

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
DECEMBER 9, 2025**

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

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

Members Absent: None

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

Others Present: None

MINUTES OF NOVEMBER 10, 2025

There was a motion to approve the minutes as presented.

Motion made by Board Member Martin
Motion seconded by Board Member Simmons
Vote – 6 favor, 1 vacant

OLD BUSINESS

NEW BUSINESS

A. Annexation Request

- 1) Request from **Jesus Carrillo** to annex a 0.42± acre tract located on the north side of Dorothy Drive, east of Washington Avenue (a/k/a **1450 Dorothy Drive, SW**), with a zoning of Residential-II (R-II).
Ward Number: Five
Tax Parcel Number: 01-118-004-014
Request: Duplex apartment

Staff Presentation: Planning Manager Heather Dewese gave the following staff presentation:

The applicant is proposing to annex the subject 0.42± -acre property with a zoning of R-II. The property is currently zoned H-B within unincorporated Hall County and R-II within the city of Gainesville. The intent is to annex a remnant tract that is located part of an unincorporated island to construct a residential duplex apartment on city sewer.

There are currently no structures on the property which is located within the Hall County Gateway District. The adjacent uses include a residential duplex, single-family home, used auto sales and a retail shopping center.

The proposed duplex units are 1,739 square feet of heated floor space, 4 bedrooms and 3 ½ bathrooms, and a one car garage. The duplex will be for rent. Access is proposed from Dorothy Drive, which is a city road.

The Gainesville Comprehensive Plan places the subject property within the Commercial land use category and the West Side Character Area which supports a mixture of land uses such as office, neighborhood retail, detached and attached residential uses such as higher density single-family residential and multi-family residential.

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

Applicant Presentation: Dan Carrillo, 4606 Whiporwill Road, Gillsville, representing his brother Jesus Carrillo advised they were in agreement with the conditions and would answer any questions.

FAVOR: None

OPPOSE: None

There was a motion recommend conditional approval of the annexation request for two duplex apartments and establish zoning as Residential-II (R-II) with the following conditions:

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.

Motion made by Board Member Martin

Motion seconded by Board Member Young
Vote – 6 favor, 1 vacant

B. Rezoning Request

- 1) Request from **Candler Development Services** to rezone an 8.33± acres tract located on the northeast side of Old Athens Road, between Harrison Square and Harrison Drive (a/k/a **815 Harrison Drive, SE**) from Residential-II (R-II) to Planned Unit Development (P-U-D).

Ward Number: Three
Tax Parcel Number(s): 01-142-003-001
Request: Multi-family, mixed-use

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

The applicant is proposing to rezone the subject 8.33± acres property from R-II to P-U-D for 145 multi-family mixed-use development. The adjacent uses include the Lakeside at Harrison Apartments, New Life Missionary Baptist Church, single-family homes, convenience store and a restaurant.

The property currently contains 75 public housing apartment units known as Harrison Square that will be demolished. The subject tract includes Phase 2 and Phase 3 of an overall Gainesville Housing Authority redevelopment known as “Lakeside at Harrison Village”.

Phase 1 includes the neighboring property that contains the recently constructed 120-unit “Harrison Village” mixed-income apartment community which is not part of this request.

Phase 2 includes a total of 100 senior housing units on 4.53 acres, consisting of a four-story manor homestyle apartment building. Two driveways are proposed from Harrison Drive. -Amenities include fitness center, community spaces, outdoor pavilion with community garden, and a 10,000 square foot Commercial Maker’s Space to include a commercial kitchen, classroom space, entrepreneurial lab, and neighborhood market/storefront. The anticipated completion date is March of 2028.

Phase 3 includes a total of 45 workforce housing units on 3.8 acres consisting of a mixture of two, three and four-unit buildings, cottages, townhomes, and flats not to exceed two-story in height. One driveway is proposed from Harrison Drive. -Amenities include a 3,000± square foot community center and other amenities serving the residents. The anticipated completion date is July of 2028.

The Gainesville Comprehensive Plan places the subject property within the Multi-family Residential land use category and the Economic Development Gateways Character Area which supports a mixture of housing types including multi-family at a maximum density of 12 du/ac. The proposed residential density for all three phases is approximately 8.8 du/ac.

The Planning Division staff is recommending conditional approval of this rezoning request with **P-U-D zoning**, based on the Comprehensive Plan and the adjacent and nearby mixture of residential uses.

Applicant Presentation: David Griffin, 1304 Springdale Road, Candler Development Services representing Gainesville Housing Authority stated the new development will replace the original Harrison Square units built in 1978. He mentioned the 1st phase will be senior

housing for 55 and older, 2nd phase for workforce housing and future homeownership. He advised the development will be an improvement along with the overall density not increasing, even with all three phases at 8.8 units per acre. He stated the project fits with the neighborhood and overall plan.

Beth Brown, 128 Lake Ridge Trail, Baldwin, Gainesville Housing Authority Executive Director advised she appreciates the board for considering the rezoning application and will answer any questions regarding the project.

FAVOR: None

OPPOSE: **Kenneth Brown**, 3049 Gaines Mill Road, advised he was not against the project but wanted additional information and reason for rezoning. Mr. Brown stated he has rental property in the area and curious how it might affect the surrounding properties.

Chair Carter advised the property is currently zoned R-II (multi-family apartments) and if rezoned to P-U-D would be site specific and explained the final product would be basically as seen on the site plan. He spoke about it being a long-term strategy of the Housing Authority for older public housing with major upgrades, additional housing for 55 & older including amenities and a commercial kitchen. Chair Carter advised him to speak with Beth Brown or Mr. Griffin after the meeting for more details regarding the plans.

Board Comments: **Board Member Young** asked about the process for moving the current tenants, number of people involved, monthly rent of the new units and being a much nicer upgrade. Mrs. Brown agreed it was an upgrade compared to Harrison units previously with all families already moved into Phase 1. She advised of the 120 units that 75 are income based which pay 30 percent of their adjusted income with the remaining units being affordable/workforce being mixed at 30 percent, 60 percent and 80 percent which would range from \$450 to \$1,600 per month for a 4 bedroom with all being rental units.

There was a motion to recommend conditional approval to rezone the subject property for multi-family, mixed-use development from Residential-II (R-II) to Planned Unit Development (P-U-D) with the following conditions:

Conditions

- 1. The development standards within the narrative, site plan, architectural renderings and pictures submitted with the applicant's rezoning application shall be made part of the zoning ordinance and shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 2. Any proposed dumpster shall be enclosed and screened from view from the adjoining properties, roads and parking areas.**
- 3. Any 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.**
- 4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**

5. An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the use.

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

Chair Carter expressed appreciation to the planning staff and board members for their hard work throughout the year. He also invited everyone to a reception for outgoing Mayor Sam Couvillon at The Vault on Tuesday, December 16th.

ADJOURNMENT

There was a motion to adjourn the meeting at 5:51 p.m.

Motion made by Board Member Simmons
Motion seconded by Board Member Young
Vote – 6 favor, 1 vacant

Respectfully submitted,



Doug Carter, Chairman



Gwen Fleming, Recording Secretary

