

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
FEBRUARY 9, 2021**

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

Members Present: Chairman Doug Carter, Vice-Chair Jane Fleming and Board Members Rich White, Eddie Martin, Kelvin Simmons, Carmen Delgado and Ryan Thompson

Members Absent: None

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

Others Present: Council Members Barbara Brooks, George Wangemann and Sam Couvillon

MINUTES OF JANUARY 12, 2021

Motion made by Board Member Thompson
Motion seconded by Board Member Delgado
Vote – 7 favor

NEW BUSINESS

A. Rezoning Request

- 1) Request from **Dave Odom** to rezone a 1.56± acres tract located on the south side of Oak Street, west of its intersection with West Academy Street (a/k/a **341 and 361 Oak Street, NW**) from General Business (G-B) to Planned Unit Development (P-U-D).

Ward Number: Four
Tax Parcel Number(s): 01-026-001-002A and 003
Request: Mixed-use residential and commercial

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

The proposal includes rezoning the subject property from General Business (G-B) to Planned Unit Development (P-U-D) for a mixed-use development consisting of 20 residential units and improving the existing commercial building.

Adjacent uses include the Academy Oak Business Center office building, a power substation, St. Paul United Methodist Church, the previous Guest House and the Atlanta Union Mission thrift store. The subject property consists of two parcels and are located on south side of Oak Street just west of West Academy Street.

The proposal consists of 9 detached cottage homes, 11 attached townhomes and an existing 1,200 square foot commercial building for office/retail/café purposes. The residential units will have the ability to be sold as fee-simple and/or offered as long-term rental properties.

The 9 cottages are labeled on the concept plan as units 1 - 4 and 16 - 20 and are designed as two-story units with a minimum of 1,150 square feet of heated floor space with two parking spaces. Each unit is designed with a small accessory building that can be used for additional residential living/office space.

The 11 townhomes are labeled as units 5 – 9 and 10 - 15 and are designed as three-story units ranging from 1,600 to 2,100 square feet of heated floor space, with a two-car garage.

Common space will include 6 visitor parking spaces, a small greenspace/park and mail kiosk. The commercial building will utilize the existing two driveways.

The Future Development Map for the City of Gainesville places the subject property within the *Mixed Use General* land use category which is planned for a mixture of land uses including office, neighborhood retail, and residential.

As well, the property is located within the *Central Core* Character Area which supports additional office and housing to provide a more sustainable mix of uses. Land uses supported in the subarea include mixed-use, multi-family residential, commercial, public / institutional, and transportation / communications / utilities.

The Planning Division staff is recommending **conditional approval** of this rezoning request from General Business (G-B) to Planned Unit Development (P-U-D) based on the Comprehensive Plan and the adjacent mixture of uses.

Applicant Presentation: **Dave Odom**, 6632 Ben Parks Road, Murrayville, stated he has been meeting with Community & Economic Development staff over the last couple of years trying to find opportunities in Gainesville and has completed one project on Bradford Street. He stated the project has been successful due to its close proximity to the square. Mr. Odom stated over the last six years he's been doing Urban Infill in the Atlanta area and wanted to bring some what he's learned in Midtown Atlanta to Gainesville. He stated there will be a mixture of cottages and townhomes close to street. The street will use a paver system and will be walkable, with everything focused to the center. He said at the back of the property there will be a central park and three story townhomes with roof top decks on the upper floor focused toward the center. Mr. Odom said the size of the units has grown some with the smallest cottage at 1,200 square feet up to 1,700 square feet with two and three bedroom units with a mix of traditional small village and modern design. He said the townhomes are 1,730 to 2,430 square feet all with garages and mixed front elevations but focused toward the center of the property. He spoke about the quality of the interior design showing photos of other projects. He stated Mr. Powell owns building next door was a little concerned about the rear elevation of the townhomes facing his office building. After speaking with him and meeting a few times they have come up with a modification of buildings 10 through 15 being reoriented along the south part of the property and with the park being more east/west orientation. He thinks the project has actually improved and all is contingent on engineering and meeting all the design standards.

Billy Powell, 329 Oak Street, agrees with the revised layout of reorienting units 10 through 15 and believes it will be better for everybody. He is in full support of the new layout.

Richard Padgham, 341 Oak Street, stated he is the property owner and has always wanted a project like this and the reason for purchasing it years ago. Mr. Padgham fully supports the project.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval to rezone the subject property 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 elevations provided with this rezoning application.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
3. The owner/developer shall screen the proposed stormwater detention pond and dumpster with a mixture of evergreen trees. The location, spacing, size and type of trees planted shall be subject to the approval of the Community and Economic Development Department Director.
4. All proposed residential structures shall be setback a minimum of 10-feet from the adjacent office building located to the east of the subject property and shall have a maximum building height of 35-feet, measured from the lowest elevation.
5. All new structures, signs and trees shall be setback from Oak Street so as not to interfere with the site distance for traffic exiting the development. All improvements such as roads and sidewalks within the subject property shall be privately owned and maintained.
6. All access point design for the subject property shall be submitted for review by the Gainesville Public Works Director. The approval of said design shall be required prior to issuance of a building permit. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
7. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.

Motion made by Board Member White

Motion seconded by Board Member Martin

Vote – 7 favor

ADJOURNMENT

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

Motion made by Board Member Martin
Motion seconded by Board Member White
Vote – 7 favor

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary