

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
FEBRUARY 11, 2020**

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

Members Present: Chairman Doug Carter, Vice-Chair Jane Fleming and Board Members Rich White, Eddie Martin, Kelvin Simmons and Carmen Delgado

Members Absent: Board Member Ryan Thompson

Staff Present: Community & Economic Development Deputy Director Matt Tate and Recording Secretary Gwen Fleming

Others Present: Council Members George Wangemann & Barbara Brooks

MINUTES OF JANUARY 14, 2020

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

NEW BUSINESS

A. Rezoning Requests

- 1) Request from **Davis Pine, LLC** to rezone a 0.47± acre tract located at the northwest side of the intersection of Davis Street and Wills Street (a/k/a **890, 892 and 898 Wills Street, SW**) from General Business (G-B) to Residential-II (R-II).

Ward Number: Three

Tax Parcel Number(s): 01-030-006-003

Request: Seven multi-family apartments

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

The applicant is proposing to rezone the subject 0.47± acre property from G-B to R-II for the purpose of constructing seven (7) townhome style apartments.

The property contains a parking lot and three metal buildings occupied by three churches that will be demolished as part of the redevelopment.

The subject property is located within the Midtown Overlay Zone and the adjacent properties include the Enclave apartments, vacant land, auto tire shop, North Georgia Supply and a bakery.

The proposal will be similar in design and appearance as the adjacent Enclave apartments which consist of two-story units, each with a minimum of 1,500 square feet of heated floor space.

Access is planned from the future reopening / extension of Davis Street.

The Gainesville Future Development Map places the subject property within the *Mixed-Use Midtown* land use category which allows for a mixture of land uses including residential.

As well, the property is located within the *Central Core* Character Area specifically within the *Downtown/Midtown* subarea which supports mixed-income high quality multi-family housing development.

The Planning Division staff is recommending **conditional approval** of this rezoning request with a zoning of **Residential-II (R-II)** based on the Comprehensive Land Use Plan and the mixture of residential and non-residential uses.

Applicant Presentation: **Robbie Robison**, P.O. Box 896, stated he represents the developer. He agrees with everything stated by Mr. Tate and the development is the exact same as the Enclave apartments. He said the buildings are vacant and they gave the churches notice back in October and vacated February 1st. He will be glad to answer any questions.

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 General Business (G-B) to Residential-II (R-II) zoning as presented with the following conditions:

Conditions

1. **The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval. Any zoning conditions adopted as part of this zoning ordinance that conflict with the applicant's narrative, concept plan and architectural renderings shall take precedence over the applicant's development standards.**
2. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.**
3. **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 Martin
Motion seconded by Board Member Simmons
Vote – 6 favor, 1 absent (Thompson)

- 2) Request from **Gainesville Non-Profit Development Foundation** to rezone a 1.07± acre tract located at the southeast and southwest side of the intersection of Davis Street and Wills Street (a/k/a **623, 635, 641 and 645 Davis Street, SW**) from General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II).

Ward Number: Three
Tax Parcel Number(s): 01-030-005-004; 01-030-006-003A; 01-030-007-001
Request: Four single-family homes

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

The applicant is proposing to rezone the subject 1.07± acres property and a portion of the Davis Street cul-de-sac from G-B and H-I to R-II in order to develop four (4) single-family homes and to bring the entire property owned by the GNPDF under one zoning.

The subject property is located within the Midtown Overlay Zone and the surrounding properties include single-family homes, Enclave apartments, gas station, three churches and various office warehouse uses.

The subject property contains three vacant lots that will be reconfigured into four lots for homes ranging from 1,150 to 1,500 square feet in size providing three bedrooms and two bathrooms.

The proposed homes will be part of the overall 5-lot, "Davis Street Cottages" designed to provide affordable housing and sold to income-eligible individuals and families.

The adjacent lot to the east owned by the applicant is already zoned R-II.

Through a separate but coordinated effort, Davis Street will be reopened / improved to provide access to Queen City Parkway and the Davis Street cul-de-sac is in the process of being removed to become part of the proposed development.

