

AGENDA
GAINESVILLE PLANNING and APPEALS BOARD
MAY 9, 2017
Gainesville Justice Center
5:30 p.m.

1. **CALL TO ORDER**
2. **MINUTES OF APRIL 11, 2017**
3. **OLD BUSINESS**

A. Annexation Requests

- 1) Request from **Oak Hall Companies, LLC** to annex a 26.16 acres tract located east of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**) and to establish zoning as Planned Unit Development (P-U-D).
Ward Number: One
Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036
Request: Active adult community
- 2) Request from **Oak Hall Companies, LLC** to annex a 50.81± acres tract located on the east side of Dawsonville Highway (S.R. 53), having road frontage on Dawsonville Highway, Ahaluna Drive, Skyview Drive and Strickland Drive (a/k/a **0 and 1758 Ahaluna Drive; 1508, 1550, 1740, 1746, 1758, 1760, 1934 and 1982 Dawsonville Highway; 300 and 301 Skyview Drive; 0, 2008 and 2016 Strickland Drive**) and to establish zoning as Planned Unit Development (P-U-D) and General Business (G-B).
Ward Number: One
Tax Parcel Number(s): 00-110-000-005 (part), 028, 032 (part) and 039; 00-110A-004-001 (part), 002A, 004 (part), 005 (part), 007 (part), 007A (part), 007X, 014 (part), 016 (part), 017 (part) and 018
Request: Mixed-use development

B. Rezoning Request

- 1) Request from **Oak Hall Companies, LLC** to rezone a 157.98± acres tract located on the east side of Dawsonville Highway (S.R. 53), having road frontage on Ahaluna Drive, Skyview Drive, Strickland Drive, Lakeshore Circle, West Lake Drive and Karen Lane (a/k/a **0, 1264 and 1817 Ahaluna Drive; 1876 Dawsonville Highway; 2208 Karen Lane; 0 and 2029 Strickland Drive; 0 and 1489 West Lake Drive**) from Residential-I-A (R-I-A), Residential-I (R-I), Planned Unit Development (P-U-D) and Regional Business (R-B) to Planned Unit Development (P-U-D) and General Business (G-B).
Ward Number: One
Tax Parcel Number(s): 00-109B-000-003A; 00-110-000-001, 006, 030, 031, 034, 035, 036, 037 and 038; 01-110-001-006; 01-110A-004-022; 01-114-001-001, 026, 145 and 161
Request: Mixed-use development

4. NEW BUSINESS

A. Zoning Amendment Request

- 1) Request from **Brightstone Transitions** to amend the existing Planned Unit Development (P-U-D) zoning on a 0.50± acre tract located at the east side of Green Street, across from its intersection with Forrest Avenue (a/k/a **446 Green Street, NE**).
Ward Number: Four
Tax Parcel Number(s): 01-024-001-005
Request: Group home and office

B. Rezoning Request

- 1) Request from **Montecito Development** to rezone a 0.48± acre tract located on the south side of Enota Avenue, west of its intersection with Thompson Bridge Road (a/k/a **149 Enota Avenue, NW**) from Office and Institutional (O-I) to Neighborhood Business (N-B), with a special use.
Ward Number: Two
Tax Parcel Number(s): 01-074-004-001
Request: Convenience store with fuel pumps

C. Special Use Requests

- 1) Request from **Montecito Development** for a special use on a 0.80± acre tract located at the southwest side of the intersection of Enota Avenue and Thompson Bridge Road (a/k/a **1281 Thompson Bridge Road, NW**), having a zoning of Neighborhood Business (N-B).
Ward Number: Two
Tax Parcel Number(s): 01-074-004-020
Request: Convenience store with fuel pumps
- 2) Request from **Gainesville Market, LLC** for a special use on a 5.0± acres tract located west of Shallowford Road within the Gainesville Market Shopping Center (a/k/a **600 Shallowford Road**), having a zoning of General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 01-119C-001-029
Request: Commercial outdoor recreational facility
- 3) Request from **Manor Lake Development, LLC** for a special use on a 9.24± acres tract located on the northwest side of McEver Road, between Browns Bridge Road and Orchard Brook Drive (a/k/a **2900 McEver Road**), having a zoning of Office and Institutional (O-I) and Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-022-000-005
Request: Assisted living facility
- 4) Request from **Carriage North, LLC** for a special use on a 0.71± acre tract located on the southwest side of the terminus of Corporate Drive, west of Browns Bridge Road (a/k/a **2425 Corporate Drive**), having a zoning of General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 08-007-001-042
Request: Helipad

5. MISCELLANEOUS

6. ADJOURNMENT