if the salt should lose its taste, how can it be made salty? It is no longer good for anything but to be thrown out and trampled under people’s feet. “You are the light of the world. A city situated on a hill cannot be hidden. No one lights a lamp, and puts it under a basket, but rather on a lampstand, and it gives light for all who are in the house. In the same way, let your light shine before others, so that they may see your good works and give glory to your Father in heaven.”
Matthew 5:13-16

Pre-Decision: Become a student of practicing pre-decision and then practice pre-decision.

Pre-Decision- A pre-decision is a decision made in advance, based on principles, ethics, and goals. It can also refer to the time before a decision is made

Seek God First: Prioritize prayer, Bible reading, and worship daily (Matthew 6:25-33).

Live with Integrity: Be honest and upright in all areas of life (Proverbs 11:3).

Practice Self-Discipline: Make wise choices and avoid distractions that lead you away from God (2 Timothy 1:7).

Love and Serve Others: Follow Jesus’ example of humility and kindness (Mark 10:45).

Stay Connected to a Christian Community: Fellowship with others for encouragement and accountability (Hebrews 10:24-25).

Guard Your Mind and Heart: Focus on things that are pure and uplifting (Philippians 4:8-9).

Trust God’s Plan: Have faith in His timing and direction for your life (Proverbs 3:5-8).

4.3 Conflict Resolution

Christian conflict resolution should be guided by biblical principles, love, and a desire for peace. Here are some simple steps:

Pray First: Seek God's wisdom and guidance before addressing the conflict (James 1:5, Philippians 4:6-7).

Examine Yourself: Reflect on your role in the conflict and take responsibility for any wrongdoing (Matthew 7:3-5).

Go Directly to the Person: Approach the person privately and discuss the issue with humility and love (Matthew 18:15).

Speak the Truth in Love: Communicate honestly but with kindness, avoiding harsh words or accusations (Ephesians 4:15).

Listen with an Open Heart: Be willing to hear the other person's perspective without interrupting or judging (James 1:19).

Seek Reconciliation, Not Victory: Focus on restoring the relationship rather than "winning" the argument (Romans 12:18).

Forgive as Christ Forgave: Offer and accept forgiveness sincerely, following Christ's example (Colossians 3:13).

Involve Others if Needed: If the conflict persists, seek help from a neutral third party, such as a pastor or church leader (Matthew 18:16-17).

Commit to Peace: Move forward with love, maintaining unity within the body of Christ (Romans 14:19, Hebrews 12:14).

5 Strengthen

5.1 Finance and Education

Life Skills: Financial literacy, discipline, health and fitness, communication, critical thinking, decision making, resilience.

Career Advancement Steps: Obtain a G.E.D or High School Diploma, Enroll in career advancing courses, attend online college.

Promotion Strategies: Practice mock interviews, teach on how to build a resume for promotion.

5.2 Financial Literacy Steps

Understand the Basics of Money: Learn the value of money, how it's earned, and how it grows. Understand the difference between income, expenses, savings, and investments.

Create a realistic timeline: Many people are derailed by a false belief that financial strength comes quickly. The realistic timeline will prevent a candidate from stopping the process that is actually working.

Create a Budget: Track your income and expenses. Categorize spending (needs vs. wants). Set spending limits and stick to them.

Build an Emergency Fund: Aim to save 3-6 months' worth of living expenses. Keep it in a separate, easily accessible account.

Manage Debt Wisely: Understand good debt (e.g., student loans, mortgages) vs. bad debt (e.g., high-interest credit cards). Pay off high-interest debt first (avalanche method) or start with small debts (snowball method).

Understand Credit & Improve Your Score: Pay bills on time to maintain a good credit score. Keep credit utilization low (below 30% of your limit). Check your credit report for errors regularly.

Learn About Saving & Investing: Open a savings account and contribute regularly. Understand the basics of stocks, bonds, mutual funds, and retirement accounts (401(k), IRA, etc.). Learn about compound interest and how it helps grow wealth over time.

Plan for Retirement Early: Start investing early for long-term growth. Contribute to retirement accounts (401(k), IRA, etc.). Understand employer matches on retirement contributions.

