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

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

Members Present: Vice-Chair Jane Fleming and Board Members Eddie Martin, Kelvin Simmons, Ryan Thompson and Rick Young

Members Absent: Chairman Doug Carter

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

Others Present: Council Members Barbara Brooks and George Wangemann

MINUTES OF OCTOBER 10, 2023

There was a motion to approve the minutes as presented.

Motion made by Board Member Thompson
Motion seconded by Board Member Young
Vote – 5 favor, 1 absent (Carter)

OLD BUSINESS

NEW BUSINESS

A. <u>Annexation Request</u>

1) Request from **Heliodora Galeas De Bonilla** to annex a 0.11± acre tract located on the east side of Harrison Drive, northeast of Old Athens Road (a/k/a **1338 Harrison Drive**) and to establish a zoning of Residential-II (R-II)**.**
   Ward Number: Three
   Tax Parcel Number(s): 00-142-001-004
   Request: Existing single-family home

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

The applicant is proposing to annex a 0.11± acre property with a zoning of Residential-II (R-II) for an existing single-family home for sewer. The existing private septic system is failing and the applicant desires to tie onto sewer which is available on Harrison Drive. There are no other proposed changes to the property. The adjacent properties include single-family homes in the county and the Harrison Square Apartments which are located within the city of Gainesville. The property is currently zoned Residential-II (R-II) in Hall County and contains a 1,360 square foot single-family home built in 1940.

The Future Development Map for the City of Gainesville places the subject property within the *Multi-Family Residential* Future Land use category and the *Suburban Neighborhood* Character Area which allows for single-family residential and limited multi-family residential uses.

The Planning Division staff is recommending **approval** of this annexation request with **Residential-II (R-II)** zoning, based on the Comprehensive Land Use Plan and the adjacent residential land uses.

Applicant Presentation: Heliodora Galeas De Bonilla, 1338 Harrison Drive, confirmed the reason for annexation was to connect to the city sewer.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: Board Member Thompson asked if there would be any new construction to the home and Mr. Tate stated there would not be.

There was a motion to recommend approval of the annexation request for an existing single-family home and establish zoning as Residential-II (R-II).

Motion made by Board Member Thompson
Motion seconded by Board Member Simmons
Vote – 5 favor, 1 absent (Carter)

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

1) Request from **Weekley Homes, LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 120.98± acres tract located on the northwest side of McEver Road, west of the intersection of McEver Road and Gould Drive (a/k/a **0 and 1300 Gould Drive, SW**).
   Ward Number: Four
   Tax Parcel Number(s): 08-016-002-001A and 08-017-000-001
   Request: Mixed-use development

Planning and Appeals Board Comments: Vice-Chair Fleming 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 zoning amendment request to the December 12, 2023 Planning and Appeals Board meeting.

Motion made by Board Member Young
Motion seconded by Board Member Thompson
Vote – 5 favor, 1 absent (Carter)

ADJOURNMENT

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

Motion made by Board Member Simmons
Motion seconded by Board Member Martin
Vote – 5 favor, 1 absent (Carter)

Respectfully submitted,

Jane Fleming, Vice-Chair

Gwen Fleming, Recording Secretary