

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
AUGUST 8, 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, Kelvin Simmons, Ryan Thompson and Rick Young

Members Absent: Board Member Rich White

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

Others Present: Council Member George Wangemann

MINUTES OF JULY 11, 2023

There was a motion to approve the minutes as presented.

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

OLD BUSINESS

NEW BUSINESS

A. Rezoning Request

- 1) Request from **Jose Carrillo** to rezone a 1.42± acres tract located on the northeast side of the intersection of Atlanta Highway and Hospital Drive, and the southeast side of the intersection of Atlanta Highway and Hilltop Street (a/k/a **805 Hospital Drive, SW**) from General Business (G-B) to Planned Unit Development (P-U-D).

Ward Number: Five

Tax Parcel Number(s): 00-132-005-003

Request: Mixed-use

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

The applicant is proposing to rezone the subject 1.42± acres property from General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development. The property is located within the Gateway Corridor Overlay Zone and has road frontage along Atlanta Highway, Hospital Drive and Hilltop Street. Adjacent uses include auto repair / sales uses, retail uses, single-family homes and a church. The property contains the Supermercado Los Carrillo 2 shopping center which includes a grocery store, office, restaurant and hair salon. The shopping center is approximately 10,000 square feet in size and there are no proposed changes to the center at this time. The applicant desires to build four townhome-style apartment units behind the shopping center to accommodate affordable housing needs for some of the employees. Parking will be provided in front of each residential unit and access to the residential units will be from Hospital Drive and Hilltop Street which is gated. The proposed apartments are two story with a mixture of 2 & 3 bedroom with 2 baths ranging from

978 to 1,200 square feet in size. Exterior materials include a mixture of Hardie board siding and brick.

The Comprehensive Plan for the City of Gainesville places the subject property within the *Commercial* future land use category and within the *West Side* Character Area. General mixed-use, multi-family residential and higher density single-family residential are appropriate land uses. Increasing the quality of existing and new housing, as well as housing affordability should be prioritized.

The Planning Division staff is recommending **conditional approval** of this rezoning request with **Planned Unit Development (P-U-D) zoning**, based on the Comprehensive Land Use Plan and the adjacent mixture of uses.

Applicant Presentation: James Irvin, Foothills Land Design, 164 Professional Drive, Baldwin, stated he is the site civil engineer for the applicant requesting a rezoning to build four townhome units at the location which has a shopping center. Mr. Irvin said the townhome units will be for rent to the applicant's employees due to the shortage of affordable housing and will eliminate a long commute to work. Mr. Irvin explained a color rendering of the site plan with the proposed townhomes, existing building, landscaping and parking area. He stated the development could contribute to the neighborhood revitalization and have a positive impact on property values in the surrounding area. The applicant was present to answer any additional questions.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Board Member Simmons asked about the location/placement of townhomes on the site plan along with the price range for the units. Board Member Young asked about the easement distance between the townhomes and existing building. Mr. Irvin explained the location of the townhomes and the distance for the power easement would be approximately 30-feet. He then asked the applicant and Oscar Carrillo to answer the question regarding the monthly rent.

Oscar Carrillo, 4642 Cool Springs Road, stated the rent is being considered at \$1,400 per month for the two/three-bedroom units and thought it would be a reasonable rate since rent for apartments in the city starts at \$1,800 per month. Mr. Carrillo said some employees are living in homes with too many people already.

Board Member Young asked staff about the location of the tree buffer mentioned in the conditions on the site plan. Mr. Tate explained the buffer was to provide screening along Hilltop Street and Hospital Drive, the dumpster areas and areas adjacent to the auto repair shop.

Board Member Thompson asked about a retention pond and Mr. Tate stated it would need to be addressed and referred the question to the civil engineer. Mr. Irvin stated the stormwater quality runoff reduction will be provided by removing the impervious surfaces and if needed since there isn't space for a detention pond or the elevations, maybe an underground detention.

There was a motion to recommend conditional approval to rezone the subject property for a mixed-use from General Business (G-B) to Planned Unit Development (P-U-D) with the following conditions:

Conditions

- 1. The proposal shall be generally consistent with the concept plan and architectural renderings provided with this application per the review and approval of the Community and Economic Development Director. Any development standards not addressed within the P-U-D zoning application shall adhere to the Neighborhood Business (N-B) zoning requirements.**
- 2. A mixture of evergreen trees and deciduous trees shall be planted between the proposed residential units and the existing commercial retail shopping center, auto repair shop and roads so as not to interfere with the existing sewer easement. The minimum install height of the trees shall be 7 feet. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Director.**
- 3. The existing dumpster(s) shall be enclosed and screened from view from the proposed residential units, adjoining properties, roads and parking areas. Any structural buffer shall consist of weather resistant materials.**
- 4. The existing gravel areas and damaged concrete behind the retail shopping center shall be replaced with new asphalt or concrete.**
- 5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and Hall County Traffic Engineering. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.**
- 6. Outdoor lighting shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.**

Motion made by Board Member Martin

Motion seconded by Board Member Simmons

Vote – 6 favor, 1 absent (White)

ADJOURNMENT

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

Motion made by Board Member Thompson

Motion seconded by Board Member Young

Vote – 6 favor, 1 absent (White)

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary