

**GAINESVILLE PLANNING AND APPEALS BOARD  
MINUTES OF MEETING  
JULY 9, 2019**

**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., Rich White, Carmen Delgado, Kelvin Simmons and Ryan Thompson

**Members Absent:** None

**Staff Present:** Community & Economic Development Deputy Director Matt Tate and Recording Secretary Brandy Palmero

**Others Present:** Council Members Barbara Brooks and George Wangemann

**MINUTES OF JUNE 11, 2019**

Motion made by Board Member White  
Motion seconded by Board Member Simmons  
**Vote – 7 favor**

**NEW BUSINESS**

**A. Annexation Requests**

- 1) Request from **Karl Chambers and David Reddicks** to annex a 0.49± acre tract located on the southwest side of the intersection of Athens Street and Cooley Drive, having road frontage on the east side of Black Drive (a/k/a **1026 Athens Street**) and to establish zoning as Residential-II (R-II).  
Ward Number: Three  
Tax Parcel Number(s): 00-056-003-026, 057 and 058  
Request: Residential duplex

**Staff Presentation:** Deputy Director Matt Tate gave the following staff presentation:

The applicant desires to annex the 0.49± acre property into the City of Gainesville with a zoning of Residential (R-II) for a residential duplex. The property is currently zoned R-II within unincorporated Hall County and is adjacent to the city limits to the north and east. Presently, the property consists of three tracts that have been abandoned and are overgrown with vegetation which previously contained three residential structures that were demolished over the past 20 years. The surrounding properties consists of a four-unit apartment building and single-family structures located off of Black Drive and Cooley Drive and industrial uses across Athens Street. Each duplex unit is to be 1,500 square feet in size with 3 bedrooms, 2 bathrooms, living and dining area, kitchen, laundry, and front porch. Water and sewer will be provided by the existing public infrastructure. The entrance for each unit will be from a shared driveway on Athens Street. Two parking spaces will be provided for each unit.

The Future Development Map for the City of Gainesville places the 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 units per acre.

As well, the subject property is located within the *Economic Development Gateways* character area which includes a wide range of office, business, light industrial, manufacturing, research, and development uses.

The Planning Division staff is recommending conditional approval of this annexation request with R-II zoning with five conditions, based on the Comprehensive Plan and the adjacent residential and non-residential land uses.

**Applicant Presentation:** Karl Chambers, 530 Mattie Farms Place, stated he was the property owner and wanted to add residential duplexes to help improve the current neighborhood.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend conditional approval of the annexation request with a zoning of Residential–II (R-II) for the purpose of a residential duplex with the following conditions:**

**Conditions**

1. The proposed use shall be generally consistent with the standards depicted on the architectural pictures provided with this annexation application including exterior materials and roof pitch to present a residential appearance. The property shall be limited to a one or two-family structure.
2. An evergreen buffer shall be provided within the 10-foot side yard setback behind proposed structure. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.
3. All proposed lawn areas fronting Athens Street and Cooley Drive shall be sodded with grass extending to the edge of the road bed.
4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
5. An updated as-built boundary survey/plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

Motion made by Board Member Thompson

Motion seconded by Board Member Martin

**Vote – 7 favor**

- 2) Request from **Integrity Development Group, LLC** to annex a 219.65± acres tract located northeast of the intersection of Athens Highway and Gillsville Highway, and southeast of the intersection of Athens Highway and Gaines Mill Road (a/k/a **2242 Gaines Mill Road; 2579 and 2581 Gillsville Highway**) and to establish zoning as Planned Unit Development (P-U-D).

Ward Number: Three

Tax Parcel Number(s): 15-022C-000-010 and 15-023-000-014

Request: 375 single-family homes

**NOTE: Chairman Carter recused himself from the meeting due to a conflict of interest with this request.**

**Staff Presentation:** Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing to annex the 219.65± acres tract with a zoning of P-U-D for the purpose of constructing 375 single-family homes which has a residential density of 1.71 dwelling units per acre. The property is currently zoned R-II, AR-III and AR-IV within unincorporated Hall County and is contiguous to the city limits to the north which is the Heritage Pointe subdivision. The property is mostly wooded, contains several streams and consists of two parcels containing two abandoned single-family homes and a trailer that are to be demolished. Most of the surrounding uses consists of single-family homes, agricultural land and some non-residential uses along Athens Highway and Gaines Mill Road. Primary access to the development is proposed from Gillsville Highway across from the GDOT maintenance complex; however, future emergency access is proposed to connect with the adjacent Heritage Pointe subdivision. Some of the proposed development standards include minimum ranch and two-story home sizes of 1,600 square feet of heated space with a minimum lot size of 7,200 square feet. Minimum perimeter buffers of 30' to the front and side and 50' to the rear will be provided along with 150' buffers on either side of the streams. Amenities are to include clubhouse, pool, tennis courts, walking trails and green space. The development proposes to utilize City water, sewer and trash services and will share in the cost of providing sewer. In addition, the applicant is planning to reserve an area of the property for the location of a regional pump station to help the area to be better served by sewer.

The property is located within the *Low-Medium Density Residential* land use category and the *Suburban Residential Character Area* which includes areas containing or planned for single-family housing at densities ranging from two to four dwelling units per acre. In areas where natural features or sensitive environments are important, cluster housing or conservation subdivision design may be appropriate.

The Planning Division staff is recommending conditional approval of this annexation request with a zoning of Planned Unit Development (P-U-D) with five conditions, based on the Comprehensive Land Use Plan and the adjacent single-family residential uses.

**Applicant Presentation:** **Johnny Hastings**, 3553 Blair Circle, stated that he agreed to all the conditions. The proposed type of homes are starter homes with a price point range of \$230,000-\$250,000 and will utilize City services.

**FAVOR:** None

**OPPOSE:** **Angela Middleton**, 2836 Gaines Mill Road, stated her concerns are with the heavy traffic and felt like there should not be an entrance at Gaines Mill Road due to the

intersection at Hwy. 129 only having about 100-feet before entry access with no red light causing the traffic to back up.

**Brenda Smith**, 2398 Pine Grove Road, is concerned about the added children trespassing onto her property. She stated they have a four-acre pond and tennis court with cleared land with only a few trees to separate them from the new proposed development. She would like a permanent buffer such as a wall not a fence or trees.

**Freddie Hopkins**, 3073 Baker Road, stated he was concerned about the added children overloading the City's school system and the traffic on Gaines Mill Road which the added 375 homes would bring. He stated that Gaines Mill Road is already in horrible shape due to a lack of maintenance. His mother resides on Gaines Mill Road and he is concerned for her safety with the added traffic.

**Janet Buffington**, 4334 Evergreen Circle, stated her first concern was a lack of notification on Gillsville Hwy. She stated she did not see any zoning sign that referenced tonight's meeting which resulted in a smaller turnout. Ms. Buffington was not in opposition but agreed with the previously stated concerns.

**Kevin Wood**, 384 Valley Brock Circle, stated he was concerned with traffic congestion and the amount of accidents on Gillsville Hwy.

**REBUTTAL: Johnny Hastings** stated he would like to meet with someone he pointed to in the audience and he would be more than happy to discuss all concerns with the community. He plans to speak with GDOT again to determine the best solutions for the traffic concerns.

**Planning and Appeals Board Comments:** Board Member Simmons suggested that Mr. Hastings meet with the entire community instead of just one person. He stated that they needed to regroup and talk with the community about the traffic concerns.

**There was a motion to table the request to give the applicant time to meet with the community about the request.**

Motion made by Board Member Simmons  
Motion died for lack of second

Board Member Thompson stated he felt like Mr. Hastings and the community would have time to work out solutions before the City Council public hearing on August 6<sup>th</sup>. Mr. Hastings agreed to meet with the community and GDOT to answer questions.

**There was a motion to recommend conditional approval of the annexation request with a zoning of Planned Unit Development (P-U-D) for the purpose of 375 single-family homes with the following conditions:**

#### **Conditions**

- 1. The development standards within the narrative, site plan and architectural renderings submitted with the applicant's annexation application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.**

2. **The owner/developer shall plant minimum 6-foot high evergreen buffer trees around all detention ponds, mail kiosk, amenity areas and park areas adjacent to the single-family lots. The location, spacing, size and type of trees planted shall be subject to the approval of the Director of the Community and Economic Development Department.**
3. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation. All required access/traffic/sidewalk improvements associated with the proposed development or any additional improvements identified within the Traffic Impact Study shall be at the full expense of the developer/property owner.**
4. **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.**
5. **The developer shall reserve property within the proposed subdivision to provide for future access to the adjacent Heritage Pointe subdivision located to the north. The reserved property shall be a minimum of 55-feet in width extending to the property boundary and shall align with the reserved access lot within the Heritage Pointe subdivision. The property shall be designated as reserved on the final plat.**

Motion made by Board Member White

Motion seconded by Board Member Thompson

**Vote – 5 favor, 1 opposed (Simmons), 1 recusal (Carter)**

#### **B. Rezoning Request**

- 1) Request from **S&E Holdings** to rezone a 2.48± acres tract located east of the intersection of Green Street and Ridgewood Drive and west of Glenwood Drive (a/k/a **0, 718, 736 Green Street, NE; and 430 Glenwood Drive, NE**) from Residential-I (R-I) and Residential and Office (R-O) to Residential and Office (R-O).