Protect Your Wealth: Get health, life, auto, and home insurance. Understand estate planning (wills, beneficiaries).

Continuously Educate Yourself: Read books, follow financial experts, and stay updated. Take online courses or attend financial literacy classes.

Set Financial Goals & Stay Disciplined: Define short-term and long-term goals (e.g., buying a home, starting a business). Review your finances regularly and adjust as needed.

Resources for financial literacy: Financial Peace University (FPU) – Dave Ramsey, "The Total Money Makeover" – Dave Ramsey, "The Treasure Principle" – Randy Alcorn, Compass—Finances God's Way, Crown Financial Ministries.

6 Establish

6.1 Goal Setting

The SMART Model approach to goal setting.

Specific

Specificity in goal setting involves clearly defining what you aim to achieve. Broad goals like "I want to feel happier" are a start, but they lack the detail necessary to guide actionable steps. A more specific goal might be, "I will engage in a hobby I enjoy for at least an hour three times a week."

Measurable

A goal is measurable when you can objectively assess whether it's been met. This often involves quantifiable metrics, like frequency, amounts, or durations. For example, "I will attend two support meetings per week" is a measurable goal.

Agreeable

Your goals should be agreeable, meaning they resonate with your inner values, desires, and personal commitments. They should be goals you are willing and intending to pursue, ensuring they're aligned with your personal vision for living a restored lifestyle.

Realistic

Realistic goals are those within the realm of possibility. They stretch you beyond your comfort zone but remain achievable based on your current resources, circumstances, and commitments. An unrealistic goal sets you up for failure, while a realistic goal fosters motivation and progress.

Time-bound

Goals need a deadline or time frame. Whether it's a daily goal like "I will practice mindfulness after breakfast every day" or a long-term goal like "I will complete a bible study within three months," time constraints create urgency and promote accountability.

The SMART model does not replace daily check lists. However, the SMART model does give you the opportunity to keep your goals organized and achievable alongside daily routines.

6.2 Progress Monitoring

Progress monitoring is only successful if we at Restore 510 are committed to following. A man cannot lead well if he does not know how to follow. We must be coachable, be available, and be willing to accept sound instruction and constructive criticism.

***“Listen to advice and accept instruction, that you may gain wisdom in the future.”
Proverbs 19:20***

Conduct Bi-Weekly questionnaires:

Substance use: Have you experienced any urges or cravings today? Did you use any substances today? How are you managing triggers related to substance use?

Coping skills: What healthy coping mechanisms did you use today to manage stress? Have you practiced any relaxation techniques recently? Are you comfortable identifying and expressing your emotions?

Support system: How is your relationship with your support network? Are you actively reaching out to your support people when needed? Do you feel comfortable sharing your struggles with your support network?

Mental health: How are you feeling emotionally today? Have you noticed any changes in your mood or anxiety levels? Are you managing any co-occurring mental health conditions effectively?

Goal setting: What are your short-term and long-term recovery goals? Are you making progress towards achieving your goals? What adjustments, if any, need to be made to your recovery plan?

Reconciliation: A crucial part of restoration and being a Christ follower is forgiving and seeking forgiveness.

“Therefore, if anyone is in Christ, he is a new creation; the old has passed away, and see, the new has come! Everything is from God, who has reconciled us to himself through Christ and has given us the ministry of reconciliation. That is, in Christ, God was reconciling the world to himself, not counting their trespasses against them, and he has committed the message of reconciliation to us. 2 Corinthians 5:17-19

6.3 Community

At Restore 510 each man will have the opportunity to be a part of a community that encourages them to live out a fully restored lifestyle.

Life after Restore 510 for those who successfully complete the program will give graduates an opportunity to pour back into the new clients that are going through the program.

The opportunities include but are not limited to the following list.

- Group Leader
- Mentor and Sponsor
- Future positions as needed

Each graduate will also have an opportunity to be a part of the Restore 510 community by attending quarterly cookouts and gatherings and there will be an opportunity to be involved in Restore 510 online platforms.

6.4 Purpose

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.

