



CALL TO ORDER

MINUTES

A. Minutes of September 9, 2025

OLD BUSINESS

A. Annexation

- 1) Request from **Bryan Brinson** to annex a 13.36± acres tract located at the southeast corner of the intersection of Old Cornelia Highway and East Ridge Road, having road frontage on the east and west side of I-985 (Lanier Parkway) (a/k/a **1376 East Ridge Road**), and to establish a zoning of Residential-II (R-II).

Ward Number: Three
Tax Parcel Number(s): 15-033B-000-005
Request: Residential townhomes

NEW BUSINESS

A. Annexation

- 1) Request from **Greg Loyd** to annex a 0.43± acre tract located on the northwest side of the intersection of Lyman Street and Pearl Nix Parkway (a/k/a **1432 Lyman Street, SW**), with a zoning of Residential-II (R-II).

Ward Number: Five
Tax Parcel Number(s): 00-126-004-006
Request: Two duplex apartments

B. Code Amendment

- 1) Request from the **City of Gainesville** to amend the Unified Land Development Code and official zoning map for the City of Gainesville, Georgia to repeal and replace in its entirety Title 9, entitled "Unified Land Development Code".

Ward Number:
Tax Parcel Number(s):
Request:

MISCELLANEOUS

ADJOURNMENT



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: October 8, 2025
Date Submitted: October 8, 2025
Final Approval Date: October 8, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Minutes of September 9, 2025
Meeting Date: November 10, 2025

Purpose of Request:

The purpose of this request is to allow the Planning and Appeals Board to approve the minutes from the referenced meeting.

Facts & Issues / History & Background:

The draft minutes were reviewed by the Office & Records Coordinator and the Community & Economic Development Deputy Director.

Department Recommendation:

Approval of the minutes as presented.

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. DRAFT minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
SEPTEMBER 9, 2025

CALL TO ORDER Chairman Doug Carter at 5:30 p.m.

Members Present: Chairman Doug Carter, Vice Chair Ryan Thompson, Board Members Jane Fleming, Eddie Martin, Kelvin Simmons, Rick Young and Ellen DeFoor

Members Absent: None

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

Others Present: None

MINUTES OF AUGUST 12, 2025

There was a motion to approve the minutes as presented.

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

OLD BUSINESS

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

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

A. Rezoning Request

- 1) Request from **Tres Hermanos Groceries, LLC** to rezone a 0.57± acre tract located on the east side of Chestnut Street, between High Street and Martin Luther King Jr. Boulevard (a/k/a **819 and 829 Chestnut Street, SE**) from Residential-II (R-II) and Heavy Industrial (H-I) to Residential-II (R-II).

Ward Number: Three
Tax Parcel Number(s): 01-033-002-005 and 006
Request: Residential townhomes

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

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

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

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

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

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

FAVOR: None

OPPOSE: None

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

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

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

Conditions

1. The proposed development shall be consistent with the revised concept plan and architectural renderings provided with this application dated 9/1/2025. In addition, all roof structures shall be constructed with architectural shingles or standing seam metal, and the front, sides **and rear** of each residential unit shall be constructed with a minimum 3-foot-high architectural watermark of brick or stone materials, subject to the approval of the Community and Economic Development Department Director.
2. The front yards shall be sodded with grass. In addition, there shall be a minimum of one, 3-inch caliper size hardwood tree per residential unit.
3. An updated as-built survey/plat showing all improvements to the property shall be required upon an occupancy permit being issued.
4. The individual garbage containers shall be stored **behind each residential unit and screened by a privacy fence** in a manner so as not to be visible from the proposed residential units, adjoining properties, roads, and parking areas subject to the approval of the Community and Economic Development Director.
5. The proposed detention pond or bio-retention pond shall be landscaped to mitigate the view from all roads and adjacent properties subject to the approval of the Community and Economic Development Director.
6. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.

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

NEW BUSINESS

A. Rezoning Request

- 1) Request from **Naveed Tharwani** to rezone a 0.182± acre tract located on the west side of Green Street and the east side of Thompson Bridge Road (a/k/a **925 Green Street, NE**), from Neighborhood Business (N-B) to Planned Unit Development (P-U-D).
Ward Number: Two
Tax Parcel Number(s): 01-068-001-005
Request: Mixed-use building

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

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

The structure was built in 1920 and has remained vacant for over 10 years. The planned interior/exterior renovations will increase the heated floor space from 3,320± square feet to 4,840± square feet which include an enclosed stairwell, first and second floor outdoor deck space, covered patio/balcony for the attic space, and partially covered basement level patio space. Specifically, the apartment units will include two units on the main level, two units on the second level and one attic apartment. Each apartment consists of one bedroom and one bathroom ranging from 612 square to 756 square feet of heated floor space. Co-working office space will be located on the basement level facing Thompson Bridge Road consisting of 299 square feet of heated floor space with an additional 235 square feet of storage space for the tenants.

Access will remain from Riverside Drive through an existing perpetual access easement with the adjacent Dream Nail Day Spa property. Vehicles entering will share the existing driveway on Riverside Drive in front of the Dream Nail Day Spa and will pass around the spa building to the proposed parking lot which will have approximately 8 to 9 parking spaces. Vehicles will utilize the existing shared drive located between the subject property and the Dream Nail Day Spa to exit the property.

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

The Planning staff is recommending **conditional approval** of this rezoning request with **Planned Unit Development (P-U-D) zoning** based on the Comprehensive Land Use Plan and the adjacent mixture of uses.

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

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

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

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

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

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

FAVOR: None

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Conditions

- 1. The development shall be generally consistent with the site plan and the architectural style of the architectural elevations and drawings submitted with this rezoning application.**
- 2. The use of the property shall be limited to a maximum of 5 residential units and an office.**
- 3. The frontage landscape areas facing Green Street and Thompson Bridge Road shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within all frontage landscape areas where possible and are subject to the approval of the Community and Economic Development Director.**
- 4. Individual garbage containers shall be stored at the side of the existing building as depicted on the applicant's architectural rendering. **Written confirmation from the Gainesville Solid Waste Department shall be required to provide trash pick-up for the proposed development.** In lieu of the individual garbage containers, an enclosed trash dumpster may be permitted if shared with the adjacent Dream Nail Day Spa property to the south.**
- 5. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director and the Georgia Department of Transportation. Approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**
- 6. The existing parking lot and shared exit drive shall be resurfaced and improved with parking lot striping, wheel stops and painted access arrows per the review and approval of the Gainesville Public Works Director.**
- 7. A minimum of 9 accessible parking spaces shall be required for the proposed development. Each residential unit shall be assigned a minimum of 1 parking space that is clearly designated within the parking lot and stated within the official lease agreement.**
- 8. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.**

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

B. Zoning Amendment Request

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

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

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

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

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

ADJOURNMENT

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

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

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: October 17, 2025
Date Submitted: October 22, 2025
Final Approval Date: October 27, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Bryan Brinson** to annex a 13.36± acres tract located at the southeast corner of the intersection of Old Cornelia Highway and East Ridge Road, having road frontage on the east and west side of I-985 (Lanier Parkway) (a/k/a **1376 East Ridge Road**), and to establish a zoning of Residential-II (R-II).
Meeting Date: November 10, 2025

Purpose of Request:

This request was previously tabled at the May 13th and July 8th Planning and Appeals Board meetings.

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) for residential townhomes that will be for sale. The property is currently zoned Residential-I (R-I) within unincorporated Hall County and is located within the Hall Gateway District. Much of the property is wooded with no structures.

Prior to being tabled, the original proposal included a total of 93 fee-simple townhomes consisting of a mixture of 49 one-car garage units and 44 two-car garage units. The amended request proposes a total of 79 fee-simple townhome units with two-car garages. In addition, 25 of the 79 units are targeted towards 55 years of age or older. Each floor plan includes 3 bedrooms and 2.5 bathrooms. A total of 36 guest parking spaces, a mail kiosk and a dog park are proposed as well. Two access roads are proposed from East Ridge Road, which is a county-maintained road.

Adjacent uses include single-family homes and vacant property within unincorporated Hall County. A smaller portion of the property which will remain undeveloped is contiguous to the Gainesville Township master planned community located east of I-985 (Lanier Parkway), within the city limits of Gainesville.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location maps
3. Updated Narrative
4. Survey
5. Updated Site Plan
6. Architectural Rendering
7. Gainesville City School System letter

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Bryan Brinson
Property Owner 1376 East Ridge Road, LLC
Location 1376 East Ridge Road
Request Annex, with R-II zoning
Total Acres 13.36± acres
Ward Three
Proposed Use Residential townhomes
Planning Division Staff Recommendation **Approval, with conditions**
Date November 10, 2025

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

This request was previously tabled at the May 13th and July 8th Planning and Appeals Board meetings.

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) for 79 residential townhomes that will be for sale. The property is currently zoned Residential-I (R-I) within unincorporated Hall County and is partially located within the Hall Gateway District. Much of the property is wooded with no structures, having road frontage on East Ridge Road, Old Cornelia Highway and both sides of I-985.

Prior to being tabled, the original proposal included a total of 93 fee-simple townhomes consisting of a mixture of 49 one-car garage units and 44 two-car garage units at a density of 7.45 dwelling units per acre. The amended request proposes a total of 79 fee-simple townhome units with two-car garages at a density of 5.91 dwelling units per acre. In addition, 25 of the 79 units are targeted towards 55 years of age or older.

Each townhome unit includes 3 bedrooms and 2.5 bathrooms. A total of 36 guest parking spaces, a mail kiosk and a dog park are proposed as well. Two access roads are proposed from East Ridge Road, which is a county-maintained road. The proposed road includes 5-foot wide sidewalks and is intended to be dedicated to the City of Gainesville for maintenance. The development intends to utilize city water and sewer services and solid waste pick-up will be provided by the City of Gainesville. The applicant has asked for the city to participate with the sewer extension.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes	Residential-II (R-I) -County
South	Single-family homes	Residential-II (R-I) -County
East	Gainesville Township Mixed-Use Development	Planned Unit Development (PUD)
West	Single-family homes	Residential-II (R-I) -County Light Industrial (I-1) -County

▪ **Other Departmental Comments**

According to the Department of Water Resources, Gainesville owns and operates existing 8-inch DIP water mains in the right-of-way of Old Cornelia Highway and East Ridge Road along the frontage of the subject property. Also, there is an existing 15-inch gravity sanitary sewer located at the intersection of East Main Street and Old Cornelia Highway approximately 1,600 feet from the subject property. A developer-constructed sanitary sewer extension, and possibly a lift station, would be required to connect to public sewer.

The Gainesville City School System provided a letter of opposition stating the Gainesville City Board of Education opposes any and all annexations related to residential developments. This annexation and rezoning will impose undue burdens on our existing residential infrastructure and create transportation difficulties for our school system. A copy of the entire letter has been provided as part of the required documents.

There were no other departmental comments at this time.

▪ **Zoning History**

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

2024 – A request by the City of Gainesville to annex a 2.81± acres tract with a zoning of Residential and Office (R-O) located at 3 and 4 Carolina Street; 0 Spring Street; 10 Myrtle Drive; 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street for existing uses was approved.

2024 – A request by Moez Hasni for special use approval on a 4.11± acres tract zoned General Business (G-B) located at 400 Crescent Drive, NE was conditionally approved for a Staybridge Suites extended stay hotel.

2023 – A request by Capstone Acquisitions, LLC for special use approval on a 1.47± acres tract zoned General Business (G-B) located at 622 White Sulphur Road was conditionally approved for a Residence Inn extended stay hotel.

2022 – A request by Elizabeth Evans to annex a 2.7± acres tract with a zoning of General Business (G-B) located at 410 Crescent Drive for a climate controlled & non-climate controlled storage facility was conditionally approved.

2022 – A request by Brand Properties to rezone 69.18± acres located at 515 Lakeview Drive, NE; 2065 Limestone Parkway and 1881 Jesse Jewell Parkway from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D) for a mixed-use development was approved with conditions.

2022 – A request by Moez Hasni to annex a 5.503± acres tract with a zoning of General Business (G-B) located at 374 and 400 Crescent Drive for a retail shopping center was conditionally approved.

2022 – A request by Caballero Holdings, LLC to annex a 140.77± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 Eberhart Cemetery Road; 2465 Floyd Road, SE; 2166, 2170 and 2210 Old Cornelia Highway was conditionally approved for a master planned mixed-use development.

2022 – A request by Caballero Holdings, LLC to amend a 14.43± acres tract zoned Planned Unit Development (P-U-D) located at 0, 2490 and 2544 Floyd Road, SE; 0 Lenox Drive, SE; 0 Old Cornelia Highway, SE was conditionally approved for a master planned mixed-use development.

2020 – A request by Frank Norton, Jr. to annex a 2.16± acres tract with a zoning of Planned Unit Development (P-U-D) located at 39, 44, 48 and 49 Quarry Street; 4 Highland Street was conditionally approved for residential cottages and townhomes.

2020 – A request by Frank Norton, Jr. to amend a 14.75± acres tract zoned Planned Unit Development (P-U-D) located at 0 Lakeview Drive NE; 52, 54 and 56 Quarry Street NE was conditionally approved for residential cottages and townhomes.

2020 – A request by Capstone Acquisitions, LLC to annex a 6.148± acres tract with a zoning of Light Industrial (L-I) located at 0 Jesse Jewell Parkway was conditionally approved for a climate-controlled self-storage and office/warehouse.

2018 – A request by Limestone Greenway, LLC to annex a 75.12± acres tract with a zoning of Planned Unit Development (P-U-D) located at 0 and 2065 Limestone Parkway was conditionally approved for a mixed-use development.

2017 – A request by Keel Property Management, LLC to annex a 6.32± acres tract with a zoning of General Business (G-B) located at 0 White Sulphur Road Drive was conditionally approved for restaurant, retail and a carwash.

2016 – A request by Timothy Bullard to annex a 20.417± acres tract with a zoning of Residential-II (R-II) located at 1582 and 1586 Pine Valley Road was denied for a 240-unit apartment complex.

▪ **Staff Analysis**

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

The surrounding area includes properties mostly within unincorporated Hall County consisting of mostly larger single-family lots with homes on private septic systems. The purpose of this request is for 79 fee-simple townhomes connected to sewer services which is unique to the East Ridge Road area.

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

The subject property is undeveloped. The proposal includes fee-simple townhomes on a minimum lot size of 2,000 square feet. While the proposed fee-simple townhomes will function similarly to the nearby single-family homes, the proposed residential density is higher than the adjacent and nearby properties located along East Ridge Road. In turn, traffic will increase along East Ridge Road and turning movements to/from Old Cornelia Highway will be impacted.

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

It is the staff's opinion that the proposed residential use is consistent with the Gainesville Comprehensive Plan, but the residential density is too high. The Gainesville Comprehensive Plan places the subject property within the *Single-Family Residential* Future Land Use category and the *Suburban Neighborhoods Character Area*.

The *Single-Family Residential* Future Land Use category includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from 2 to 4 dwelling units per acre (du/ac). This would allow for a maximum of 54 dwelling units based on the size of the subject property. The proposal is for 79 townhomes with an overall gross density of 5.91 du/ac.

The vision for the *Suburban Neighborhoods* Character Area is to preserve older, stable residential subdivisions and encourage newer projects with smaller lot sizes, pedestrian infrastructure, and buildings patterned after traditional local housing, possibly containing a small neighborhood-serving “village center”. Neighborhood-scale businesses are prioritized that can serve local residents. Future population growth should be balanced between new development and infill areas. Housing choices should be diverse to support a range of household incomes, lifestyles, sizes and types, but consist mostly of single-family detached lots. Appropriate uses allowed include parks and recreation, single-family residential, limited multi-family residential, limited general mixed-use, limited commercial (retail and office), public and institutional.

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

The property is currently zoned Residential-1 (R-1) in Hall County which permits single-family detached homes on a minimum lot size of 21,780 square feet (two lots per acre), if served by public water and sewer. The proposed residential density of 5.91 du/ac is more than the maximum residential density permitted within the Gainesville Future Land Use designation. While the development would provide alternative quality housing options, the residential density is too high. Of comparison, the adjacent Gainesville Township development has an overall residential density of 2.35 du/ac. It is the opinion of staff, the proposed development should be limited to a maximum of 54 dwelling units (4.0 du/ac). Reducing the number of residential units will bring the development within the appropriate density range and will reduce the strain on the existing road network.

(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?

Water and sewer capacity is sufficient to serve the property. However, a developer-constructed sanitary sewer extension, and possibly a lift station, would be required to connect to public sewer.

Public safety currently responds to adjacent and nearby properties. Hall County Fire Station #7 is approximately 0.5 miles from the subject property located off East Crescent Drive. Gainesville Fire Station #2 is located 2.5 miles from the subject property located off Cleveland Highway.

The proposed development will access East Ridge Road, which is a paved road maintained by Hall County. East Ridge Road is 20 feet in width with no curb or gutter. While the proposed development did not meet the thresholds to require a traffic impact study, additional traffic will be generated having some impact at the intersection of East Ridge Road and Old Cornelia Highway. According to the Institute of Transportation Engineers (ITE) Trip Generation Handbook (9th Edition), the proposed 79-unit, fee-simple townhome development could generate 459± new trips per weekday and 35± A.M. and 41± P.M. peak hour trips during the weekday.

The proposed townhomes are designed as market rate family units providing 3 bedrooms and 2.5 bathrooms per unit and the proposed amenities do not include a playground. According to the 2023 US Census estimate for the city of Gainesville, there are approximately 0.79 individuals per household under the age of 18. Therefore, based on 54 of the townhome units being market rate, and 25 being age restricted units, it is anticipated there could be 43± school aged children living

within the development. The Gainesville City School System does not currently provide transportation services along East Ridge Road. However, bus service is provided to areas further east and west within the Limestone Parkway area and within the nearby Gainesville Township development. The Gainesville City School System is in opposition to this request.

(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 residential use is supported by new and changing conditions in the surrounding area. While significant development has occurred west of Exit 24/ I-985 within the New Holland area, the growth patterns east of the interchange have changed slowly from rural to suburban as anticipated by the Comprehensive Plan. An example of this growth is the adjacent Gainesville Township development, which is expected to be built out over a period of 10+ years.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Based on the subject property's proximity to city limits and surrounding residential properties, the proposed annexation request with the recommended zoning conditions appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

▪ **Staff Recommendation**

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

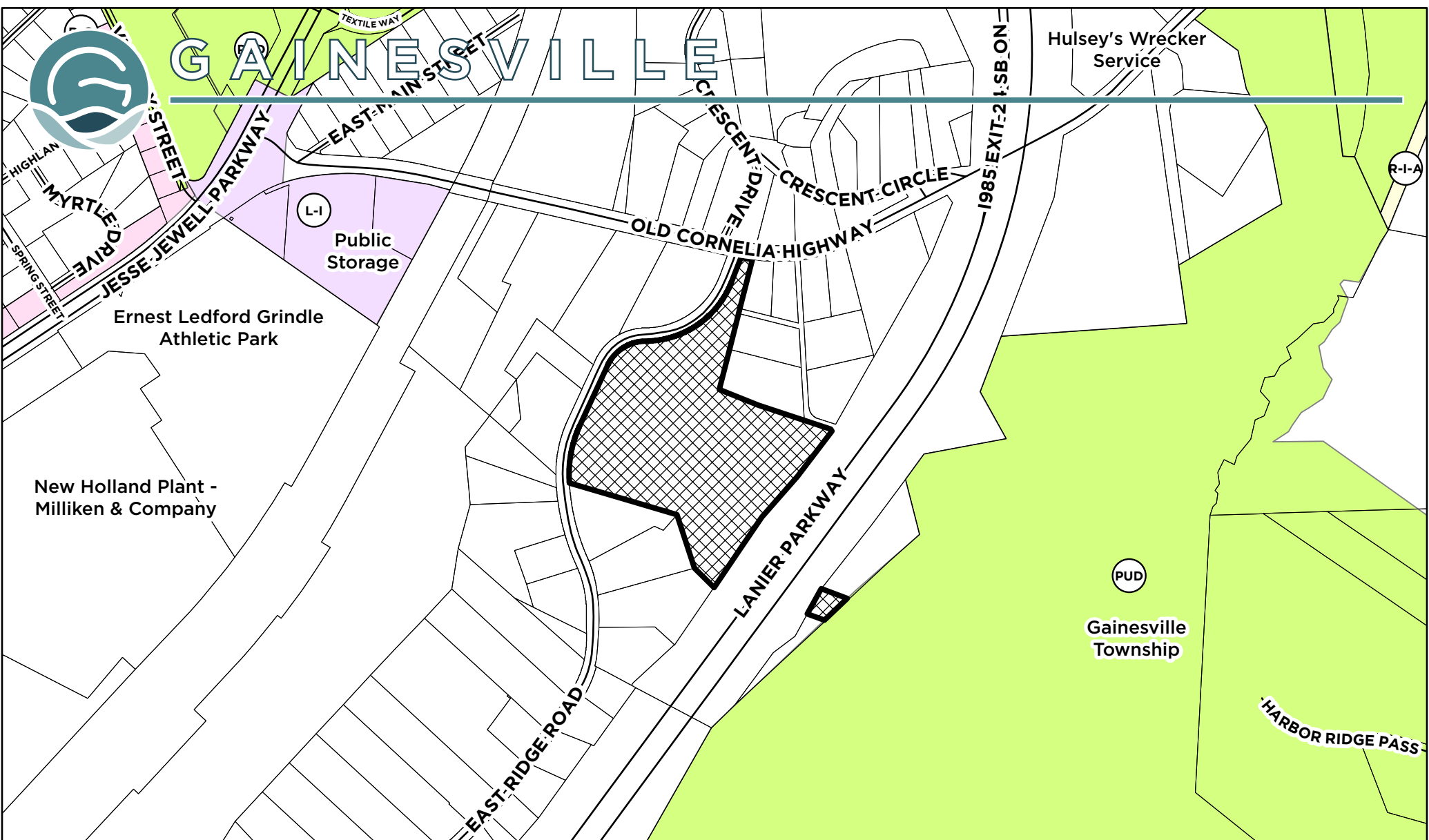
Conditions

- 1. The subject property shall be limited to a maximum of 54 residential units. Multi-family apartments are not permitted.**
- 2. All townhomes shall be a minimum of 24 feet in width and have front or rear loaded two-car garages.**
- 3. The development standards within the applicant's narrative, site plans, and architectural renderings shall be made part of the zoning ordinance and shall be subject to the Community and Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
- 4. 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. A covenant shall be required to be recorded for the proposed development stating that no more than 20% of the total residential units may be rented.**

5. All access point design for the subject property shall be submitted for review and approval by the Gainesville Public Works Director and Hall County Public Works department.
6. All proposed detention ponds shall be fenced and landscaped to mitigate the view from all roads and adjacent properties. All fencing and landscaping materials shall be approved by the Community and Economic Development Department Director.
7. The front yard of each lot shall be sodded and planted with at least one 3" caliper in size hardwood tree.
8. The storage of all trash receptacles shall be screened from view from the road and adjacent properties.
9. The developer shall use a variety of techniques to avoid the monotonous appearance of identical townhome buildings. Such techniques may employ among others the use of differing front elevations, architectural styles, building exteriors, and other similar techniques so that no townhome building is the same as any townhome building directly in front or on either adjacent side of the structure. Other architectural requirements shall include:
 - Carriage-style garage doors with decorative hardware or other embellishments shall be used on all townhomes.
 - All roofs shall consist of architectural/dimensional style asphalt shingles.
 - All roofs and gables shall be of a pitch no less than 8/12.
 - The exterior materials shall consist of a mixture of brick, stone, fiber cement siding, cedar shake or wood siding.
 - A minimum 3-foot architectural foundation water table of matching brick or stone material, that also covers all exposed foundations, shall be required on the front and sides of the townhome buildings.
 - Vinyl siding shall only be permitted on soffit areas.