Ward Number: Two

Tax Parcel Number(s): 01-039-001-003 (Part), 004 (Part), 025 (Part) and 026

Request: 25 townhome units and office space

**Staff Presentation:** Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing to rezone the 2.48± acres tract from Residential-I (R-I) and Residential and Office (R-O) to Residential and Office (R-O) for 25 residential townhomes and approximately 2,154 square feet of office space. The property consists of part or all of four properties adjacent to City Park / Candler Park and is located behind the H. Lloyd Hill & Associates office building, Willis Investment Counsel office building and the Mellow Mushroom restaurant. The development is to be called "Parkview on Green Street" and proposes four, two-story buildings ranging from 4 to 8 units per building at an overall residential density of 10.1 dwelling units per acre. All but the four-unit, building "D" will provide a basement level. The units will range from 1,935 to 2,488 square feet in size with 3 bedrooms and 2½ to 3½ baths. In addition, each unit will contain a front entry one-car garage and private patio area. An additional 35 surface level parking spaces will be provided for residents and guests. The proposed office component is to be located within a portion of the basement level of the largest building "A" and will function similarly to a mixed-use building. Access to the development is proposed from the adjacent office and restaurant parking lots and from the existing rear driveway that connects to City Park / Candler Park.

The R-O zoned portion of the property is located within the Green Street Local Historic District. Therefore, the applicant has filed an application for a Major Work Project which is scheduled for the August 5<sup>th</sup> Gainesville Historic Preservation Commission (GHPC) meeting. Being part of a local historic district requires design review by the GHPC of any new construction and/or exterior material changes to the property or building.

The Future Development Map for the City of Gainesville places the subject property within the *Mixed-Use General* land use category and within the *Parks/ Recreation/ Conservation* land use category and within the *Central Core and City Park Neighborhood Center* Character Areas which support a mixture residential and office uses.

Based on the Comprehensive Plan and the adjacent mixture of uses, the Planning Division staff is recommending approval of this rezoning request with Residential and Office (R-O) zoning with five conditions.

**Applicant Presentation: Steven Hill**, 1885 Lake Warner Road, stated he would like to add 25 townhome units, which would be energy efficient and low maintenance. Mr. Hill stated that due to the layout of the townhomes they were able to save the trees below the units toward the park. He stated that he will probably have one of the three-story units himself with an office in the basement. He felt the townhomes would provide easy access to downtown shopping, restaurants, parks and offices.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend conditional approval of the request to rezone the subject property from Residential-I (R-I) and Residential and Office (R-O) to Residential and Office (R-O) zoning for 25 townhome units and office space with the following conditions:**

- 1. The development standards within the narrative, site plan and architectural renderings submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Gainesville Historic Preservation Commission and the Director of the Community and Economic Development Department.**
- 2. The subject property shall be limited to the proposed residential townhomes and office use. Multi-family apartments are not an approved use for the property.**
- 3. The existing trees located within the subject property shall remain except for what is only necessary to be removed for the development. The replacement trees as part of the required tree/landscape plan shall be at minimum 3-inch caliper size and consist of evergreen and deciduous trees. In addition, the applicant shall replant the evergreen buffer around the off-site detention pond if the existing trees are removed. The number, location, spacing, size and type of trees planted shall be subject to the approval of the Director of Community and Economic Development Department.**
- 4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access / traffic /**

**sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.**

- 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 use.**

Motion made by Board Member Martin  
Motion seconded by Board Member Delgado  
**Vote – 7 favor**

### **C. Road Action Request**

- 1) Request from **Georgia Mountains YMCA, Inc.** to rename Howard Road to YMCA Drive, located between State Route 365 and White Sulphur Road.  
Ward Number: Two  
Request: Road name change

**Staff Presentation:** Deputy Director Matt Tate gave the following staff presentation:

The applicant is proposing to rename all of Howard Road which consists of 1,290± linear feet (0.244± mile) of right-of-way. The new road name is to be called YMCA Drive. If approved, the YMCA property has a Howard Road address which will need to be changed. A similar request was approved in 2017 to rename a portion of Howard Road on the east side of State Route 365 which is currently named Lanier Tech Drive.

**Applicant Presentation:** **Amy Kienle**, 4452 Indian Oak Pointe, President and CEO of Georgia Mountain YMCA, stated in the last five years the membership has grown over 21% and childcare has grown around 19%. The monument sign has helped raise awareness and growth. She stated they are the only property that will be affected with this request.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend approval of the request to rename Howard Road to YMCA Drive as presented.**

Motion made by Board Member Martin  
Motion seconded by Board Member Delgado  
**Vote – 7 favor**

### **ADJOURNMENT**

**There was a motion to adjourn the meeting at 6:22 p.m.**

Motion made by Board Member Simmons  
Motion seconded by Board Member White  
**Vote – 7 favor**

Respectfully submitted,

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Doug Carter, Chairman

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Brandy Palmero, Recording Secretary