

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
MAY 9, 2023**

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

Members Present: Chairman Doug Carter and Board Members Eddie Martin, Rich White, Kelvin Simmons, Ryan Thompson and Rick Young

Members Absent: Vice-Chair Jane Fleming

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

Others Present: None

MINUTES OF APRIL 11, 2023

There was a motion to approve the minutes as presented.

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

OLD BUSINESS

NEW BUSINESS

A. Variance Request

- 1) Request from **Rena Millwood** to vary the right side yard setback requirement on a 1.22± acres tract located on the southwest side of East Lake Drive between Club Drive and Peninsula Road (a/k/a **379 East Lake Drive**), having a zoning of Residential-I-A (R-I-A).
Ward Number: One
Tax Parcel Number(s): 01-103-002-007
Request: Attached garage addition

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

The property is zoned Residential-I-A (R-I-A) which requires a side yard setback of 15-feet. The property is 1.22 acres in size and contains a single-family home within the Chattahoochee Country Club that is adjacent to Lake Lanier. The applicant is proposing to vary the right-side yard setback requirement from 15-feet to 2.45-feet in order to construct a 576 square foot (24' by 24') attached garage addition. The proposed addition will be located over part of the existing concrete driveway/parking area.

The applicant is basing their hardship on the steep topography and states that there is no ability to construct the garage on the left side due to the steep in topo and the right side is the only option. In 2004, the Planning and Appeals Board approved a right-side setback variance from 15-feet to 1-foot for a carport of similar size on the subject property. The previous owner never built the carport and the variance expired.

The Planning Division staff is recommending **conditional approval** of this variance request based on the steep topography and location of the existing home.

Applicant Presentation: **Rena Millwood**, 379 East Lake Drive, stated she wants to enclose the carport to protect her vehicle and lawn equipment.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Board Member Young asked about the distance from the garage to the neighbors if the variance was approved and if there were any other properties in the Country Club with zero lot line approvals. Mr. Tate used the map to show the location of the garage and stated with the existing foliage it will be well buffered from the neighbors. Mr. Tate also said he wasn't sure of the exact distance from the neighbor's home but it would be approximately 15 to 17 feet from them. He then mentioned examples of other variance requests that were approved with zero foot setbacks in the city but not aware of any specifically in country club area.

There was a motion to conditionally approve the request to vary the right yard setback requirement from 15-feet to 2.45-feet for an attached garage addition with a zoning of Residential-I-A (R-I-A) with the following condition:

Condition

The proposed garage shall be architecturally consistent with the existing home and shall require review and approval by the Community and Economic Development Director.

Motion made by Board Member Thompson

Motion seconded by Board Member White

Vote – 6 favor, 1 absent (Fleming)

B. Special Use Request

- 1) Request from **Northeast Georgia Health System, Inc.** for a special use on a 7.95± acres tract located on the east side of Limestone Parkway, between Clarks Bridge Road and Flintridge Road, having road frontage at the terminus of Gabriel Drive (a/k/a **2500 Limestone Parkway**), having a zoning of Regional Business (R-B).

Ward Number: Two

Tax Parcel Number(s): 09-125-000-062

Request: Inpatient Rehabilitation Hospital

Chairman Carter stated he had spoken to Emily Bagwell representing the applicant and advised her that she did not need to attend the meeting. Deputy Director Tate stated he received notification from the applicant that they need more time and would like to table the request to the June 13, 2023 Planning and Appeals Board meeting.

There was a motion to table the special use request to the June 13, 2023 PAB meeting.

Motion made by Board Member Martin

Motion seconded by Board Member Young
Vote – 6 favor, 1 absent (Fleming)

ADJOURNMENT

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

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

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary