

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
JULY 12, 2022**

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 Ryan Thompson

Members Absent: Board Member Carmen Delgado

Staff Present: Community & Economic Director Rusty Ligon, Community & Economic Deputy Director Matt Tate and Recording Secretary Judy Foster

Others Present: Council Member George Wangemann

MINUTES OF JUNE 14, 2022

There was a motion to approve the minutes as presented.

Motion made by Board Member Thompson

Motion seconded by Board Member White

Vote – 6 favor, 1 absent (Delgado)

NEW BUSINESS

A. Annexation Request

- 1) Request from the **City of Gainesville** to annex all of Victory Street right-of-way consisting of 0.66± acre, located between Jesse Jewell Parkway and Spring Street and to establish zoning as Planned Unit Development (P-U-D).

Ward Number: Two

Tax Parcel Number(s): N/A

Request: Right-of-way

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

The City of Gainesville is proposing to annex Victory Street which is zoned (R-II) in the county and is located within the Limestone Parkway Overlay Zone. Victory Street is a narrow road about 20± feet wide with no sidewalks. The surrounding uses include single-family, duplex and triplex homes within the New Holland Mill Community, Limestone Greenway mixed-use development under development, Brenau softball field and a self-storage facility under development.

Specifically, the west side of Victory Street is lined with mostly duplex rental homes which are located only a few feet from the right-of-way. The east side of Victory Street consists of a grass strip of which some of the neighboring residents use to park their vehicles. Upon annexation, the intent is to widen and improve Victory Street to City standards to help facilitate the addition of a proposed secondary driveway off of Victory Street that will provide access to the adjacent Limestone Greenway grocery retail center.

It is anticipated that approximately 80% of the vehicle trips generated from the adjacent retail center will utilize the existing traffic signal at Limestone Parkway with the remaining 20%

utilizing Victory Street. The improvements will be constructed and paid for by the developer of the adjacent grocery retail center which will include upgrading the intersection of Victory Street and Jesse Jewell Parkway as well as the installation of curb, gutter, ornamental street lights, street trees, on-street parallel parking and a 5-foot wide sidewalk on the west side adjacent to the residential homes. Hall County was notified of the proposed annexation of Victory Street and there were no comments regarding the request.

The west side of Victory Street is located within the *Single-Family Residential* future land use category and the east side is within the *General Mixed-Use* future land use category of the Comprehensive Plan. Allowable uses include detached or semi-detached housing, office, restaurants and specialty retail. Victory Street is located within the *Historic Mill Villages* Character Area which identifies as a priority the need to improve the street environment to enhance walkability and connectivity.

The Planning Division staff is recommending conditional approval of this annexation request with a zoning of Planned Unit Development (P-U-D) based on the Comprehensive Plan and the adjacent mixture of uses with two conditions.

FAVOR: None

OPPOSE: None

PLANNING AND APPEALS BOARD COMMENTS: None

There was a motion to recommend conditional approval of the annexation request for all of Victory Street right-of-way and establish zoning as Planned Unit Development (P-U-D) with the following conditions:

Conditions

- 1. Prior to a Certificate of Occupancy being issued for the adjacent grocery retail shopping center, Victory Street shall be improved to meet City of Gainesville standards as depicted on Exhibit "A" entitled "Victory Street Roadway Section", per the approval of the Gainesville Public Works Director.**
- 2. No commercial delivery trucks with 10 wheels or more shall be allowed to access Victory Street. Signage restricting thru truck traffic shall be installed near the intersection of Victory Street and Jesse Jewell Parkway and near the entrance of the future commercial access driveway, per the approval of the Gainesville Public Works Director.**

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

ADJOURNMENT

There was a motion to adjourn the meeting at 5:40 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Judy Foster, Recording Secretary