GAINESVILLE



Applicant: **BRYAN BRINSON**

Request: Annex +/- 13.36 AC and establish zoning as Residential-II (R-II) for a residential townhome development.

ANNEXATION REQUEST

Subject Property Address:
1376 East Ridge Road

Tax Parcel:
15033B-000005

 **Subject Property**



Meeting Date: 11/10/2025

Map Prepared: 10/20/2025

 **Scale: 1" = 500'**



GAINESVILLE

Hulsey's Wrecker Service



Applicant: **BRYAN BRINSON**

ANNEXATION REQUEST

Request:
Annex +/- 13.36 AC and establish zoning as Residential-II (R-II) for a residential townhome development.

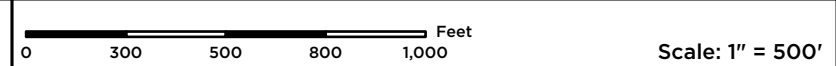
Subject Property Address:
1376 East Ridge Road

Tax Parcel:
15033B-000005

 Subject Property



Meeting Date: 11/10/2025 **Map Prepared:** 10/20/2025



Aerial from 2023
Scale: 1" = 500'



SMITH GILLIAM WILLIAMS & MILES

Project Narrative for

1376 East Ridge Road – 13.36 +/- Acres

Amended 10/23/2025

Website: sgwmfirm.com
Phone: 770.536.3381
Fax: 770.531.1481
Mailing Address: P.O. Box 1098
Gainesville, GA 30503

LOCATION – 1376 East Ridge Road

Gainesville, GA 30501

APPLICANT – 1376 East Ridge Road, LLC, *Bryan Brinson*

CONTACT – Steven P. Gilliam, Attorney

CURRENT ZONING – R-1

PROPOSED ZONING – R-II

ACRES – 13.167 +/- Acres

SUMMARY

The accompanying Application seeks a Rezoning from R-I to R-II for 13.167 acres of property located at 1376 East Ridge Road, Gainesville, Georgia 30501. The 0.887 acre portion (Tract 2) is located on the east right of way of way of I-985 and the 12.280 acres (Tract 1) is located between the east right of way of East Ridge Road and the west right of way of I-985. The intent is to develop a thoughtfully designed infill residential development in the heart of Gainesville’s Limestone Parkway / Exit 22 corridor, consisting of 79 townhome units of quality, 24’ wide single-family fee simple townhomes.

The proposed use is consistent with the City of Gainesville Future Land Use Plan for residential use and appropriate for the City of Gainesville R-II District for this location, which is residential. While the R-II zoning classification allows for a density of 12 U/A, Applicant is proposing 6.43 U/A. The goal of the proposed development is to fill a crucial “missing middle” gap in Gainesville’s housing market by delivering high-quality, owner-occupied homes at an attainable price point of around \$350,000.00.

SITE DESCRIPTION

The overall tract is 13.167 acres with direct access from East Ridge Road. The water and sanitary sewer services are provided by the City of Gainesville. There are no known impediments to its successful development for the purposes intended. All roadways within the development shall be designed and constructed to City of Gainesville standards and dedicated to the City of Gainesville for public use. Thereafter, the City of Gainesville will maintain the roads. There shall be a Homeowners Association (HOA) with a Declaration of Restrictive Covenants. The HOA shall be professionally managed until Developer has sold 100% of the units.

Street Address:

Smith Gilliam Williams & Miles, P.A.
340 Jesse Jewell Parkway, Suite 300
Gainesville, GA 30501

TARGET CONSUMER GROUP

With approximately 54 units targeting young couples and professionals 35 years old and younger and an additional 25 units targeting adults 55 years and older, this project brings a total of 79 homes that will complement and balance existing developments in the area. Based upon census reports, 12.7% of the individuals expected to live in the development are school-aged children, which equates to approximately 7 students. It is further expected that these will be students who are already enrolled in a school in the Gainesville City School District.

ADJACENCIES & ACCESS

The property is surrounded by R-I to the north, PUD to the east, AR-1 and I-1 to the south, and H-B and L-I to the west. Access to the property is from East Ridge Road and is adjacent to SR-365 (I-985).

PROJECT DIMENSIONAL STANDARDS

Parcel Size	13.167 +/- acres
Proposed Number of Lots	79
Proposed Density//Allowed Density	6.43 U/A//12 U/A
Streets	Public
Water and Sewer Provider	City of Gainesville
Lot Sizes	24' x 100'
Amenities	Dog Park; Mail Kiosk with parking
Storm Water Management Areas	2
Sidewalks – Both Sides of the Street	5 ft with 2 ft grass beauty strip
Mail Kiosk (CBU)	1 with parking
Length From Face of Garage to Back of Sidewalk	>30 ft

ARCHITECTURAL MATERIALS & SITE IMPROVEMENTS

All facades of all residences shall be finished with masonry (brick or stone), wood, or fiber cement/Hardi-plank type siding. The builder intends to build:

- Single Family Fee Simple attached, 3-bedroom, 2 and a half bath dwellings two-car garages).
- Front facades with a combination of masonry and fiber cement siding materials
- Side and rear facades with masonry, fiber cement siding, or shake siding
- Speed tables in coordination with City of Gainesville Engineering
- Each 3 units will be offset 2 feet in a six (6) unit building.
- All buildings contain six units.

SIGNAGE

Entry monument signs shall be located at the northeast and southeast entrances at East Ridge Road. All permanent signage must be outside of any Right of Way or Utility Easement with a Landscape and Signage easement recorded on the Final Plat.

AMENITIES

- Dog Park
- Guest Parking Spaces: 36
- Mail Kiosk (CBU)

CONCEPTUAL MASTER PLAN

The development of the community shall be controlled by the Conceptual Master Plan (the "Plan") attached as exhibit "A". The plan is considered conceptual in nature, and as such, may require minor modifications during the engineering and development process. Modifications to the locations and arrangement of lots, roads, amenities, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

REQUIRED CONSTITUTIONAL AND ANTE LITEM NOTICE

Georgia law and the procedures of Hall County requires the Applicant to raise Federal and State constitutional objections during the R-II master plan application process. While the Applicant anticipates a smooth application process, failure to raise constitutional objections at this stage may mean that the Applicant will be barred from raising important legal claims later in the process. Accordingly, the following constitutional objections are stated:

The portions of the City of Gainesville Ordinance Code, facially and as applied to the Property, which restrict the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than that proposed by the Applicant are unconstitutional in that they would destroy the Applicant's property rights without first paying fair, adequate and just compensation for such rights, in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States.

The application of the City of Gainesville Ordinance Code, facially and as applied to the Property, which restricts the Property to any uses, conditions, land use designations, development standards, or to any zoning district other than in accordance with the application as proposed by the Applicant is unconstitutional, illegal, null and void, constituting a taking of Applicant's Property in violation of the Just Compensation Clause of the Fifth Amendment to the Constitution of the United States; Article I, Section I, Paragraph I, and Section III, Paragraph I of the Constitution of the State of Georgia of 1983; and the Equal Protection and Due Process Clauses of the Fourteenth Amendment to the Constitution of the United States denying the

Applicant an economically viable use 7 of its land while not substantially advancing legitimate state interests.

A denial of this Application would be unconstitutional under the Takings Clause of the Fifth Amendment to the Constitution of the United States and the Just Compensation Clause of Article I, Section III, Paragraph I of the Constitution of the State of Georgia of 1983. A refusal by the City of Gainesville to approve the zoning conditions as requested would constitute a taking of the Applicant's property.

A denial of this Application would constitute an arbitrary and capricious act by the City of Gainesville without any rational basis therefore constituting an abuse of discretion in violation of Article I, Section I, Paragraph I and Section III, Paragraph I of the Constitution of the State of Georgia of 1983, and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States. A refusal to grant the R-II zoning request would lack objective justification and would result only from neighborhood opposition, which would constitute an unlawful delegation of the zoning power to non-legislative bodies in violation of the Georgia Constitution, Article IX, Section II, Paragraph 4.

A refusal by the City of Gainesville City Council to approve this Application for the Property in accordance with the criteria as requested by the Applicant would be unconstitutional and discriminate in an arbitrary, capricious and unreasonable manner between the Applicant and owners of the similarly situated property in violation of Article I, Section I, Paragraph II of the Constitution of the State of Georgia of 1983 and the Equal Protection Clause of the Fourteenth Amendment to the Constitution of the United States. Any rezoning of the Property subject to conditions which are different from the conditions requested by the Applicant, to the extent such different conditions would have the effect of further restricting Applicant's utilization of the Property, would also constitute an arbitrary, capricious and discriminatory act in zoning the Property to a unconstitutional classification and would likewise violate each of the provisions of the State and Federal Constitutions set forth 8 hereinabove.

Applicant reserves all due process rights granted to them under O.C.G.A. 36-66-5.1. et. seq, to petition the courts for review of a local government's exercise of zoning, administrative, or quasi-judicial powers, as set forth in those code sections and statutes.

