

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
JANUARY 13, 2026**

CALL TO ORDER Chairman Doug 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 Ellen DeFoor

Members Absent: Board Member Rick Young

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

Others Present: City Manager Bryan Lackey and Council Members Jon Elliott and Barbara Brooks

RECOGNITION

Chairman Carter welcomed Vice Chair Ryan Thompson back to the Planning and Appeals Board and recognized City Manager Bryan Lackey and Council Member Jon Elliott in attendance.

MINUTES OF DECEMBER 8, 2025

There was a motion to approve the minutes as presented.

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

OLD BUSINESS

NEW BUSINESS

A. Rezoning Request

- 1) Request from **Gainesville Housing Authority** to rezone a 4.547± acres tract located on the northwest side of the intersection of Myrtle Street and Osborne Street and the northeast side of the intersection of Myrtle Street and Wall Street, south of Jesse Jewell Parkway (a/k/a **1197 and 1235 Myrtle Street, SE; 452, 474, 484, 492, 510 and 512 Osborne Street, SE; 465, 471 and 481 Wall Street, SE**) from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D).

Ward Number: Three

Tax Parcel Number(s): 01-035-001-005, 007, 008, 013, 013A, 015, 017, 019 and 020

Request: Mixed-income housing

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

The applicant is proposing to rezone the subject property from P-U-D and R-II to P-U-D for a total of 129 residential units.

The subject property consists of nine parcels and there are no structures. The adjacent and nearby properties include the Guilford Medical Clinic, Pleasant Union Church, Lanier Wee Willy's retail/gas station, triplex and single-family homes.

Phase 1 was previously approved last year for 64 multi-family housing units consisting of market rate housing and affordable housing units for families. Phase 2 proposes an additional 65 units reserved for seniors (55+).

The community will serve a variety of income levels, but primarily those with an income of around 60% of the area median income. The project will use public and private financing, relying heavily on the Low-Income Housing Tax Credit (LIHTC) program through DCA.

The proposed development consists of two, 3/4-story apartment buildings with 1-, 2- and 3-bedroom units. The senior units will be 1- and 2-bedroom units. The entire development will be fenced/gated and a single access driveway is proposed from Wall Street with 161 on-site parking spaces.

The community will include a 4,000± square foot leasing office, community center, fitness center, wellness center and on-site laundry, outdoor gathering space consisting of a covered porch with green space attached.

The Comprehensive Plan for the City of Gainesville places the subject property within the Single-Family Residential future land use category and the Traditional Neighborhoods Character Area which supports the proposed use.

The Planning staff is recommending **conditional approval** of this rezoning request based on the Comprehensive Plan and the adjacent and nearby mixture of residential uses.

Applicant Presentation: **Beth Brown**, 128 Lake Ridge Trail, Baldwin, spoke on behalf of the Gainesville Housing Authority and advised the rezoning was necessary for Phase 2 which will be submitted to the Department of Community Affairs in May. Mrs. Brown advised the conditions have been reviewed but requested condition 3 be amended regarding the width of the sidewalk to continue at the same width and would gladly answer any questions.

FAVOR: None

OPPOSE: **Yisa Controras**, 498 Wall Street, advised she was not against the request but asked for speed bumps be installed on Wall Street due to incidents with pets and children being hit in the area.

Board Comments: **Vice Chair Thompson** was curious about the current width of the sidewalks with foot traffic in the area. Deputy Director Tate advised the sidewalks are approximately four feet and vary in size. He stated Public Works is in agreement that the new sidewalks need to match the current sidewalks which will improve the area.

There was a motion to recommend conditional approval to rezone the subject property for mixed-income housing from Planned Unit Development (P-U-D) and Residential-II (R-II) to Planned Unit Development (P-U-D) with the following conditions amending condition 3:

Conditions

1. The development standards within the narrative, site plan and architectural

rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance and shall be subject to the approval of the Director of the Community and Economic Development Department.

2. The owner/developers shall plant a minimum 10-foot-wide evergreen buffer adjacent to the single-family home and church property that front Wall Street. 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.
3. The owner/developer shall construct a **minimum 5-foot-wide** sidewalk on the western side of Osborne Street and the northern side of Myrtle Street **of the same width**, to connect to the existing sidewalk network.
4. Any proposed dumpster shall be enclosed and screened from view from the adjoining properties, roads and parking areas.
5. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner. The vehicular access shall be limited to Wall Street and Myrtle Street.
6. An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the use.
7. The entire property shall be fenced and gated.

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

Note: Board Member Martin recused himself.

B. Zoning Amendment Requests

- 1) Request from **Gainesville Construction LLC** to amend an existing Planned Unit Development (P-U-D) zoning on a 0.14± acre tract located on the southwest side of the intersection of Lanier Avenue and Juanita Avenue (a/k/a **946 Lanier Avenue, NE and 1387 Juanita Avenue, NE**).
Ward Number: One
Tax Parcel Number(s): 01-087-003-008
Request: Duplex apartment

Staff Presentation: Planning Manager Heather Deweese gave the following staff presentation:

The applicant is proposing to amend the existing PUD zoning for the subject .14± -acre property with a zoning of P-U-D) to convert an existing office into a residential duplex for rent.

The subject property is located within the City of Gainesville, and the adjacent uses include residential and commercial properties such as Puzzle piece Pastries, Lanier Federal credit Union as well as single family homes and a residential duplex.

The property contains a 2,019± square foot office building that was originally constructed in the late 60's and was later enlarged for office space in 2004. The exterior of the existing structure has the appearance of a residential duplex including one entrance facing Lanier Avenue and one entrance facing Juanita Avenue. Minimal interior renovations will be required to convert the space into two - 2 bedroom / 2-bathroom units. These units will both be for rent.

Vehicular access will remain from Juanita Avenue with a minimum of 4 on-site parking spaces provided.

The Gainesville Comprehensive Plan places the subject property within the commercial future land use category and the Traditional Neighborhoods Character Area specifically within the Northern Neighborhoods subarea. This area anticipates minimal change guarding against incompatible infill development and the threat of encroaching urban sprawl.

The Planning Division staff is recommending **conditional approval** of this **Planned Unit Development (PUD)** zoning amendment request, based on the Comprehensive Land Use Plan and the adjacent residential land uses.

Applicant Presentation: Eddie Martin, Jr., 700 Lindsey Baker Court, representing Gainesville Construction, LLC advised he will answer any questions regarding the request.

FAVOR: None

OPPOSE: None

Board Comments: Board Member Fleming asked about maintenance of the property and Mr. Martin advised the property owner will maintain the property as stated in the conditions. **Vice Chair Thompson** asked about the number of parking spaces for tenants and Mr. Martin advised there are currently four spaces.

There was a motion to recommend conditional approval of the zoning amendment request for a duplex apartment having a zoning of Planned Unit Development (P-U-D) with the following conditions:

Conditions

- 1. The property owner or a property manager shall be responsible for the regular maintenance of the entire property.**
- 2. The individual garbage containers shall be stored behind each residential unit and screened by a privacy fence in a manner so as not to be visible from the proposed residential units, adjoining properties, roads and parking areas subject to the approval of the Community and Economic Development Director.**

Motion made by Vice Chair Thompson

Motion seconded by Board Member Simmons

Vote – 6 favor, 1 recusal (Martin), 1 absent (Young)

- 2) Request from Capstone Property Group to amend an existing Planned Unit Development (P-U-D) zoning on a 38.531± acres tract located on the northeast side of Ivey Road at its terminus, having road frontage on Lost River Drive and Lost River Lane (a/k/a 3058 and 3070 Ivey Road, SW; 3002, 3005, 3006, 3010, 3011, 3014, 3015, 3018,**

3021, 3022, 3025, 3019, 3032, 3035, 3036, 3040 and 3044 Lost River Drive, SW; 3003, 3008, 3012 and 3030 Lost River Lane, SW).

Ward Number: Four

Tax Parcel Number(s): 08-020-000-028, 038, 039, 040, 041, 042, 043, 044, 045, 046, 047, 048, 049, 050, 051, 052, 053, 054, 055, 056, 057, 058 and 059

Request: Luxury hotel resort and residential

Staff Presentation: Deputy Director Matt Tate stated he received notification from the applicant to table the request to the February 10, 2026, Planning and Appeals Board Meeting due to needing more time to address the design elements of the proposal.

There was a motion to table the rezoning request to the February 10, 2026, Planning and Appeals Board meeting.

Motion made by Board Member Martin

Motion seconded by Board Member Simmons

Vote – 6 favor, 1 absent (Young)

ADJOURNMENT

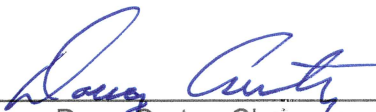
There was a motion to adjourn the meeting at 5:47 p.m.

Motion made by Vice Chair Thompson

Motion seconded by Board Member DeFoor

Vote – 6 favor, 1 absent (Young)

Respectfully submitted,



Doug Carter, Chairman



Gwen Fleming, Recording Secretary