

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
OCTOBER 11, 2022**

CALL TO ORDER Vice-Chair Fleming at 5:30 p.m.

Members Present: Vice-Chair Jane Fleming and Board Members Rich White, Eddie Martin, Kelvin Simmons, Carmen Delgado and Ryan Thompson

Members Absent: Chairman Doug Carter

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

Others Present: Council Member George Wangemann

MINUTES OF SEPTEMBER 13, 2022

There was a motion to approve the minutes as presented.

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

OLD BUSINESS

NEW BUSINESS

A. Annexation Request

- 1) Request from **Atlantic Leasing, LLC** to annex two tracts totaling 1.0± acre located on the west side of Hudgins Street and the east side of Browns Bridge Avenue, north of Browns Bridge Road (a/k/a **1411 Hudgins Street and 1506 Browns Bridge Avenue**) and to establish a zoning of General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 00-123-008-003A and 028
Request: Combining properties

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

The applicant is proposing to annex the subject properties with a zoning of General Business (G-B). Both properties are zoned Residential-I (R-I) in the County and the adjacent uses include the Jim Hardman auto dealership in the City and single-family homes in the County.

The property located at 1411 Hudgins Street is 0.51± acre in size and the property located at 1506 Browns Bridge Avenue is 0.49± acre in size. The intent is to combine the two properties with the adjacent Jim Hardman auto dealership property currently located in the city limits. No other use is proposed at this time. Both properties previously contained a single-family home and have since been cleared, grassed and fenced and serve as a buffer to the adjacent homes.

The Future Development Map places 1506 Browns Bridge Road within the *Commercial* land use category and 1411 Hudgins Street within the *Multi-family Residential* land use category.

The properties are also located within the *West Side* character area which allows for residential, mixed-use, commercial, industrial, institutional and park uses.

The Planning Division staff is recommending conditional approval of this annexation request with General Business (G-B) zoning, based on the Comprehensive Land Use Plan and the adjacent commercial land use with two conditions.

Applicant Presentation: **Jim Hardman**, 1592 Browns Bridge Road, stated he purchased the two properties years ago. Mr. Hardman purchased the property and said the house wasn't worth restoring and he had spent \$18,000 to abate the asbestos and contained a pool that had not been used in forty years. Mr. Hardman stated he demolished the house at Browns Bridge Avenue but had contained two levels that was divided into five apartments which was built without any permits/approvals. He stated with the properties combined, it would make it just over 5 acres, which is a General Motors requirement.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the annexation request for combining properties and establish zoning as General Business (G-B) with the following conditions:

Conditions

1. Prohibited uses for the subject property shall include 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, tire stores, auto parts stores, 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.
2. A staggered row of evergreen trees consisting of a mixture of Cryptomeria, Thuja Green Giant Arborvitae, Eastern Red Cedar and/or Holly trees shall be required within the buffer area adjacent to the single-family properties to the north. The location, size and type of buffer trees shall be subject to the approval of the Community and Economic Development Department Director.

Motion made by Board Member White

Motion seconded by Board Member Martin

Vote – 6 favor, 1 absent (Carter)

B. Special Use Request

- 1) Request from **William B. Stark Jr.** for a special use on a 1.0± acre tract located on the north side of Washington Street between West Academy Street and West Avenue (a/k/a **614 Washington Street, NW**), having a zoning of Neighborhood Business (N-B).

Ward Number: Four

Tax Parcel Number(s): 01-026-001-043

Request: Five residential duplexes

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

The applicant is proposing a special use within Neighborhood Business (N-B) zoning to allow five duplex apartments for a total of ten residential units. The property is 1.0 acre in size and is undeveloped. The adjacent uses include the Towne Creek Apartments, Intowne Business Center, CASA, Gainesville Business Center office complex. Access is proposed from Washington Street and 2 parking spaces are proposed per unit and five additional guest spaces. Each unit will be designed as a two-story residence and approximately 1,300 square feet in size with 2 bedrooms and 2.5 bathrooms. The exterior of the proposed duplex structures will include a mixture of vertical and horizontal Hardie board (fiber cement) siding.

The Future Development Map for the City of Gainesville places the subject property within the *General Mixed Use* land use category which includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and detached or attached residential. As well, the subject property is located within the *Central Core* Character Area known as the “*Five Points*” area which encourages diverse high-quality housing opportunities, targeting mixed-income.

The Planning Division staff is recommending conditional approval of this Special Use request based on the Comprehensive Plan and the adjacent mixture of uses with three conditions.

Applicant Presentation: **Bradley Dunckel** with Rochester & Associates, 425 Oak Street, representing Bill Stark & Stark Properties said the property has been vacant for many years. He stated the demand for rental housing continues to increase and recognized the need for this type of product. Mr. Dunckel explained it would be more of a roommate plan rather than a family unit with two bedrooms upstairs of the same size for possibly college students or young professionals. He agrees with the conditions recommended by the planning staff.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the special use request for five residential duplexes having a zoning of Neighborhood Business (N-B) with the following conditions:

Conditions

- 1. The development shall be generally consistent with the site plan and the architectural style of the two elevation drawings labeled “A” Elevation- Option A and “B-C Composite” Elevation submitted with this special use application. In addition, the roof shall be constructed with architectural shingles and the front and two sides of each duplex building shall be constructed with a minimum 3-foot tall watermark of brick or stone material.**
- 2. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director, and approval of said design shall be required prior to issuance of a building permit. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**
- 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 Delgado
Vote – 6 favor, 1 absent (Carter)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:45 p.m.

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

Respectfully submitted,

Jane Fleming, Vice-Chair

Gwen Fleming, Recording Secretary