Conclusion

For the foregoing reasons, the Applicant respectfully requests that this requested Rezoning to R-II to the existing R-I zoning be granted as requested by the Applicant. If there are any questions about this request, you may contact:

Bryan Brinson
1376 East Ridge Road, LLC
bryanbrinson@outlook.com
404-323-5461

Steven P. Gilliam
Smith, Gilliam, Williams & Miles, P.A.
sgilliam@sgwmfirm.com
770-536-3381

NOTES:

THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP OF HALL COUNTY, GA. COMMUNITY PANEL NO. 130466 0195 F EFFECTIVE DATE: SEPTEMBER 29, 2006

EQUIPMENT USED FOR MEASUREMENT: TOPCON G.T.S. 825A

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 22,434 FEET AND AN ANGULAR ERROR OF 00'00"00" PER ANGULAR POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: J.S. & J.M.J.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

REFERENCES:

- DEED BOOK 6193, PAGES 342-344
- SURVEY FOR G.H. WALDREP ESTATE, RICHARD WALDREP AND MRS. J.C. WALDREP, PREPARED BY HENRY GRADY JARRARD, RLS NO. 1182, DATED MAY, 1974, REVISED SEPTEMBER 5, 1975 AND REVISED DECEMBER 22, 1977.
- PLAT BOOK 35, PAGES 221-222

TRACT "A" AREA: 12.47 ACRES
(INCLUDES PARCEL "A" AREA)

TRACT "B" AREA: 0.89 ACRES

TRACT "A"
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 542,467 FEET

TRACT "B"
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 149,571 FEET

PARCEL "A"
THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 304,813 FEET

Parcel "A"
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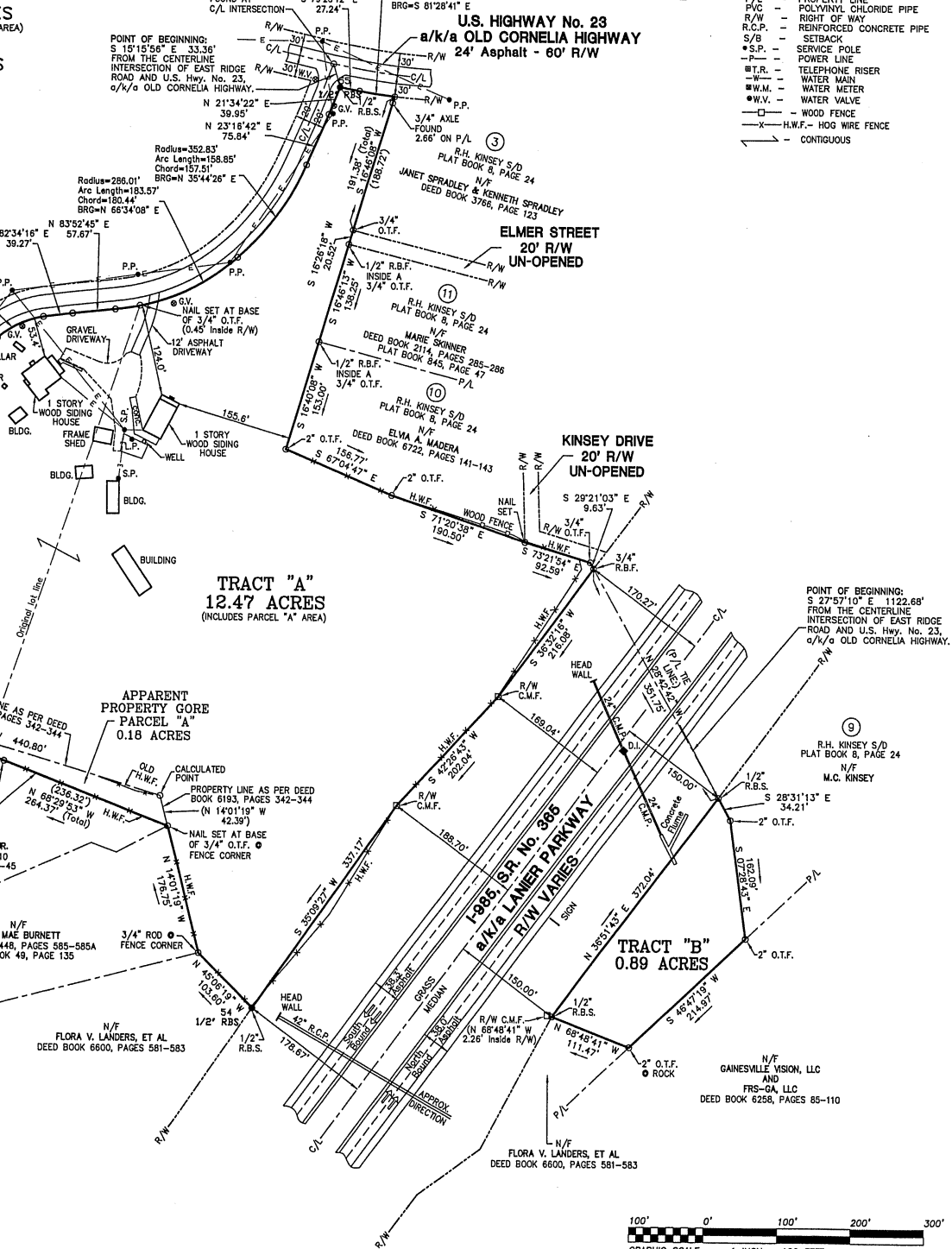
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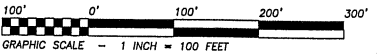
Parcel "A"
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- LEGEND:**
- I.P.F. - IRON PIN FOUND
 - C.T.F. - CRIMPED TOP PIN FOUND
 - R.B.F. - REBAR PIN FOUND
 - R.B.S. - REBAR PIN SET
 - O.T.F. - OPEN TOP FOUND
 - C.C.P. - CALCULATED POINT
 - C.M.F. - CONCRETE MONUMENT FOUND
 - B.C. - BACK OF CURB
 - C/L - CENTER LINE
 - C.M.P. - CORRUGATED METAL PIPE
 - D.I. - DROP INLET
 - D.I.P. - DUCTILE IRON PIPE
 - F.H. - FIRE HYDRANT
 - G.W. - GUY WIRE
 - G.V. - GAS VALVE
 - G.M. - GAS MAIN
 - HDPE - HIGH DENSITY POLYETHYLENE PIPE
 - L.L.L. - LAND LOT LINE
 - L.P. - LIGHT POLE
 - S.S. - SANITARY SEWER MANHOLE
 - N/F - NOW OR FORMERLY
 - P.F. - POWER POLE
 - P.T.B. - POWER TRANSFORMER BOX
 - P/L - PROPERTY LINE
 - P.V.C. - POLYVINYL CHLORIDE PIPE
 - R/W - RIGHT OF WAY
 - R.C.P. - REINFORCED CONCRETE PIPE
 - S/B - SETBACK
 - S.P. - SERVICE POLE
 - P.L. - POWER LINE
 - T.R. - TELEPHONE RISER
 - W. - WATER MAIN
 - W.M. - WATER METER
 - W.V. - WATER VALVE
 - W.F. - WOOD FENCE
 - X - H.W.F. - HOG WIRE FENCE
 - - - - - - CONTIGUOUS

MAGNETIC REFERENCE NO. 2



REGISTERED PROFESSIONAL LAND SURVEYORS

PATTON LAND SURVEYING

P.O. BOX 266
GAINESVILLE, GA. 30603
PHONE: (770) 692-6492
FAX: (770) 692-1906
www.pattonsurveying.com

SURVEYED BY: J.M.J. DRAFTED BY: R.G.W.
COMPUTATIONS BY: R.G.W. CHECKED BY: C.M.P.

SURVEY FOR:

DUNAGAN ESTATES PROPERTIES, LLC

- LOCATED IN -
GAINESVILLE, G.M.D. 411
HALL COUNTY, GEORGIA

GEORGIA REGISTERED PROFESSIONAL LAND SURVEYOR

CHRIS M. PATTON

County Surveyor
Hall County, Georgia

SHEET NUMBER:
1 of 1

SCALE: 1" = 100'

SURVEY DATE: 06/18/2012
PLAT DATE: 06/20/2012

12-119.dwg
JN. 12-119

NOTES:

SITE AREA:
 TRACT 1: 12.280 ± AC
 TRACT 2: 0.887 ± AC
 TOTAL: 13.167 ± AC

LOT SIZE: 24' X 100'
UNITS: 79

DENSITY: 6.43 UNITS/AC

TOTAL PARKING: 36 SPACES

ATTACHED BUILDING SETBACKS:

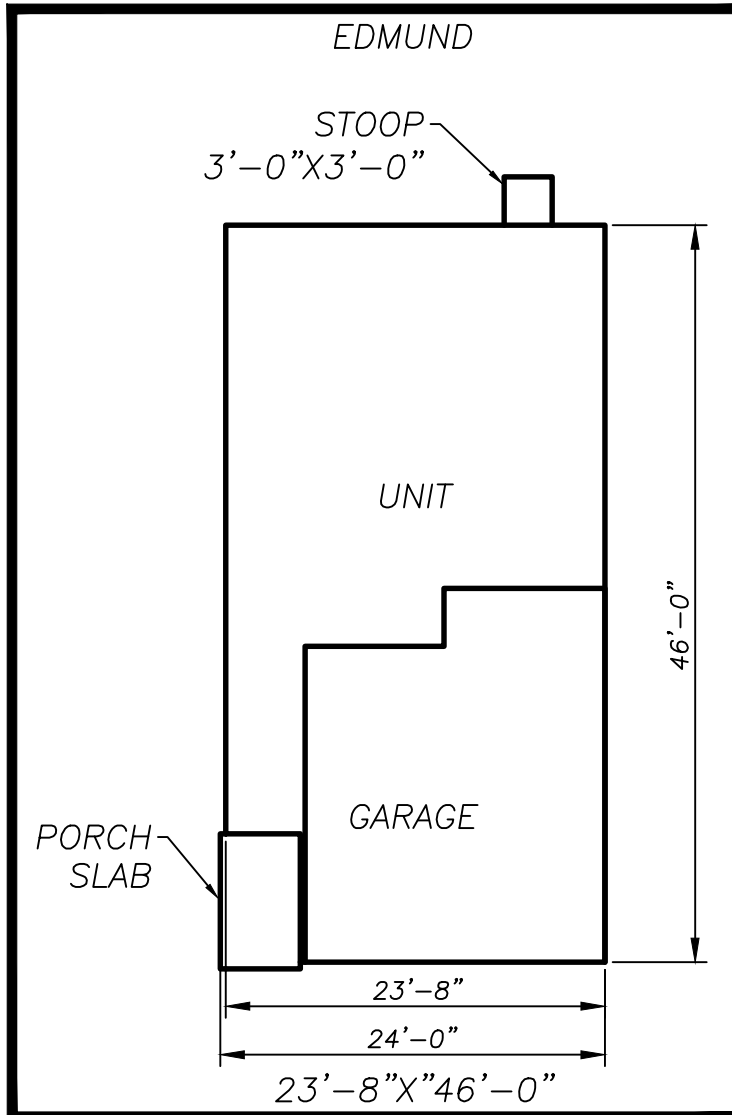
FRONT: 30'
 REAR: 20'
 SIDE: N/A
 MIN. SEPARATION: 20'

