

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
APRIL 9, 2024**

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

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

Members Absent: None

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

Others Present: None

MINUTES OF MARCH 12, 2024

There was a motion to approve the minutes as presented.

Motion made by Vice Chair Thompson
Motion seconded by Board Member Young
Vote – 6 favor, 1 vacant

OLD BUSINESS

NEW BUSINESS

A. Annexation Requests

- 1) Request from **Monica Duran Pizano** to annex a 0.6± acre tract located on the northwest corner of Mountain View Road and Whiting Road (a/k/a **3608 Whiting Road**) and to establish a zoning of Residential-I (R-I).
Ward Number: Four
Tax Parcel Number(s): 08-024-001-002A
Request: Sewer for an existing single-family home and detached guest house

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

The applicant is proposing to annex a 0.60± acre property with Residential-I (R-I) zoning. The property is currently zoned Agricultural Residential-III (AR-III) in Hall County and the adjacent uses include single-family homes in the City and County. The property contains a 1,457 square foot single-family home and a 760 square foot detached guest house with access on Whiting Road. The existing septic system is failing and is in need of City sewer.

The Comprehensive Plan for the City of Gainesville places the property within the Single-Family Residential Future Land Use category and within the *Suburban Neighborhoods Character Area* which allow single-family uses.

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

Applicant Presentation: None

FAVOR: None

OPPOSE: None

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

Motion made by Board Member Fleming
Motion seconded by Board Member Martin
Vote – 6 favor, 1 vacant

- 2) Request from **Michael G. Sheets (Gold Creek Acquisitions II, LLC)** to annex a 2.13± acres tract located at the terminus of Industrial Drive, east of Memorial Park Drive (a/k/a **2093 Industrial Drive**) and to establish a zoning of Light Industrial (L-I).
Ward Number: Four
Tax Parcel Number(s): 08-007-003-034
Request: Sewer for an existing office building

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

The applicant is proposing to annex a 2.13± acres property with Light Industrial (L-I) zoning for sewer for an existing office building due to a failed septic system. The property is currently zoned Light Industrial (I-I) in Hall County and the adjacent uses include SISU of Georgia, Georgia Powder Coat and additional property owned by Gold Creek Acquisitions zoned Light Industrial in the City and County.

The applicant intends to install a sanitary sewer lift station and force main to connect to the existing sanitary sewer line located at Industrial Drive. The property contains 5,000± square foot metal office warehouse is part of the adjacent Gold Creek Foods Poultry processing plant located in the county.

The Comprehensive Plan for the City of Gainesville places the property within the *Industrial* Future Land Use category and within the *Westside* Character Area.

The Planning Division staff is recommending **approval** of this annexation request with **Light Industrial (L-I)** zoning, based on the Comprehensive Land Use Plan and the adjacent industrial land uses.

Applicant Presentation: **James Irvin**, 164 Professional Drive, Baldwin, Foothills Land Design said the property contains a Gold Creek office building with twelve employees and is currently on a septic system. Mr. Irvin stated they plan to design a private lift station with the force main connecting to sewer at the end of Industrial Drive.

FAVOR: None

OPPOSE: None

There was a motion to recommend approval of the annexation request for sewer for an existing office building and establish zoning as Light Industrial (L-I).

Motion made by Board Member Martin
Motion seconded by Board Member Simmons
Vote – 6 favor, 1 vacant

- 3) Request from the **City of Gainesville** to annex 2.81± acres consisting of 11 parcels located northwest side of Jesse Jewell Parkway within the New Holland Mill subdivision (a/k/a **3 and 4 Carolina Street, 0 Spring Street, 10 Myrtle Drive, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 19 and 20 Victory Street**) and to establish a zoning of Residential and Office (R-O).

Ward Number: Two

Tax Parcel Number(s): 00-063-006-005, 006, 008, 010, 011, 012, 013, 014, 015, 016 and 018

Request: Existing uses

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

The following is a City initiated request to annex 11 parcels within the New Holland Mill subdivision in order to further clean up the city boundary. All of the properties total 2.81± acres and are zoned Residential-II (R-II) within unincorporated Hall County. The properties primarily contain older duplex homes built in the early 1900's as housing for the adjacent New Holland Mill. The adjacent uses include mixture of uses including single-family homes, duplex homes, Brenau University softball field, New Holland Mill, Hello Hilo restaurant and the Publix shopping center which is under development.

The individual property owners have given authorization to annex their properties with a zoning of Residential and Office (R-O) which permits the existing residential uses but would allow for future professional office uses.

The Comprehensive Plan places the properties within the *Single-Family Residential* future land use category and the *Historic Mill Villages* Character Area.

The Planning Division staff is recommending **approval** of this annexation request with a zoning of **Residential and Office (R-O)** based on the Comprehensive Plan and the adjacent mixture of uses.

Applicant Presentation: None

FAVOR: None

OPPOSE: None

There was a motion to recommend approval of the annexation request for existing uses and establish zoning as Residential and Office (R-O).

Motion made by Board Member Young
Motion seconded by Vice Chair Thompson
Vote – 6 favor, 1 vacant

ADJOURNMENT

There was a motion to adjourn the meeting at 5:41 p.m.

Motion made by Board Member Simmons
Motion seconded by Board Member Young
Vote – 6 favor, 1 vacant

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary