

**GAINESVILLE PLANNING AND APPEALS BOARD  
MINUTES OF MEETING  
FEBRUARY 13, 2018**

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

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

**Members Absent:** None

**Staff Present:** Planning Manager Matt Tate and Recording Secretary Judy Foster

**Others Present:** Council Members Ruth Bruner and George Wangemann

**MINUTES OF JANUARY 16, 2018**

**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 vacancy**

**NEW BUSINESS**

**A. Zoning Amendment Request**

- 1) Request from **Geosam Capital US (Atlanta), LP** to amend the existing Planned Unit Development (P-U-D) zoning on a 85.45± acres tract located at the terminus of Lilac Creek Trail and Shady Lane Drive, south of Gaines Mill Road within the Heritage Pointe Subdivision (a/k/a **0 Gaines Mill Road, SE**).  
Ward Number: Three  
Tax Parcel Number(s): 15-022-000-014 (part)  
Request: 100 single-family detached lots

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

The applicant is proposing to amend an 85.45± acres portion of a 220± acres property known as the Heritage Pointe subdivision zoned Planned Unit Development (P-U-D). The property located within Phase 4 of the subdivision is mostly wooded and contains a stream that traverses the property. The purpose of the request is to allow for 100 single-family lots instead of 97 townhomes that were originally approved as part of the zoning in 2006 but were never built. If approved, there will be 392 single-family lots of which there are approximately 167 existing homes and an additional 15 home sites under construction. Access will be provided from the extension of Lilac Creek Trail, which is an existing road within Phase 2 of the subdivision and water/sewer utilities are to be extended. The homes and development standards will be consistent with the existing homes within the subdivision with minimum lot sizes of 10,000 square feet, minimum 1,300 square foot ranch homes and minimum 1,700 square foot two-story homes. However, due to the shape and size of the property, the applicant is proposing a minimum 55-foot lot width instead of a 65-foot lot width which is currently required for the home sites within the first three phases.

The Gainesville Future Development Map for the City of Gainesville places the property within the *Low-Medium Density Residential* land use category and within the *Suburban*

*Residential* Character Area. The proposal is consistent with the Comprehensive Plan and is within density range at an overall density of 1.78 dwelling units per acre.

The Planning Division staff is recommending **conditional approval** of this zoning amendment request, based on the Comprehensive Land Use Plan and the adjacent single-family residential uses with six conditions. The proposed zoning conditions are similar to the previously adopted conditions for the Heritage Pointe subdivision but have been amended to remove the townhome requirements.

**Applicant Presentation:** **Alise Hoffman**, Geosam, 2170 Satellite Boulevard, Suite 425, Duluth, stated the staff report basically covered everything but added the applicant wants the neighborhood to be more cohesive throughout and they plan to do this by eliminating the townhomes and keeping the subdivision as all single-family detached homes. However, in order to achieve that goal, they would require a 10-foot reduction in the lot width for those 100 lots.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

There was a motion to recommend conditional approval of the request to amend the existing Planned Unit Development (P-U-D) zoning to allow 100 single-family detached lots instead of 97 townhomes with the following conditions:

**Conditions**

1. The proposed single-family homes shall be compatible with the existing single-family homes under construction within the Heritage Pointe subdivision and are to consist of a combination of brick, stone, and vinyl siding exterior facades.
2. The minimum heated floor space per single-family dwelling shall be 1,300 square feet for ranch homes and 1,700 square feet for two-story homes.
3. A buffer consisting of minimum 5-foot high evergreen buffer trees shall be required around all detention pond areas, per Community Development Department Director approval.
4. All amenity parking areas shall be appropriately screened from the adjacent residential property. The screening is to consist of a minimum 8-foot high opaque privacy fence that is architecturally compatible with the amenity pavilion. In addition, minimum 5-foot tall Leyland Cypress trees shall be required between the fence and the residential property, as per Community Development Department approval.
5. All interior roads shall meet City of Gainesville standards. Sidewalks within the remaining future phases shall be required on both sides of the road and shall be a minimum width of 5-feet.
6. Any road or access improvements deemed necessary by the Gainesville Public Works Director for the scope of the project shall be the expense of the applicant/developer. The scope of the project shall be defined as the area in which the subject property fronts along Gaines Mill Road.

Motion made by Board Member Martin  
Motion seconded by Board Member White  
**Vote – 6 favor, 1 vacancy**

## **ADJOURNMENT**

**There was a motion to adjourn the meeting at 5:39 p.m.**

Motion made by Board Member Thompson  
Motion seconded by Board Member Delgado  
**Vote – 6 favor, 1 vacancy**

Respectfully submitted,

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Doug Carter, Chairman

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Judy Foster, Recording Secretary