TYPICAL STREET: 28' BC/BC, 50' R/W

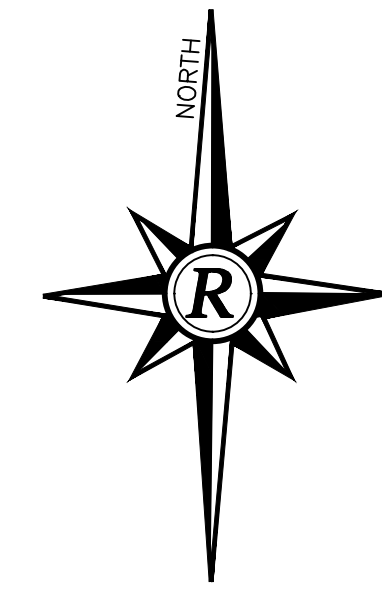
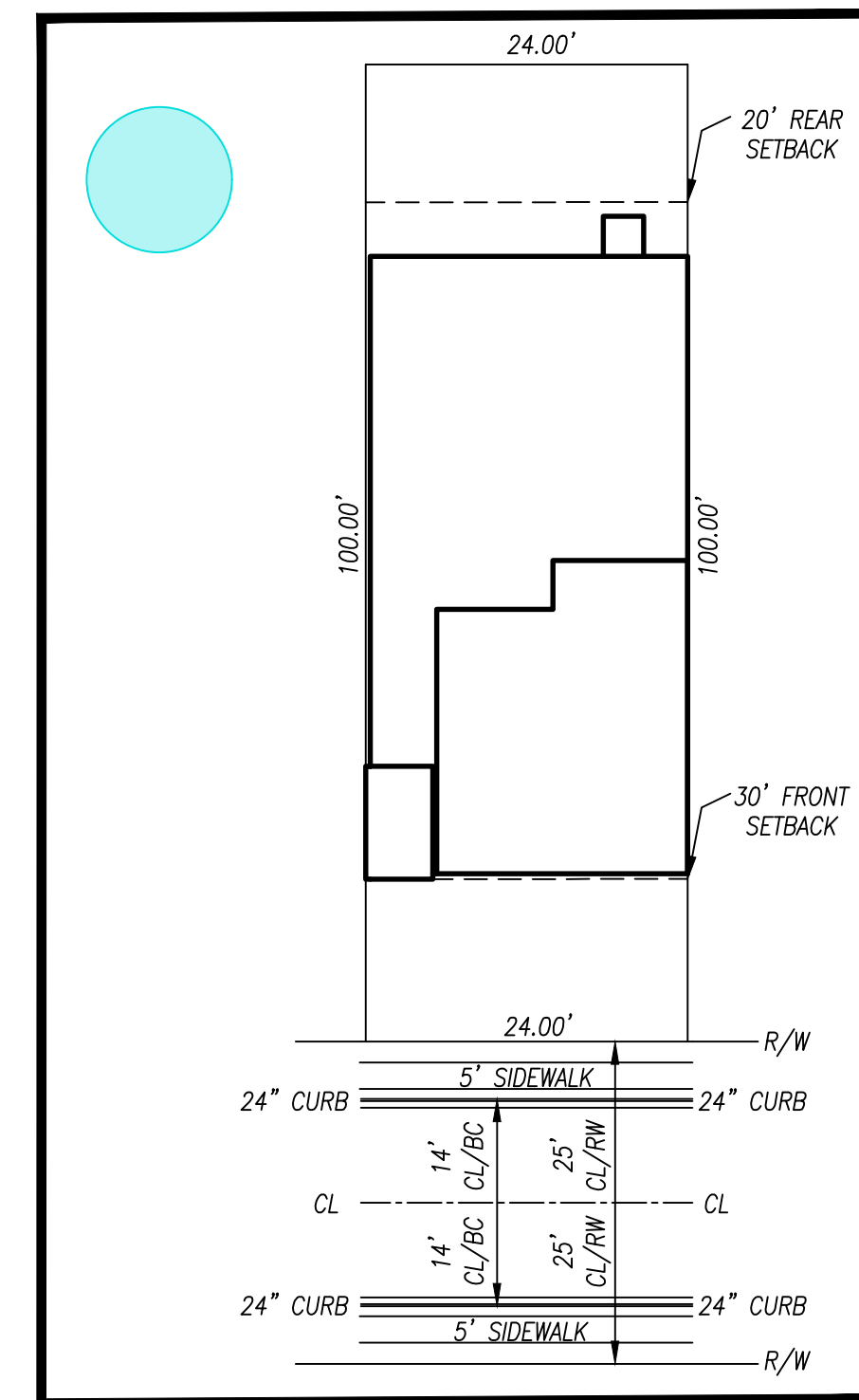
SIDEWALKS: 5' (BOTH SIDES OF STREETS)

BEAUTY STRIP: 2' GRASSED STRIP (BOTH SIDES OF STREETS)

SINGLE FAMILY ATTACHED PRODUCT
 N.T.S.



TRIPICAL LOT
 24' X 100'
 N.T.S.



Rochester | **DCCM**
 Rochester & Associates, LLC
 425 Oak St NW, Gainesville, GA 30501
 770.718.0600 | rochester.dccm.com

FOR:
1376 EAST RIDGE ROAD
PID: 15033B000005
 LOCATED IN
 GAINESVILLE DISTRICT, GMD 411
 HALL COUNTY, GEORGIA

NO.	DATE	DESCRIPTION	REVISIONS

ANY CHANGES OR ALTERATIONS MADE TO THIS DRAWING SHALL BE THE RESPONSIBILITY OF THE CLIENT. THE WRITTEN APPROVAL OF ROCHESTER | DCCM VOIDS THE SEAL SHOWN HEREON AND ORIGINAL DRAWINGS ARE KEPT ON FILE FOR VERIFICATION OF ANY CHANGES.

GRAPHIC SCALE
 30' 0" 60' 120'

SHEET
1
 OF
1

DATE: 10/23/2025
 SCALE: 1"=60'
 JOB NO.: 15033B000005
 DRAWN BY: KS



24' Wide Unit -Two Car Garage



July 1, 2025

Gainesville Planning & Appeals Board
311 Henry Ward Way
Gainesville, GA 30501

RE: Formal Opposition to Proposed Annexation Request at 1376 East Ridge Road

Dear Members of the Gainesville Planning and Appeals Board,

On behalf of the Gainesville City Board of Education, I am writing to express our strong opposition to the proposed annexation request, identified as **1376 East Ridge Road**, which is currently under consideration. Gainesville City Board of Education opposes any and all annexations related to residential developments. This annexation and rezoning will impose undue burdens on our existing residential infrastructure and create transportation difficulties for our school system.

- **Residential Infrastructure:** City of Gainesville residential developments over the last five years has been excessive, leading to an increase of more than 750 students. By comparison Hall County School District has only increased 350 students in the same timeframe. While many units are still under construction in the city limits, annexation for residential growth is unnecessary. The location of the proposed development is approximately 1 mile from existing GCSS residential units.
- **Transportation:** Currently, there are no routes on East Ridge Road. The addition of an annexed, new development necessitates a re-evaluation and potential expansion of school bus routes, which could lead to longer bus rides for students, increased operational costs for the school district, and potential delays in service. Our school transportation system is already operating efficiently within its current parameters; adding complexity without adequate planning for expansion will severely hinder its effectiveness.

We urge the Planning and Appeals Board to consider these significant challenges thoroughly. While growth is often seen as beneficial, it must be managed responsibly and sustainably, ensuring that the existing community's well-being and infrastructure are not compromised. The burdens associated with this annexation far outweigh any perceived benefits at this time.

We respectfully request that you deny this annexation request. Thank you for your time and consideration.

Sincerely,

Dr. Jeremy H. Williams, Superintendent
On behalf of the Gainesville City Board of Education



CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: October 8, 2025
Date Submitted: October 22, 2025
Final Approval Date: October 23, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from **Greg Loyd** to annex a 0.43± acre tract located on the northwest side of the intersection of Lyman Street and Pearl Nix Parkway (a/k/a **1432 Lyman Street, SW**), with a zoning of Residential-II (R-II).
Meeting Date: November 10, 2025

Purpose of Request:

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II). The intent is to subdivide the subject property for two duplex apartments (four units) on city sewer. The property is undeveloped and is adjacent to the city limits to the north. Access is proposed from Lyman Street. The proposed duplex units are three stories in height, 2,360 square feet of heated floor space, 3 bedrooms and 3 ½ bathrooms, and a one-car garage.

The subject property is located within the Gateway Corridor Overlay Zone and the adjacent uses include established single-family homes within unincorporated Hall County.

Facts & Issues / History & Background:

Department Recommendation:

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

Department Director:

Rusty Ligon

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

Amount Requested:

Sources of Funds:

Finance Comments:

Administrative Comments:

Attachments:

1. Staff Recommendation Report
2. Location maps
3. Narrative
4. Survey
5. Site Plan
6. Concept plan

7. Architectural rendering

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant Greg Loyd
Property Owner..... Oscar Carrillo
Location..... 1432 Lyman Street
Request..... Annex, with R-II zoning
Total Acres 0.43± acre
Ward..... Five
Proposed Use..... Two-duplex apartments
Planning Division Staff Recommendation **Approval, with conditions**
Date..... November 10, 2025

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

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II). The property is currently vacant and all structures have been removed by the previous owner. The intent is to subdivide the subject property to develop two-duplex apartments on city sewer. The property is adjacent to the city limits to the north. Access is proposed from Lyman Street, which is a county road. The proposed duplex units are three stories in height with 2,360 square feet of heated floor space, 3 bedrooms and 3 ½ bathrooms, and a one car garage. The units will be for rent.

The subject property is located within the Gateway Corridor Overlay Zone and the adjacent uses include established single-family homes within unincorporated Hall County.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Single-family homes	Residential-II (R-II) -city Residential-1 (R-1) -county
South	Single-family homes	Residential-1 (R-1) -county
East	Single-family homes	Residential-1 (R-1) -county
West	Single-family homes	Residential-1 (R-1) -county

Other surrounding uses include Las Mariana Apartments, El Sombrero, Barnes and Howell Insurance, and Teir 1 Auto Sales.

▪ **Other Departmental Comments**

There were no departmental comments for this request.

▪ **Zoning History**

2025 - A request by Branch Lakeshore Associates, LP to rezone a 48.86+ acres tract located at 150 Pearl Nix Parkway from Regional Business (R-B) to Planned Unit Development (P-U-D) was approved with conditions for a mixed-use development.

2023 - A request by Jose Carillo to rezone a 1.42± acres tract located at 805 Hospital Drive, SW from General Business (G-B) to Planned Unit Development (P-U-D) was approved with conditions for a mixed-use development.

2022 - A request by Arturo Maruri to annex a 0.32± acre tract located at 1511 and 1514 Ralston Street with Residential-I (R-I) zoning for sewer for two single-family homes was approved.

2021 - A request by Two Capital Partners to rezone a 24.857± acres tract located at 600, 610 and 622 Shallowford Road, SW; 1515 Skelton Road, SW; 1448 and 1450 Hudgins Street, SW from Neighborhood Business (N-B) and General Business (G-B) to Planned Unit Development (P-U-D) was approved with conditions for a mixed-use development.

2019 - A request by the Gainesville Housing Authority to rezone a 6.822± acres tract located at 320 Tower Heights Road from Residential-II (R-II) to Planned Unit Development (P-U-D) was approved with conditions for multi-family apartments.

2018 - A request by David Gijon to annex a 0.12± acre tract located at 1509 Ralston Street with Residential-I (R-I) zoning for sewer for a new single-family home was approved.

2017 - A request by Gainesville Market, LLC for a special use within General Business (G-B) zoning on a 5.0± acres tract located at 600 Shallowford Road was approved with conditions for a commercial outdoor recreational facility.

2017 - A request by Masy Seng to annex a 0.19 ± acre tract with a zoning of General Business (G-B) located at 593 and 597 Shallowford Road was conditionally approved for a donut shop.

▪ **Staff Analysis**

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

The surrounding properties are located within the city and county and include mostly single-family homes, two unit properties and apartments. The purpose of the request is for two duplex apartments which appear to be suitable for the property and surrounding area.

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

The existing property is undeveloped and will function similarly as the adjacent single-family homes. The proposed lots are similar to other lots within the city limits served by public sewer.

