

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
SEPTEMBER 12, 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, Ryan Thompson and Rick Young

Members Absent: Board Member Kelvin Simmons

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

Others Present: Council Member Barbara Brooks

MINUTES OF AUGUST 8, 2023

There was a motion to approve the minutes as presented.

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

OLD BUSINESS

A. Rezoning Request

- 1) Request from **Simpatico Communities** to rezone a 3.17± acres tract located on the northeast side of the intersection of Jesse Jewell Parkway and Scotland Avenue, having road frontage on the northside of Johnson Street (a/k/a **839 and 853 Jesse Jewell Parkway, SW**) from General Business (G-B) to Planned Unit Development (P-U-D).
Ward Number: Three
Tax Parcel Number(s): 01-029-001-005 and 007
Request: Mixed-use building

There was a motion to remove the rezoning request from the table.

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

Chairman Carter stated Deputy Director Tate received notification from the applicant needing more time and requested the item be tabled to the December 12, 2023 Planning and Appeals Board meeting.

There was a motion to table the rezoning request to the December 12, 2023 Planning and Appeals Board meeting.

Motion made by Young
Motion seconded by White
Vote – 6 favor, 1 absent (Simmons)

NEW BUSINESS

A. Variance Request

- 1) Request from **Eric Owens** to vary the front yard setback requirement on a 0.34± acre tract located on the east side of Thompson Bridge Road, north of Virginia Avenue (a/k/a **1714 Thompson Bridge Road**), having a zoning of Residential and Office (R-O).
Ward Number: One
Tax Parcel Number(s): 01-091-002-019
Request: Office building

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

The first request is a variance of the front yard setback requirements from 30' to 20' for an office. The second request is for site plan approval for the office to be constructed on the subject property.

The subject property was conditionally rezoned from R-I to R-O in 2001 for a future office. (Zoning Ordinance No. 2001-77). A zoning condition was placed on the property requiring site plan review and approval from the Planning and Appeals Board and City Council because a site plan was not provided at the time of the rezoning. The property is 0.34± acre in size and located within the Gateway Corridor Overlay Zone. The adjacent properties include professional offices and single-family homes. The proposed building is two-story in height and 3,300 square feet in size (55' wide x 30' deep). A total of 11 parking spaces are shown at that rear and side of the proposed office building. As well, the existing driveway on Thompson Bridge Road will be shared with the adjacent attorney's office property where the applicant's office is currently located. The exterior facade of the building will consist of mostly brick and/or stone materials and accent cementitious siding. A fence and vegetated buffer are proposed along the rear and right side yard property line to help screen the parking area.

The applicant is basing their hardship on meeting the Gateway Corridor Overlay Zone parking standards which requires a minimum of 50% of the parking spaces to be located behind or to the side of the building. The applicant states the proposed building will be setback no closer to Thompson Bridge Road than the adjacent attorney's office which also has rear yard parking.

Staff is recommending 8 conditions for the variance request and 7 conditions for the site plan approval as stated.

Applicant Presentation: **Nick Pesula**, 3502 River Road Circle, stated he is an engineer for the project and the proposed office use will be the same as the adjacent northern parcel and agrees with the recommendations by the staff.

FAVOR: None

OPPOSE: None

There was a motion to conditionally approve the request to vary the front yard setback requirement from 30-feet to 20-feet for an office building having Residential and Office (R-O) zoning with the following conditions:

Conditions

1. The approval of the proposed front yard setback variance request shall be contingent upon the City Council approving the site plan for the property.
2. The proposal shall be generally consistent with the standards depicted on the concept plan and architectural rendering provided with this application per the review and approval of the Community and Economic Development Director.
3. Stormwater detention shall be located underground.
4. A trash dumpster shall not be allowed on the property.
5. Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.
6. A mixture of evergreen and deciduous buffer trees shall be planted within the required rear and right side yard buffer areas adjacent to the single-family properties. The minimum installation 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 Director of the Community and Economic Development Department.
7. The structural buffer shall match the existing 6-foot tall vinyl fence located on the adjacent property located at 1730 Thompson Bridge Road.
8. The frontage landscape and right-of-way areas shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within the frontage landscape area subject to the approval of the Community & Economic Development Director.

Motion made by Board Member Martin
Motion seconded by Vice-Chair Fleming
Vote – 6 favor, 1 absent (Simmons)

B. Site Plan Approval Request

- 1) Request from **Eric Owens** for site plan approval on a 0.34± acre tract located on the east side of Thompson Bridge Road, north of Virginia Avenue (a/k/a **1714 Thompson Bridge Road**), having a zoning of Residential and Office (R-O).
Ward Number: One
Tax Parcel Number(s): 01-091-002-019
Request: Office building

There was a motion to recommend conditional approval of the site plan for the subject property for an office building having Residential and Office (R-O) zoning with the following conditions:

Conditions

1. The proposal shall be generally consistent with the standards depicted on the concept plan and architectural rendering provided with this application per the review and approval of the Community and Economic Development Director.
2. Stormwater detention shall be located underground.
3. A trash dumpster shall not be allowed on the property.

4. **Outdoor lighting used in this development shall be of non-spill design and placed in a manner so as to minimize direct visibility by the adjacent properties.**
5. **A mixture of evergreen and deciduous buffer trees shall be planted within the required rear and right side yard buffer areas adjacent to the single-family properties. The minimum installation 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 Director of the Community and Economic Development Department.**
6. **The structural buffer shall match the existing 6-foot tall vinyl fence located on the adjacent property located at 1730 Thompson Bridge Road.**
7. **The frontage landscape and right-of-way areas shall be maintained and sodded with grass. Minimum 3-inch caliper size hardwood trees shall be required within the frontage landscape area subject to the approval of the Community & Economic Development Director.**

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

ADJOURNMENT

There was a motion to adjourn the meeting at 5:42 p.m.

Motion made by Vice-Chair Fleming
Motion seconded by Board Member Young
Vote – 6 favor, 1 absent (Simmons)

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary