

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
JUNE 13, 2017**

CALL TO ORDER Chairman Carter at 5:30 p.m.

Members Present: Chairman Doug Carter, Vice-Chair Jane Fleming, Board Members Connie Rucker, Carmen Delgado, Eddie Martin, Sr. and Rich White

Members Absent: Board Member Ryan Thompson

Staff Present: Community Development Director Rusty Ligon and Recording Secretary Judy Foster

Others Present: Council Member George Wangemann

MINUTES OF MAY 9, 2017

There was a motion to approve the minutes as presented.

Motion made by Board Member Delgado
Motion seconded by Board Member White
Vote – 6 favor, 1 absent (Thompson)

NEW BUSINESS

A. Rezoning Request

- 1) Request from the **City of Gainesville** to rezone a 53.177± acres tract located on the northeast and northwest side of the intersection of Jesse Jewell Parkway and Community Way (a/k/a **1514, 1515, 1545, 1560 and 1581 Community Way, NE**) from Residential-II (R-II) to Office and Institutional (O-I).

Ward Number: Three

Tax Parcel Number(s): 01-082-004-002, 003, 004 and 007

Request: Existing uses and future office

Staff Presentation: Community Development Director Rusty Ligon gave the following staff presentation:

The applicant is proposing to rezone the subject 53.177± acres property from Residential-II (R-II) to Office and Institutional (O-I). The property is located on the north side of the intersection of Jesse Jewell Parkway and Community Way and includes five parcels and all of Community Way right-of-way. The property is located within the Limestone Corridor Overlay Zone and has access to Community Way and Lakeview Drive. The existing uses include the Frances Meadows Aquatic Center, Gainesville Middle School, athletic fields, a detention pond and a 2.0± acres undeveloped grassed lot. The purpose of the request is to bring all of the properties into a consistent zoning classification to better fit the existing uses. As well, a future professional office use is anticipated for an existing 2.0± acres undeveloped grassed lot located on the west side of Community Way and adjacent to the Frances Meadows Aquatic Center parking lot.

The Future Development Map for the City of Gainesville places the subject property within the *Public / Institutional / Transportation, Communication, Utilities* land use category and within the *Limestone Medical Corridor* Character Area which support the proposed rezoning request.

The Planning Division staff is recommending approval of this rezoning request with O-I zoning, based on the Comprehensive Plan and the surrounding residential and non-residential land uses.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend approval of the request to rezone the subject property from Residential-II (R-II) to Office and Institutional (O-I).

Motion made by Board Member White
Motion seconded by Board Member Martin
Vote – 6 favor, 1 absent (Thompson)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:36 p.m.

Motion made by Board Member Rucker
Motion seconded by Board Member White
Vote – 6 favor, 1 absent (Thompson)

Respectfully submitted,

Doug Carter, Chairman

Judy Foster, Recording Secretary