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

It is staff's opinion that the proposal is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the General Mixed-use category which includes areas containing or planned for a mixture of land uses such as office, neighborhood retail, and detached and attached residential. The types of nonresidential uses that are desirable in this area would include restaurants, specialty retail, and low-intensity office. The proposed annexation includes two duplex apartments at a density of 9.75± dwelling units per acre.

According to the Character Area map for the City of Gainesville, the subject property is located within the *West side* Character Area. This character area is mostly built out, but there are areas that are not being used at their greatest or highest use, making redevelopment desirable. The overall vision for the area is to leverage the existing cultural resources that serve as assets for

the area, such as Alta Vista Cemetery, while making targeted improvements to areas that need it, such as the areas around the Budgetel on Browns Bridge Road, Lakeshore Mall, and the Atlanta Highway corridor. Appropriate uses include higher density single-family residential, multi-family residential, general mixed-use and commercial uses.

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

The property could remain in the county under its current zoning of Residential-1 (R-1) and can be used as single-family residential. Annexing the property for water and sewer services will allow for the proposed duplex apartments which are in density range with the comprehensive plan.

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

The change from county jurisdiction to city jurisdiction should not substantially affect public facilities or services.

There is sufficient water and sewer capacity that can serve the property and are located adjacent to the property on Lyman Street. The Gainesville Fire and Police Departments currently respond to adjacent and nearby properties and Gainesville Fire Station #1 is approximately 1.5 miles from the subject property. The proposed duplex apartments should have minimal impact on existing roads.

Given the scale of the request (two duplex apartments), minimal impacts to the city school system are anticipated as school bus service is currently provided 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 property is supported by new and changing conditions in the surrounding area. The proposed development seems to promote the redevelopment goals of this area.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

Based on the subject property's proximity to the city limits and other residential properties, the proposed annexation request with the recommended zoning conditions appears to promote a reasonable balance between the promotion of the public health, safety, morality, or general welfare, and the right to unrestricted use of property.

▪ **Staff Recommendation**

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

Conditions

- 1. The development standards within the applicant's narrative, site plans, and architectural renderings shall be made part of the zoning ordinance, and shall be**

subject to the Community and Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.

2. An updated as-built boundary survey/plat of the subject property, indicating new property boundaries, shall be recorded prior to obtaining a Certificate of Occupancy.
3. All access point design for the subject property shall be submitted for review and approval by the Gainesville Public Works Director, Hall County and/or the Georgia Department of Transportation.
4. The front yard of each lot shall be sodded and planted with at least one 3" caliper in size hardwood tree.
5. The front, rear, and sides of each townhome unit shall be constructed with a minimum 3-foot-high architectural watermark of brick or stone materials.
6. The individual garbage containers shall be stored behind each residential unit and screened by a privacy fence in a manner so as not to be visible from the proposed residential units, adjoining properties, roads and parking areas subject to the approval of the Community and Economic Development Director.
7. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.



GAINESVILLE



Applicant: **GREG LOYD**

Request:
Annex +/- 0.43 AC and establish zoning of Residential-II (R-II) for two duplex apartments.

ANNEXATION REQUEST

Subject Property Address:
1432 Lyman Street, SW

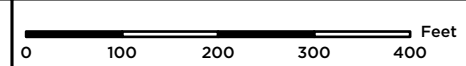
Tax Parcel:
00-126-004-006

 **Subject Property**



Meeting Date: 11/10/2025

Map Prepared: 10/01/2025



Scale: 1" = 200'



GAINESVILLE



Applicant: **GREG LOYD**

Request:
Annex +/- 0.43 AC and establish zoning of Residential-II (R-II) for two duplex apartments.

ANNEXATION REQUEST

Subject Property Address:
1432 Lyman Street, SW

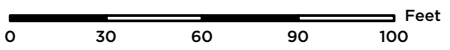
Tax Parcel:
00-126-004-006

 Subject Property



Meeting Date: 11/10/2025

Map Prepared: 10/01/2025



Aerial from 2023

Scale: 1" = 60'

GREG LOYD CONSTRUCTION
P O BOX 1662
GAINESVILLE, GA. 30503
678-283-5898

CARRILLO-LYMAN ST. ANNEXATION NARRATIVE

THIS ANNEXATION REQUEST IS FOR A PARCEL OF PROPERTY LOCATED AT THE CORNER OF LYMAN STREET AND PEARL NIX PARKWAY. THE IS A VACANT LOT HAVING HAD ALL STRUCTURES REMOVED BY THE PREVIOUS OWNER.

THE CURRENT OWNER WISHES TO ANNEX THE PROPERTY INTO THE CITY OF GAINESVILLE IN ORDER TO CONSTRUCT DUPLEX APARTMENTS AND TO CONNECT TO THE GAINESVILLE SEWER SYSTEM.

THESE DUPLEXES WILL BE MODERN CONSTRUCTION AN ENHANCE THE APPEARANCE OF THE NEIGHBORHOOD.

eFiled and eRecorded
 DATE: 12/10/2024
 TIME: 12:17 PM
 PLAT BOOK: 886
 PAGE: 182 - 182
 FILING FEES: \$10.00
 PART ID: 8016264034
 RECORDED BY: NB
 Charles Baker, C.S.C
 Hall County, GA

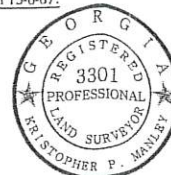
SURVEYORS CERTIFICATIONS

This plat is a retracement of an existing parcel or parcels of land and does not subdivide or create a new parcel or make any changes to any real property boundaries. The recording information of the documents, maps, plats, or other instruments which created the parcel or parcels are stated hereon. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND.

Furthermore, the undersigned land surveyor certifies that this plat complies with the minimum technical standards for property surveys in Georgia as set forth in the rules and regulations of the Georgia Board of Registration for Professional Engineers and Land Surveyors and as set forth in O.C.G.A. Section 15-6-67.

Kristopher P. Manley
 Kristopher P. Manley, GA PLS3301

06 DECEMBER 2024
 Date



DRAWING INFORMATION

F. DATE: 05 DECEMBER 2024 DATE: 06 DECEMBER 2024
 DRAWN BY: K.MANLEY PROJECT NO: 24186
 FILE NAME: 24186V.DWG



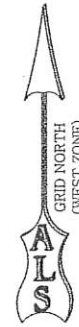
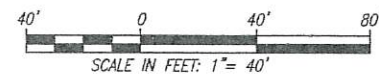
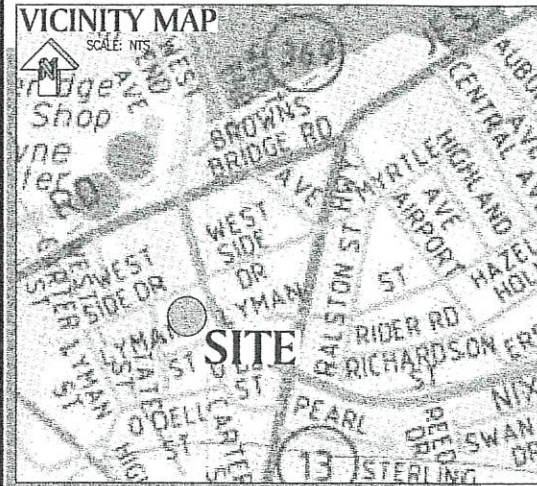
97 GRINDLE BROTHERS ROAD ~ MURRAYVILLE, GA 30564
 Phone: 770.532.7203 ~ Email: kris@atlassam.com ~ LSF No: 001344 (EX 06.30.26)

RETRACEMENT SURVEY FOR:

**CARRILLOS
 PROPERTIES, INC**

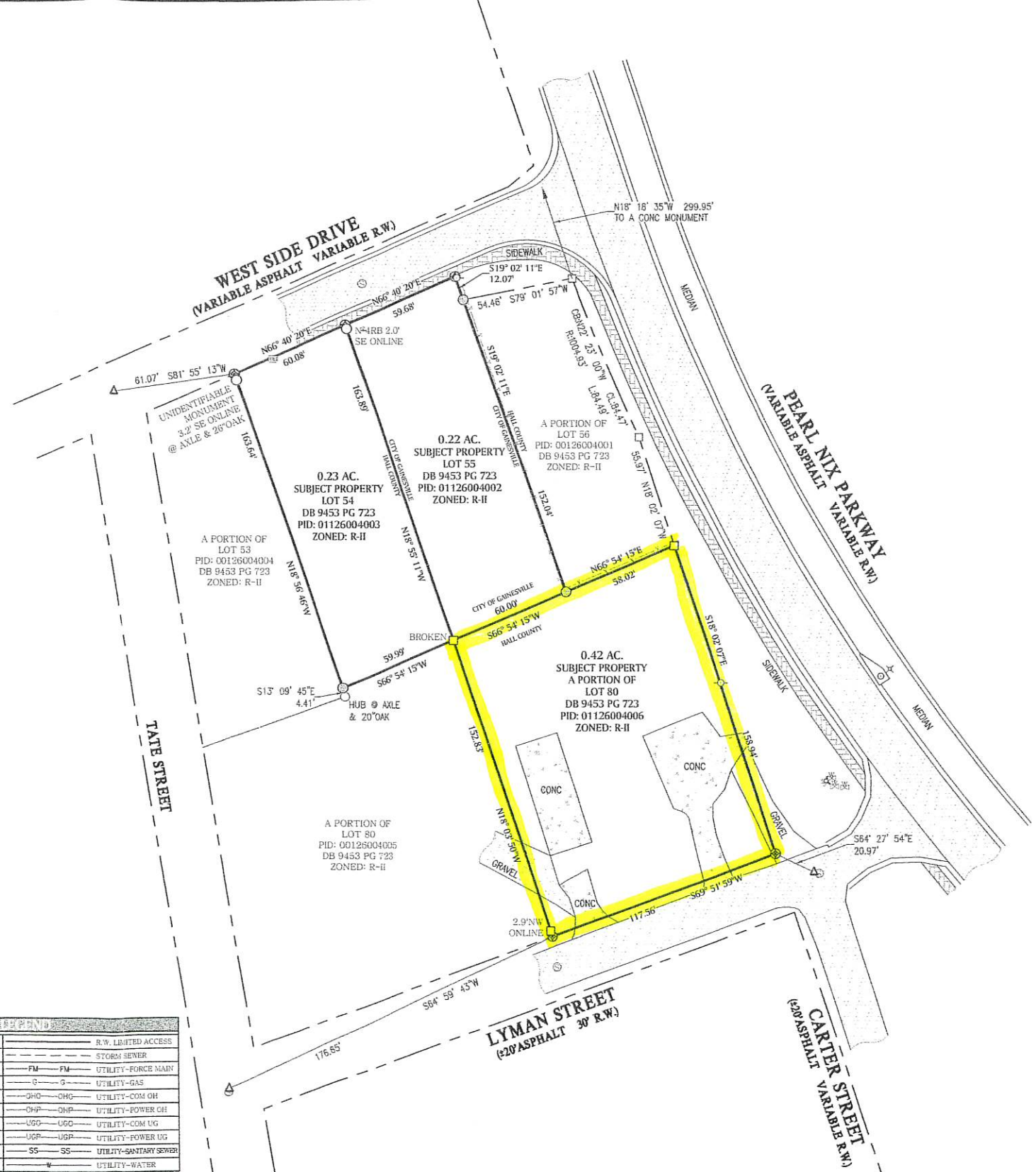
LOTS 54-55 & A PORTION LOT 80 ~ EF HOLLAND SUBDIVISION
 LAND LOT 166 ~ 9th DISTRICT
 CITY OF GAINESVILLE ~ HALL COUNTY, GEORGIA

