GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
MARCH 14, 2023

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

Members Present: Chairman Doug Carter, Vice-Chair Jane Fleming and Board Members Eddie Martin, Rich White, Kelvin Simmons, Ryan Thompson and Rick Young

Members Absent: None

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

Others Present: Council Members George Wangemann and Barbara Brooks

MINUTES OF JANUARY 10, 2023

There was a motion to approve the minutes as presented.

Motion made by Board Member Thompson
Motion seconded by Board Member Martin
Vote – 7 favor

OLD BUSINESS

NEW BUSINESS

A. <u>Zoning Amendment Request</u>

1) Request from **Gillsville Investment, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on 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, SE; 2579 and 2581 Gillsville Highway, SE**)**.**
   Ward Number: Three
   Tax Parcel Number(s): 15-022C-000-010 and 15-023-000-014
   Request: Single-family homes and townhomes

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

The applicant is proposing to amend the existing Planned Unit Development (P-U-D) zoning for 285 residential units consisting 172 single-family homes and 113 townhomes at a density of 1.31 du/acre. The subject property is 219.65± acres in size and was annexed with P-U-D zoning in 2019 for 375 single-family homes at a density of 1.71 du/acre. Recently, a land development permit was issued for the property for a 246 single-family lot subdivision known as “Glassmanor Ridge”. Due to the property’s topographical challenges and existing streams the development reduced the number of lots from 375 to 246.

In order to recapture some of the density, the applicant is proposing that one street within the development be redesigned to accommodate townhomes instead of single-family detached homes. If approved, there will be 90 less units than what is currently approved for the site.

Some of the adjacent uses include the Heritage Pointe Subdivision, single-family homes, limited commercial, a church and the GDOT Maintenance Complex.

The proposed single-family homes include two-story and ranch style homes at a minimum of 1,600 sf of heated floor space on minimum 7,800 sf lots which is consistent with the existing zoning standards. The proposed two-story townhomes will range from 1,700 to 1,733 sf of heated floor space. Amenities will include a pool, cabana, tot lot, mail kiosk and two pickle ball courts. Access to the development is proposed from Gillsville Highway and all interior roads will be dedicated to the City except for the townhome street which will remain private. A revised traffic Impact Study was performed for the proposal which is summarized within the staff report. The developer is coordinating with GDOT regarding the site access improvements on Gillsville Highway.

The property is located within the *Single-family Residential* land use category and *Suburban Neighborhood* Character area of the Comprehensive Plan which encourages diversified housing choices that may include smaller lot sizes to support a range of household incomes, sizes, types, but consist mostly of traditional single-family detached lots. The proposal is within density range and appears consistent with the Comprehensive Plan.

The Planning Division staff is recommending conditional approval of this Planned Unit Development (P-U-D) zoning amendment request, based on the Comprehensive Land Use Plan and the current approved use for the property. The existing P-U-D zoning conditions from Ordinance 2019-21 are recommended with no change.

Applicant Presentation: Steve Gilliam, 340 Jesse Jewell Parkway, Suite 300, stated he had Bill Schmidt of McKinley Homes with him to answer any technical questions. He stated the traffic study recommendations and six zoning conditions are acceptable to his client.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the zoning amendment request to the existing Planned Unit Development (P-U-D) for single-family homes and townhomes 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.**
6. **The developer and current property owner consent to pay $50,000.00 to be used solely for the purpose of contributing to the cost of a traffic signal at the intersection of Gaines Mill Road and Athens Highway (US 129). All funds shall be deposited no later than one month after the issuance of the initial land disturbance permit for the Planned Unit Development. All such payments will be deposited into an escrow account at a financial institution chosen by the City of Gainesville. The City of Gainesville shall choose an escrow agent, who shall be authorized to disburse the finds to the City of Gainesville as said funds are needed for the traffic signal at the intersection of Gaines Mill Road and Athens Highway (US 129).**

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

ADJOURNMENT

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

Motion made by Board Member Martin
Motion seconded by Board Member White
Vote – 7 favor

Respectfully submitted,

Doug Carter, Chairman

Judy Foster, Recording Secretary