

**AGENDA**  
**GAINESVILLE PLANNING and APPEALS BOARD**  
**OCTOBER 13, 2020**  
**Gainesville Justice Center**  
**5:30 p.m.**

**1. CALL TO ORDER**

**2. MINUTES OF SEPTEMBER 8, 2020**

**3. OLD BUSINESS**

**4. NEW BUSINESS**

**A. Variance Request**

- 1) Request from **Rochester & Associates, Inc.** to vary the lot width and front yard setback requirements on a 231.53± acres tract located north of the intersection of Gaines Mill Road and Heritage Glen Drive, having road frontage on Eberhart Cemetery Road (a/k/a **0 and 2901 Gaines Mill Road; 3490 Eberhart Cemetery Road**), having a zoning classification of Residential-I (R-I).  
Ward Number: Three  
Tax Parcel Number(s): 15-022-000-001, 001A and 009  
Request: Single-family subdivision

**B. Annexation Request**

- 1) Request from **Smith, Gambrell & Russell, LLP** to annex a 4.011± acres tract located west of the intersection of Atlanta Highway and West Park Drive, adjacent to and southeast of the Norfolk Southern Railroad right-of-way (a/k/a **2500 West Park Drive**) and to establish zoning as Light Industrial (L-I).  
Ward Number: Four  
Tax Parcel Number(s): 08-011-000-009 (Part)  
Request: Existing warehouse

**C. Rezoning Request**

- 1) Request from **Walker-Lanier, LLC** to rezone a 0.50± acre tract located on the northwest side of the intersection of Lanier Avenue and Walker Street (a/k/a **989 Lanier Avenue, NE and 1437 Walker Street, NE**) from Residential-I (R-I) to Residential-II (R-II).  
Ward Number: Two  
Tax Parcel Number(s): 01-087-004-015  
Request: Existing duplex home and two new duplex homes

**D. Code Amendment Request**

- 1) Request from the **City of Gainesville Department of Water Resources** to amend the Unified Land Development Code and the Code of Ordinances. The code revisions focus on specific modifications to existing Articles and Titles relating to stormwater management requirements, floodplain management and flood damage prevention, stream buffer protection, and water conservation practices related to large irrigated landscapes. Gainesville Department of Water Resources (DWR) prepared the revisions to achieve minimum regulatory compliance with the Georgia Environmental Protection Division (GAEPD) and the Metropolitan North Georgia

Water Planning District (MNGWPD) model ordinance recommendations. The following Articles and Titles are to be amended as bulleted below.

*Code of Ordinances*

- Part 3, The Code of Ordinances
  - Title 4, Public Works and Health
  - Title 5, Municipal Utilities

*Unified Land Development Code*

- Article 9-1, Enactment and Legal Status Provisions
- Article 9-2, Interpretations and Definitions
- Article 9-8, Overlay Zones
- Article 9-9, Site and Architectural Design Review
- Article 9-13, Subdivisions and Land Development
- Article 9-14, Soil Erosion, Sedimentation and Pollution Control
- Article 9-15, Floodplain Management
- Article 9-16, Buffers, Landscaping and Tree Protection
- Article 9-17, Access, Parking and Loading Requirements
- Article 9-20, Building and Property Maintenance Regulations
- Article 9-22, Applications and Procedures
- Article 9-24, Administration and Enforcement

**5. MISCELLANEOUS**

**6. ADJOURNMENT**