REVISIONS



SURVEYORS NOTES

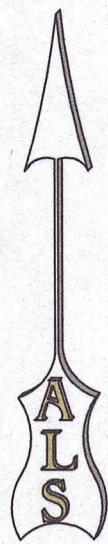
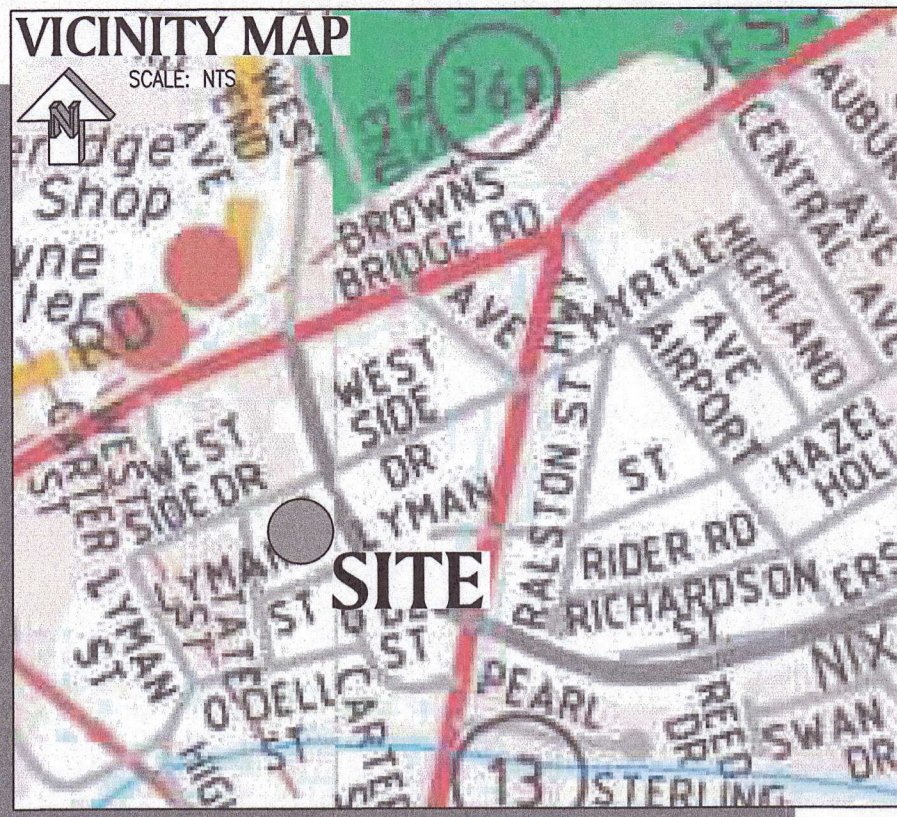
- DATUM**
STATE PLANE GRID (GEORGIA WEST ZONE) AS DEFINED BY NAD83 & NAVD88 ESTABLISHED BY NETWORK RTK OBSERVATIONS
U.S. SURVEY FEET
- CLOSURE STATEMENT**
THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF 1 FOOT IN 25,667 FEET AND AN ANGULAR ERROR OF 04 SECONDS PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE. THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND THEIR ACCURACIES ARE:
LOT 54: 1 FOOT IN 114,141 FEET; LOT 55: 1 FOOT IN 121,422 FEET; LOT 80: 1 FOOT IN 115,113 FEET;
- EQUIPMENT STATEMENT**
LINEAR AND ANGULAR MEASUREMENTS OBTAINED USING A GEOMAX CR2 ROBOTIC TOTAL STATION.
GPS OBSERVATIONS OBTAINED USING A CARLSON BRX7 BASE & ROVER RECEIVER.
NETWORK RTK OBSERVATIONS OBTAINED USING LEICA SMARTNET.
- TITLE**
THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT ABSTRACT OF TITLE. THERE COULD BE OTHER MATTERS OF RECORD AFFECTING THE PROPERTY.
- REFERENCE INFORMATION NOT SHOWN**
A. PB 2 PG 5
B. PB 42 PG 188
- CERTIFICATION**
A. THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.
B. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
- ZONING/LAND USE**
THE PROPERTY DEPICTED MAY BE SUBJECT TO ADDITIONAL ZONING/LAND USE ORDINANCE AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC MAKES NO INTERPRETATION REGARDING THESE ORDINANCE AND/OR RESTRICTIONS. USERS OF THIS SURVEY ARE CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING THESE ORDINANCE AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC DISCLAIMS ALL LIABILITY FOR ANY ISSUES THAT MAY ARISE BASED ON ORDINANCE AND/OR RESTRICTIONS SHOWN HEREON. ANY ZONING/LAND USE ORDINANCE, RESTRICTIONS, AND/OR STATEMENTS THEREOF SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. USER OF THIS INFORMATION IS AT THEIR OWN RISK.



ABBREVIATION/DESCRIPTION	
AC	ACRES
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
COM	COMBINATIONS
CONC	CONCRETE
CIP	CONCRETE IN PLACE
DB	DEED BOOK
EST	ESTABLISH
ILL	LAND LOT LINE
LSS	LANDSCAPE STRIP
N/A	NOT AVAILABLE OR ACCESSIBLE
NF	NEW OR FORMERLY
OH	OVERHEAD
OCS	OUTLET CONTROL STRUCTURE
OTF	OPEN TOP PIPE
PBS	PLAT BOOK/SIDE
PG	PAGE
PID	PARCEL IDENTIFICATION NUMBER
PPL	PROPERTY LINE
PBC	POINT OF BEGINNING/COMBINATION
RWC	REAR W/ C/P
R/W	RIGHT OF WAY
SEE	SANITARY SEWER BASEMENT
STF	STORM BASEMENT
UG	UNDERGROUND

SYMBOLS	
☒	BOX (P-POWER, COM-COMMUNICATION)
⊕	COMPUTED POINT (NOT MONUMENTED)
⊙	CLEANOUT
⊕	FIRE DEPT CONNECTION-BUILDING
⊕	FIRE DEPT CONNECTION-POST
⊕	FIRE HYDRANT
⊕	(GREASE TRAP)
⊕	GUY WIRE
⊕	LIGHT POLE
⊕	MANHOLE (P-POWER, S-SANITARY SEWER)
⊕	METER (P-POWER, W-WATER, G-GAS)
⊕	MONUMENT FOUND
⊕	MONUMENT SET
⊕	RUMBLE STRIP
⊕	UTILITY POLE
⊕	PROPERTY CORNER FOUND
⊕	PROPERTY CORNER SET (NO. 4) P/B
⊕	STREET SIGN
⊕	TEST/BORE HOLE
⊕	TRAFFIC CONTROL BOX
⊕	TRAFFIC SIGNAL POLE
⊕	VALVE (G-GAS, W-WATER)
⊕	WIRE PULLBOX (P-POWER, TC-TRAFFIC)

LINE STYLES	
---	CL-STREAM
---	FENCE
---	FLOODPLAIN
---	FLOODWAY
---	GUARDRAIL
---	P/L-ADJACENT
---	P/L-EXTERIOR
---	P/L-INTERIOR
---	RAILROAD
---	RIGHT-OF-WAY
---	R.W. LIMITED ACCESS
---	STORM SEWER
---	UTILITY-FORCE MAIN
---	UTILITY-GAS
---	UTILITY-COM OH
---	UTILITY-POWER OH
---	UTILITY-COM UG
---	UTILITY-POWER UG
---	UTILITY-SANITARY SEWER
---	UTILITY-WATER



NOT FOR RECORDING

DRAFT

09.11.25

DRAWING INFORMATION

F. DATE: N/A DATE: 11 SEPTEMBER 2025
 DRAWN BY: K.MANLEY PROJECT NO: 24186
 FILE NAME: 24186V.DWG



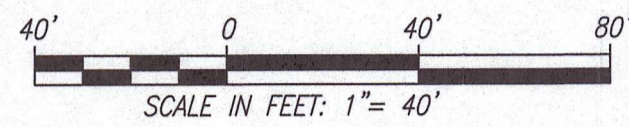
97 GRINDLE BROTHERS ROAD ~ MURRAYVILLE, GA 30564
 Phone: 770.532.7203 ~ Email: kris@atlassam.com ~ LSF No: 001344 (EX 06.30.26)

PRELIMINARY SKETCH FOR:

