



The Gainesville 2030 Future Development Map for the City of Gainesville places the subject property within the *Low-Medium Density Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from two to four dwelling units per acre. Limited light office uses such as a home occupation or other similar light office uses are acceptable as well. According to the Character Area map for the City of Gainesville, the subject property is located within the *Traditional Neighborhoods* Character Area. The area is not a primary destination for business; however neighborhood serving business development is encouraged. Land uses allowed within this area include low-density and medium-density residential, and mixed-use / commercial.

The property appears to be well suited for a professional office use based on its size and the fact that it would serve as a transitional use between an adjacent commercial bank and residential duplex. Therefore, the Planning Division staff is recommending conditional approval of this rezoning request with R-O zoning, based on the Comprehensive Plan and the surrounding residential and nonresidential land uses.

### **Conditions**

- 1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be characteristic of the surrounding residential properties, and shall be subject to the Community Development Director approval.**
- 2. Any proposed new parking areas or potential storm water management areas shall be located to the west side or rear of the primary structure.**
- 3. The subject property shall be limited to one (1) monument sign for a future office use not to exceed five (5) feet in height and twenty (20) square feet in size.**
- 4. The existing healthy, significant trees located on the subject property shall be retained and incorporated where possible into the design of site improvements, including the proposed parking area, and shall be protected throughout construction of any required and/or proposed improvements per Community Development Director approval.**
- 5. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future professional office use.**

**Applicant Presentation:** Ryan Reed, 815 Washington Street, attorney for Mr. Slate, stated that the subject property is adjacent to the SunTrust Bank, Pizza Hut and Taco Bell as well as Coleman & Chambers law offices, and agreed with Mr. Tate that the proposed use is a good transition for the residential area but noted that it is not desirable for residential use at this time because of the other surrounding uses. He stated that the proposal is for professional office use such as for an attorney or accountant which may have one or two additional staff members at the office. The only proposed changes to the property itself is the addition of a five space parking lot, a monument sign and the widening of the driveway on Lanier Avenue, noting it would be an improvement to the area and would be well maintained. He stated that there was some opposition, but felt that they would appreciate the improvements if they understood what the applicant proposed for the property. In closing, he asked for approval with conditions as recommended by staff.

**FAVOR:** **Christine Slate**, 5215 Shirley Road, shared two unpleasant experiences from previous renters they had living in the subject property and felt that was the type of renters you attract when the property is located next to a Pizza Hut. She felt that if those opposed to the rezoning knew that, they would change their minds about who they wanted for neighbors. Mrs. Slate stated that by having a business on the property, it would not be as taxing on the school system.

**OPPOSED:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend conditional approval of the request to rezone 971 Lanier Avenue from Residential-I (R-I) to Residential and Office (R-O) with the following conditions:**

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Motion made by Vice Chairman Johnson  
Motion seconded by Board Member Hokayem  
**Vote – 6 favor, 1 absent (Snyder)**

**ADJOURNMENT**

**There was a motion to adjourn the meeting at 5:46 PM.**

Motion made by Board Member Fleming  
Motion seconded by Board Member Rucker  
**Vote – 6 favor, 1 absent (Snyder)**

Respectfully submitted,

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Dean Dadisman, Chairman

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Judy Foster, Recording Secretary