“For by grace you have been saved through faith. And this is not your own doing; it is the gift of God, not a result of works, so that no one may boast. For we are his workmanship, created in Christ Jesus for good works, which God prepared beforehand, that we should walk in them.” Ephesians 2:8-10



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: October 24, 2025
Date Submitted: October 24, 2025
Final Approval Date: October 28, 2025
Presenter: Sam Couvillon
Item of Business: Appointment: Cemetery Advisory Committee
Meeting Date: October 30, 2025

Purpose of Request:

The purpose of this request is to address the upcoming expiring term for position held by Glenda Pierce.

Facts & Issues / History & Background:

The Committee follows the guidelines of the City Charter, the Code of Ordinances and Business Resolution 2013-48. Cemetery Committee members serve three-year terms. Glenda Pierce has expressed a willingness to serve another term. An outstanding debt verification process was completed with no concerns.

Department Recommendation:

To consider the nomination as submitted by the Mayor.

Department Director:

Sam Couvillon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Cemetery Advisory Committee Members - Local Appointments List_10132025054308
2. 2025 Cemetery Advisory Committee Attendance Report

Cemetery Advisory Committee

This committee is strictly advisory and meets semi-annually to devise plans, suggest rules and regulations and perform such other duties as the Council may request. The committee consists of five members, one representing each ward, with three-year terms. There is one ex-officio member. The committee is referenced in the City Code (4-2-10) with the last amendment occurring in November 2013. The primary contacts are the Public Works Director and the Cemetery Manager.

Term of Office: 3 years

	Name:	Date Appointed:	Current Term Expiration Date:	
Ex-Officio	Tommy Casper	01/01/2020	INDEFINITE	FILLED
Post - Ward 1	Nancy Kelemen	11/20/2023	11/19/2026	FILLED
Post - Ward 2	Bill Coates	11/20/2024	11/19/2027	FILLED
Post - Ward 3	Glenda Pierce	12/06/2022	11/19/2025	FILLED
Post - Ward 4	Margaret Howington	11/20/2023	11/19/2026	FILLED
Post - Ward 5	Ben Mason	11/20/2024	11/19/2027	FILLED



CITY OF GAINESVILLE

Work Session Agenda Request

Item Created: October 24, 2025
Date Submitted: October 24, 2025
Final Approval Date: October 28, 2025
Presenter: Sam Couvillon
Item of Business: Appointments: Housing Authority
Meeting Date: October 30, 2025

Purpose of Request:

The purpose of this request is to address the expired term positions.

Facts & Issues / History & Background:

The Housing Authority follows the guidelines within the Georgia Code (Section 8-3-50) as well as the City Charter and the City Code of Ordinances. Authority Commissioners' terms are for five-years and the Housing Commissioner's term is for one-year. Faron Thompson and Kimberly Harper have confirmed a willingness to serve another term. The verification of outstanding debt process was completed with no concerns.

Department Recommendation:

To consider the nominations as presented by the Mayor.

Department Director:

Sam Couvillon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Housing Authority Members - Local Appointments List_10022025030042
2. HA Attendance Report

Housing Authority

The purpose of this authority is to provide opportunities for people experiencing barriers to housing because of income, disability or special needs in an environment which preserves personal dignity, and in a manner which maintains the public trust. This authority consists of five persons appointed by the Mayor, one of which must be a resident of said Housing Authority. The term of office is five years. The resident commissioner term of office is one year. The Housing Authority was created via legislative action through the State of Georgia and the primary contact is the Executive Director of the Housing Authority.

Term of Office: 5 years and 1 year

	Name:	Date Appointed:	Current Term Expiration Date:	
Commissioner	Michael Thurmond	06/05/2024	06/04/2029	FILLED
Commissioner	Joy Griffin	05/20/2025	05/19/2030	FILLED
Commissioner Chair	Darryl Smallwood	03/05/2024	03/04/2029	FILLED
Resident Commissioner	Kimberly Harper	10/18/2024	10/17/2025	EXPIRED
Ex-Officio	Abigail Guzman	01/08/2025	01/05/2026	FILLED
Commissioner Vice Chair	Faron Thompson	07/21/2020	08/18/2025	EXPIRED
Commissioner	Jennifer Hothem	01/21/2025	01/20/2030	FILLED