Parking will be located to the rear of the homes and two shared driveways will be constructed in order to reduce the number of curb cuts along Davis Street.

Perimeter fencing and a vegetated landscape berm will be installed along the western boundary line and across the rear of the proposed lots.

The Gainesville Future Development Map places the subject property within the *Mixed-Use Midtown* land use category and within the *Central Core* Character Area which allows for a mixture of land uses including residential.

The Planning Division staff is recommending **conditional approval** of this rezoning request with a zoning of **Residential-II (R-II)** based on the Comprehensive Land Use Plan and the mixture of residential and non-residential uses.

Applicant Presentation: Mr. Tate stated construction should begin early spring. Chairman Carter stated that Mr. Tate is not only handling the staff report but also sharing on behalf of Gainesville Non-Profit Development Foundation.

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 General Business (G-B) and Heavy Industrial (H-I) to Residential-II (R-II) zoning as presented with the following conditions:

Conditions

- 1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community & Economic Development Director approval.**
- 2. All access point design for the subject property shall require review and approval by the Gainesville Public Works Director.**

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

B. Special Use Request

- 1) Request from **Palmetto Capital Group** for a special use on a 0.84± acre tract located southwest of the intersection of Dawsonville Highway and Pearl Nix Parkway, across from Lakeshore Drive (a/k/a **150 Pearl Nix Parkway, SW**), having a zoning of Regional Business (R-B).

Ward Number: Five
Tax Parcel Number(s): 01-119-003-041A (Part)
Request: Automotive Care Center

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

The applicant is proposing a special use within Regional Business (R-B) zoning to allow for the development of a Firestone auto care center.

The property is located within the Gateway Corridor Overlay Zone and adjacent uses include Lakeshore Mall, Shell gas station, retail strip center, Masonic Lodge, Little & Davenport Funeral Home and the Lakeshore Heights subdivision.

The subject property is part of the Lakeshore Mall property and is intended to be subdivided to create a new 0.84± acre outparcel lot.

The front of the proposed building will face Dawsonville Highway and will be approximately 5,700 square feet in size with 7- car bays and will contain indoor storage for all inventory including tires.

Internal mall access is proposed from two existing driveways that will be improved and the existing asphalt parking surface will be regraded and resurfaced to include 26 parking spaces.

A Firestone auto care center was previously located within the mall property in front of Dick's Sporting Goods facing Pearl Nix Parkway. The building was demolished in 2013. A Sears auto care center was also previously located within the mall property.

According to the Gainesville Department of Water Resources, the City owns and operates an existing 8" sanitary sewer that may be required to be relocated in order to construct the building depending on its location.

The Gainesville 2030 Future Development Map places the subject property within the *Mixed-Use General* land use category which allows for neighborhood retail uses.

As well, the property is located within the *Longwood Cove* Character Area which supports commercial uses.

The Planning Division staff is recommending **conditional approval** of this special use request, based on the Comprehensive Plan and the adjacent non-residential land uses.

Applicant Presentation: **Josh Spence**, 3280 Peachtree Road, stated he represents Palmetto Capital Group, the developer. He had nothing to add since Mr. Tate covered it well and will be happy to answer any questions.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Board Member Fleming was concerned about where tires would be stored. Mr. Tate stated that storage for all inventory would be indoors. He said this is a requirement within the Gateway.

There was a motion to recommend conditional approval of the special use request for an automotive care center as presented with the following conditions:

Conditions

- 1. The proposed development shall be generally consistent with the concept plan and architectural elevations provided with this special use application and shall meet the Gateway Corridor Overlay Zone and Architectural Design Standards within Chapter 9-9-5 of the Unified Land Development Code.**
- 2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.**
- 3. An electronic message board sign is not permitted for the subject property.**
- 4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and shall be limited to the existing interior driveway within the Lakeshore Mall property. 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 Martin
Motion seconded by Board Member White
Vote – 6 favor, 1 absent (Thompson)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:48 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary