

**Planning and Appeals Board Meeting Agenda
Tuesday, February 10, 2026, 5:30 PM
Public Safety Complex, Municipal Court Room
701 Queen City Parkway, Gainesville, GA 30501**

CALL TO ORDER

MINUTES

A. Minutes of January 13, 2026

OLD BUSINESS

A. Zoning Amendment

- 1) 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

NEW BUSINESS

A. Annexation

- 1) Request from **Greg Loyd** to annex a 0.23± acre tract located on the south side of West Side Drive, between Pearl Nix Parkway and Tate Street (a/k/a **1507 West Side Drive**) and to establish a zoning of Residential-II (R-II).

Ward Number: Five

Tax Parcel Number(s): 00-126-004-003

Request: Duplex apartment

MISCELLANEOUS

ADJOURNMENT