



housing at densities ranging from four to twelve dwelling units per acre. As well, the Character Area map for the City of Gainesville places the subject property within the *West Side* character area which is supportive of the request.

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

Mr. Tate stated that the Applicant was present but did not have any additional information to contribute.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend approval of the request to annex the property located at 1321 Hazel Street and to establish zoning as Residential-II (R-II).**

Motion made by Vice-Chair Fleming  
Motion seconded by Board Member Rucker  
**Vote – 5 favor, 2 absent (Snyder, Martin)**

- 2) Request from **Ken Chupp** to annex a 0.821± acre tract located on the north side of the intersection of Spring Road and Pine Circle Drive (a/k/a **2305, 2313 & 2317 Pine Circle Drive; 2280, 2282 & 2284 Spring Road**), and to establish zoning as Residential-II (R-II).

Ward Number: Five

Tax Parcel Number(s): 08-006-006-002

Request: Sewer for three existing duplex homes

**Staff Presentation:** Planning Manager Matt Tate gave the following staff presentation:

The applicant is proposing to annex the subject property into the City of Gainesville with a zoning classification of Residential-II (R-II) for sewer services. The property currently utilizes public water and is on a private septic system which has failed. The subject property is zoned Residential-II (R-II) within unincorporated Hall County and is contiguous to the City limits of Gainesville to the west across Spring Road. The property contains three duplex homes (6 units total), and has three driveways off of Pine Circle Drive and one driveway off of Spring Road which is maintained by Hall County. The homes were originally constructed in 1905 and 1940 and were converted to duplex homes at a later date. It appears the homes are in need of aesthetic improvements as they are aging. According to the Hall County Environmental Health Department, there is no record of septic repair for the property; however, the property has limited area to repair the septic system. The Solid Waste Division of the Public Works Department states that the applicant will be assessed a monthly solid waste fee of \$192.60 per month upon annexation of the property based on the six residential units.

The Gainesville 2030 Future Development Map for the City of Gainesville places the subject property within the *Low-Medium Density Residential* land use category and within the *Browns Bridge Corridor* Character Area. The existing residential density of the property is higher than what is typical for the Low-Medium Density land use category but was established prior to the creation of the Future Development Map and Character Area Map of the 2030 Comprehensive Plan.

Planning Division staff is recommending **approval** of this annexation request with **Residential-II (R-II)** zoning, based on the established residential use of the subject property and the surrounding residential land uses.

**Applicant Presentation:** **Ken Chupp**, 970 Old Broughton Road, Newborn, stated that he was available to answer any questions but had nothing else to add.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend approval of the request to annex the property located at 2305, 2313 & 2317 Pine Circle Drive; and 2280, 2282 & 2284 Spring Road and to establish zoning as Residential-II (R-II).**

Motion made by Board Member Hokayem  
Motion seconded by Board Member Thompson  
**Vote – 5 favor, 2 absent (Snyder, Martin)**

- 3) Request from **Luciano Garcia** to annex a 0.15± acre tract located on the northeast side of the intersection of Old Athens Road and Brown Street (a/k/a **1306 Brown Street**), and to establish zoning as Residential-II (R-II).

Ward Number: Three

Tax Parcel Number(s): 00-142-001-015

Request: Sewer for an existing single-family residence

**Staff Presentation:** Planning Manager Matt Tate gave the following staff presentation:

The applicant is proposing to annex the subject property with Residential-II (R-II) zoning in order to utilize City sewer services for the existing single-family residence. The applicant states the property has a failed septic system. There are no other proposed changes to the property. The subject property is zoned Residential-II (R-II) within unincorporated Hall County and is adjacent to the City limits to the west across Brown Street. The subject property contains a single-family home constructed in 1951 and has one access driveway off of Brown Street. The existing home appears to be in good condition as it is currently under renovation. According to the Hall County Environmental Health Department, there is no record of septic repair for the property; however, the property has limited area to repair the septic system.

