



**Planning and Appeals Board Meeting Agenda  
Tuesday, January 13, 2026, 5:30 PM  
Public Safety Complex, Municipal Court Room  
701 Queen City Parkway, Gainesville, GA 30501**

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**CALL TO ORDER**

**MINUTES**

**A. Minutes of December 9, 2025**

**OLD BUSINESS**

**NEW BUSINESS**

**A. Rezoning**

- 1) Request from **Gainesville Housing Authority** to rezone a 4.547± acres tract located on the northwest side of the intersection of Myrtle Street and Osborne Street and the northeast side of the intersection of Myrtle Street and Wall Street, south of Jesse Jewell Parkway (a/k/a **1197 and 1235 Myrtle Street, SE; 452, 474, 484, 492, 510 and 512 Osborne Street, SE; 465, 471 and 481 Wall Street, SE**) from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D).

Ward Number: Three

Tax Parcel Number(s): 01-035-001-005, 007, 008, 013, 013A, 015, 017, 019 and 020

Request: Mixed-income housing

**B. Zoning Amendment**

- 1) Request from **Gainesville Construction LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 0.14± acre tract located on the southwest side of the intersection of Lanier Avenue and Juanita Avenue (a/k/a **946 Lanier Avenue, NE and 1387 Juanita Avenue, NE**).

Ward Number: One

Tax Parcel Number(s): 01-087-003-008

Request: Duplex apartment

- 2) Request from **Capstone Property Group** to amend an existing Planned Unit Development (P-U-D) zoning on a 38.531± acres tract located on the northeast side of Ivey Road at its terminus, having road frontage on Lost River Drive and Lost River Lane (a/k/a **3058 and 3070 Ivey Road, SW; 3002, 3005, 3006, 3010, 3011, 3014, 3015, 3018, 3021, 3022, 3025, 3029, 3032, 3035, 3036, 3040 and 3044 Lost River Drive, SW; 3003, 3008, 3012 and 3030 Lost River Lane, SW**).

Ward Number: Four

Tax Parcel Number(s): 08-020-000-028, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058 and 059

Request: Luxury hotel resort and residential

**MISCELLANEOUS**

**ADJOURNMENT**