CARRILLOS
 PROPERTIES, INC

A PORTION LOT 80 ~ EF HOLLAND SUBDIVISION
 LAND LOT 166 ~ 9th DISTRICT
 CITY OF GAINESVILLE ~ HALL COUNTY, GEORGIA

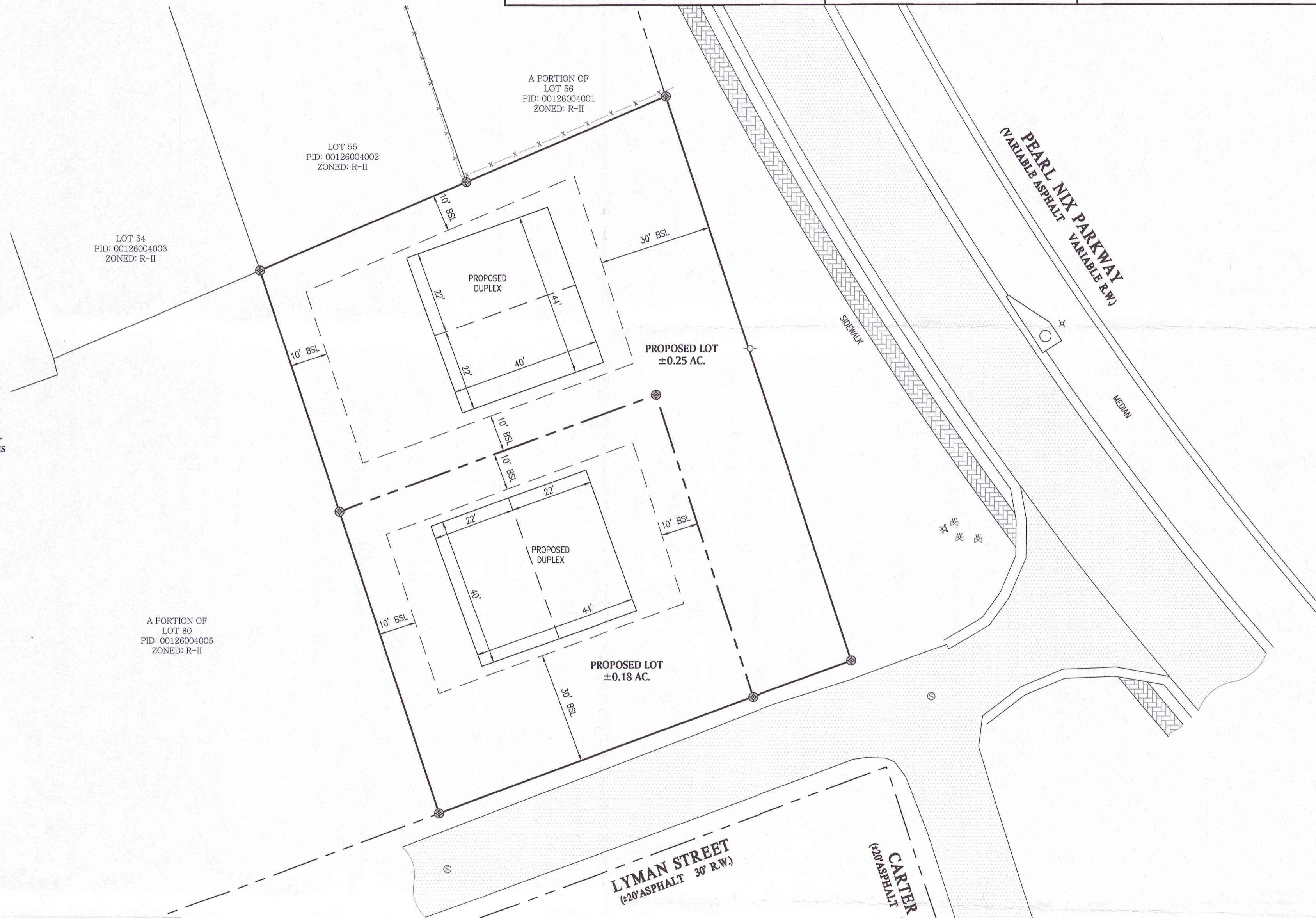
REVISIONS



SURVEYORS NOTES

1. REFERENCE INFORMATION NOT SHOWN
 - A. PB 2 PG 5
 - B. PB 42 PG 188
 - C. PB 886 PG 220
2. CERTIFICATION
 - A. THIS DRAWING WAS PREPARED FOR THE EXCLUSIVE USE FOR THE CLIENT NAMED HEREON AND REPRESENTS A SPECIFIC SCOPE OF SERVICES.
 - B. ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
 - C. THIS DRAWING WAS PREPARED FOR USE WITH A PARTICULAR CIVIL DESIGN PROJECT.
 - D. THIS DRAWING WAS PREPARED FOR INFORMATION PURPOSES ONLY AND IS NOT SUITABLE FOR RECORDING OR TRANSFER OF TITLE.
3. ZONING/LAND USE

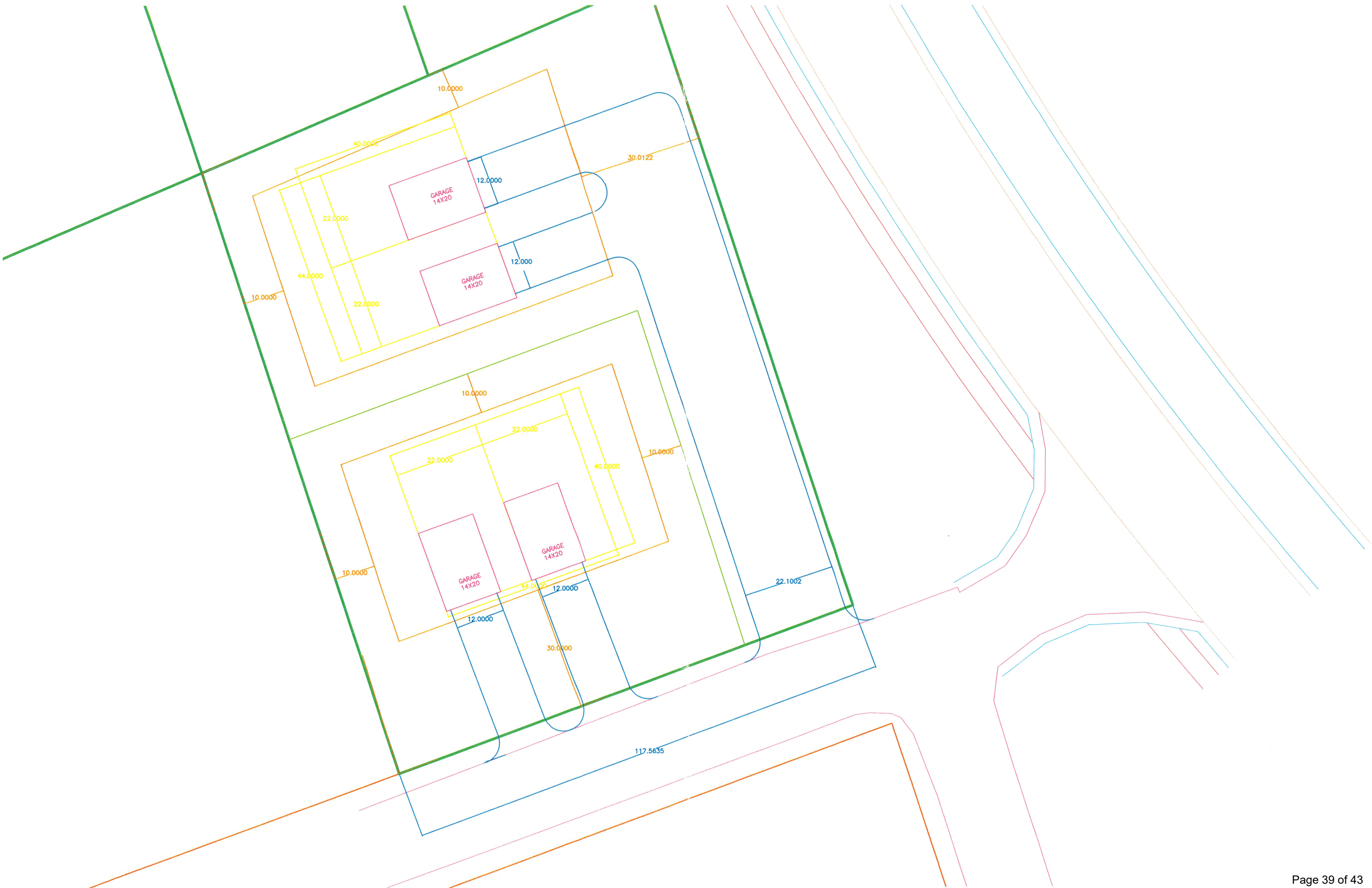
THE PROPERTY DEPICTED MAY BE SUBJECT TO ADDITIONAL ZONING/LAND USE ORDINANCE AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC MAKES NO INTERPRETATION REGARDING THESE ORDINANCE AND/OR RESTRICTIONS. USERS OF THIS SURVEY ARE CAUTIONED TO CONSULT WITH THE APPROPRIATE GOVERNING AUTHORITIES CONCERNING THESE ORDINANCE AND/OR RESTRICTIONS. ATLAS LAND SURVEYING & MAPPING, LLC DISCLAIMS ALL LIABILITY FOR ANY ISSUES THAT MAY ARISE BASED ON ORDINANCE AND/OR RESTRICTIONS SHOWN HEREON. ANY ZONING/LAND USE ORDINANCE, RESTRICTIONS, AND/OR STATEMENTS THEREOF SHOWN HEREON ARE FOR INFORMATIONAL PURPOSES ONLY. USER OF THIS INFORMATION IS AT THEIR OWN RISK.



ABBREVIATION LEGEND	
AC	ACRES
BSL	BUILDING SETBACK LINE
CL	CENTERLINE
COM	COMMUNICATIONS
CONC	CONCRETE
CTP	CRIMP TOP PIPE
DB	DEED BOOK
EST	ESTABLISHES
LLL	LAND LOT LINE
LSS	LANDSCAPE STRIP
N/A	NOT AVAILABLE OR ACCESSIBLE
NF	NOW OR FORMERLY
OH	OVER HEAD
OCS	OUTLET CONTROL STRUCTURE
OTP	OPEN TOP PIPE
FBS	FLAT BOOK SLIDE
PG	PAGE
PD	PARCEL IDENTIFICATION NUMBER
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REB	REBAR
RW	RIGHT OF WAY
SSE	SANITARY SEWER BASIN
STE	STORM BASIN
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⊙	COMPUTED POINT (NOT MONUMENTED)
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⊗	FIRE DEPT CONNECTION-BUILDING
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⊗	FIRE HYDRANT
⊗	GREASE TRAP(GT)
—X—	GUY WIRE
⊗	LIGHT POLE
⊗	MANHOLE (P-POWER, S-SANITARY SEWER)
⊗	METER (P-POWER, W-WATER, G-GAS)
⊗	MONUMENT FOUND
⊗	MONUMENT SET
▬	RUMBLE STRIP
⊙	UTILITY POLE
⊙	PROPERTY CORNER FOUND
⊙	PROPERTY CORNER SET (NO. 4 RB)
⊗	STREET SIGN
⊗	TEST/BORE HOLE
⊗	TRAFFIC CONTROL BOX
⊗	TRAFFIC SIGNAL POLE
⊗	TRAFFIC WALK POLE
⊗	VALVE (G-GAS, W-WATER)
⊗	WIRE PULLBOX (P-POWER, TC-TRAFFIC)

LINE LEGEND	
---	C/L-STREAM
-X-X-	FENCE
FP-FP-FP	FLOODPLAIN
FW-FW-FW	FLOODWAY
GR-GR-GR	GUARDRAIL
P/L-ADJACENT	P/L-ADJACENT
P/L-EXTERIOR	P/L-EXTERIOR
P/L-INTERIOR	P/L-INTERIOR
RAILROAD	RAILROAD
RIGHT-OF-WAY	RIGHT-OF-WAY
R.W. LIMITED ACCESS	R.W. LIMITED ACCESS
SS-SS-SS	STORM SEWER
FM-FM-FM	UTILITY-FORCE MAIN
G-G-G	UTILITY-GAS
OH-CH-CH	UTILITY-COM OH
OHP-OHP	UTILITY-POWER OH
UGC-UGC	UTILITY-COM UG
UGR-UGR	UTILITY-POWER UG
SS-SS	UTILITY-SANITARY SEWER
W-W-W	UTILITY-WATER







CITY OF GAINESVILLE

Planning and Appeals Board Agenda Request

Item Created: October 8, 2025
Date Submitted: October 22, 2025
Final Approval Date: October 31, 2025
Presenter: Matt Tate, Community & Economic Development Dept Deputy Director
Item of Business: Request from the **City of Gainesville** to amend the Unified Land Development Code and official zoning map for the City of Gainesville, Georgia to repeal and replace in its entirety Title 9, entitled "Unified Land Development Code".
Meeting Date: November 10, 2025

Purpose of Request:

The Gainesville Community and Economic Development Department is proposing to repeal and replace the Gainesville Unified Land Development Code (ULDC) and the official zoning map. The purpose of the amendment is to implement the goals and policies of the 2040 Comprehensive Plan, and to modernize the code and provide for better clarity. The ULDC and zoning map were previously repealed and replaced in 2005. However, there have been numerous code amendments since that time.

The existing ULDC contains 24 articles which have been consolidated and reorganized into 20 articles. There are no properties being rezoned or new zoning districts created as part of the proposed amendment. Some of the changes to the code and zoning map include the expansion of the Gateway Corridor Overlay, Midland Overlay and the removal of the Limestone Overlay. Other changes to the code include amendments to the land use table, residential and commercial uses/standards, nonconformities, subdivision and land development, environment, stormwater protection, building and property maintenance, water efficiency and plumbing code, architectural design guidelines, signage requirements, tree protection and landscaping, subdivision and land development parking standards, and procedures for zoning applications.

A digital copy of the Unified Land Development Code will be uploaded prior to the November 10th Planning and Appeals Board meeting.

Facts & Issues / History & Background:

Department Recommendation:

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. Official Zoning Map



GAINESVILLE

OFFICIAL ZONING MAP