The proposal is consistent with the Comprehensive Plan. The Gainesville 2030 Future Development Map for the City of Gainesville places the subject property within the *Low-Medium Density Residential* land use category. According to the Character Area map for the City of Gainesville, the subject property is located within the *Suburban Residential* Character Area.

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

**Applicant Presentation:** **Luciano Garcia**, 1306 Brown Street, stated that he had nothing to add.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend approval of the request to annex the property located at 1306 Brown Street and to establish zoning as Residential-II (R-II).**

Motion made by Vice-Chair Fleming  
Motion seconded by Board Member Hokayem  
**Vote – 5 favor, 2 absent (Snyder, Martin)**

- 4) Request from **West Ahaluna, LLC** to annex an 8.74± acres tract located on the west and northwest side of Ahaluna Drive, north of the intersection of Ahaluna Drive and Dawsonville Highway (a/k/a **0 and 1264 Ahaluna Drive**), and to establish zoning as Residential-I-A (R-I-A).

Ward Number: One

Tax Parcel Number(s): 00-110-000-006 (Part), 031 and 032 (Part);  
01-114-001-026 (Part)

Request: No proposed use

**Staff Presentation:** Planning Manager Matt Tate gave the following staff presentation:

The applicant is proposing to annex 8.74± acres with a zoning classification of Residential-I-A (R-I-A). This annexation application is in response to zoning condition #14 of Ordinance 2014-28 adopted on November 18, 2014. The zoning condition requires the applicant to file an application with the City of Gainesville to annex the subject 8.74± acres, which includes an adjacent 0.4± mile segment of Ahaluna Drive right-of-way. There is no proposed use for the property. The subject property consists of part or all of four parcels located on the north and west side of Ahaluna Drive. The property is currently zoned Agricultural Residential-III (AR-III) within unincorporated Hall County and is contiguous to the City limits of Gainesville to its north, south and east, much of which borders Ahaluna Drive. The property is heavily wooded, contains no structures and is partially located within a Georgia Power easement.

The Gainesville Future Development Map for the City of Gainesville places the subject property within the *Low-Medium Density Residential* land use category. As well, the property is located within the *Suburban Residential* Character Area. The proposed annexation request and zoning of Residential-I-A (R-I-A) appears to be compatible with the Comprehensive Plan.

The Planning Division staff is recommending **conditional approval** of this annexation and rezoning request with **Residential-I-A (R-I-A)** zoning, based on the Comprehensive Land Use Plan and the adjacent and nearby residential land uses with the following condition:

The minimum heated floor space for any proposed homes shall be no less than 2,100 square feet in size.

**Applicant Presentation:** **Jim Walters**, 311 Green Street, stated that he represented the applicant, and had nothing to add to staff's comments but was available to answer any questions. He stated that this request was basically a technical adjustment dealing with issues from the zoning and annexation that has already been approved. West Ahaluna LLC agreed to do this in order to avoid any further controversy about the annexation and rezoning. Mr. Walters stated that there were no plans to develop this property, noting it was basically to keep most of the street in the City so the County would not have to maintain it.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend conditional approval of the request to annex the property located at 0 and 1264 Ahaluna Drive and to establish zoning as Residential-I-A, with condition (R-I-A-c) with the following condition:**

**Condition**

**The minimum heated floor space for any proposed homes shall be no less than 2,100 square feet in size.**

Motion made by Board Member Hokayem  
Motion seconded by Board Member Thompson  
**Vote – 5 favor, 2 absent (Snyder, Martin)**

**ADJOURNMENT**

**There was a motion to adjourn the meeting at 5:45 PM.**

Motion made by Vice-Chair Fleming  
Motion seconded by Chairman Johnson  
**Vote – 5 favor, 2 absent (Snyder, Martin)**

Respectfully submitted,

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Doyle Johnson, Chairman

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Judy Foster, Recording Secretary