



## MEETING MINUTES

### Planning and Zoning Commission

Tuesday, August 11, 2015

4:00 PM

City Hall, 200 Rusk Street, Council Chambers

---

Chair: Bill Williams  
Commissioners Present: Nathan Dempsey, Phil Neelly, Lynn Monden, Emanuel Albarado, and Teresa McElreath,  
Commissioner Absent: Cal Koontz  
Staff Present: Linda Ames and Julie Smith  
Visitors Present: Lisa Dritschler and Tanner Dritschler

---

#### **Item 1 - Declaration of Quorum**

With a quorum present, Chair Williams called the meeting to order at 4:02 pm.

#### **Item 2 - Approval of Minutes for July 14, 2015**

Commissioner McElreath moved to approve the minutes from the July 14, 2015, meeting as presented by staff; Commissioner Neelley seconded the motion. All present voted AYE. Motion carried unanimously.

Chair Williams adjourned from the regular scheduled meeting at 4:05 pm and opened a public hearing.

#### **Item 3 – Public Hearing for Special Use Permit**

Chair Williams read the item into the record:

**To hear comments related to a proposed Special Use Permit (SUP) to allow a sales trailer to be located on site at Black Hill Farm Planned Development for the purpose of selling lots and houses.**

With no public comments or audience participants (other than Lisa Dritschler—applicant’s representative in support of the item), Chair Williams closed the public hearing at 4:06 pm and reconvened to the regular scheduled meeting.

#### **Item 4 – SUP for Black Hill Farm Sails Trailer**

Chair Williams read the item into the record:

**Consider and make a recommendation to City Council for a proposed special use permit for on-site sales trailer at Black Hill Farm Planned Development.**

Community Services Director Julie Smith described Michael Todd's (owner and developer of the Black Hill Farm Planned Development) request for a Special Use Permit (SUP) to place a sales trailer at 1441 Bluebonnet Boulevard to provide an inside venue for the sale of lots and homes in Phase 1 (and, later, other phases) of the Black Hill Farm Planned Development. The request is for two years only after which Mr. Todd plans on using a permanent sales center he will develop on West California.

CSD Smith explained that the Special Use Permit (SUP) process is usually fairly complicated because of potential adjacency concerns. However, because Mr. Todd is the only property owner within 200 feet of the site for the proposed sales trailer, no other notices to property owners were required and no other land owners or uses exist immediately adjacent to the property.

CSD Smith pointed out to the Planning and Zoning Commission (P&Z) that before a SUP may be issued, the Commission must find that all of the following conditions exist:

- A. The proposed use complies with all the requirements of the zoning district in which the property is located.
- B. The proposed use as located and configured will contribute to or promote the general welfare and convenience of the City.
- C. The benefits that the City gains from the proposed use outweigh the loss of or damage to any homes, business, natural resources, agricultural lands, historical or cultural landmarks or sites, wildlife habitats, parks, or natural, scenic, or historical features of significance, and outweigh the personal and economic cost of any disruption to the lives, business and property of individuals affected by the proposed use.
- D. Adequate utilities, road access, drainage, and other necessary supporting facilities have been or shall be provided.
- E. The design, location and arrangement of all public and private streets, driveways, parking spaces, entrances and exits shall provide for a safe and convenient movement of vehicular and pedestrian traffic without adversely affecting the general public or adjacent developments.
- F. The issuance of the Special Use Permit does not impede the normal and orderly development and improvement of neighboring vacant property.
- G. The location, nature and height of buildings, structures, walls, and fences are not out of scale with the neighborhood. This does not include communication towers.
- H. The proposed use will be compatible with and not injurious to the use and enjoyment of neighboring property, nor significantly diminish or impair property values within the vicinity.
- I. Adequate nuisance prevention measures have been or shall be taken to prevent or control offensive odors, fumes, dust, noise, vibration and visual blight.

- J. Sufficient on-site lighting is provided for adequate safety of patrons, employees and property, and such lighting is adequately shielded or directed so as not to disturb or adversely affect neighboring properties.
- K. There is sufficient landscaping and screening to ensure harmony and compatibility with adjacent properties.
- L. The proposed operation is consistent with the applicant's submitted plans, master plans, projections, or, where inconsistencies exist, the benefits to the community outweigh the costs.
- M. The proposed use is in accordance with the City of Gainesville Comprehensive Land Use Plan.

CSD Smith explained that staff submits that the proposed use meets all of the above conditions and recommends P&Z support the item by providing City Council its recommendation to issue the SUP to Michael Todd for a model home sales trailer at 1441 Bluebonnet Boulevard.

CSD Smith then introduced Lisa Dritschler, Mr. Todd's representative and President of McClintock Homes, to the Commissioners. Ms. Dritschler explained how the current construction trailer would be utilized also as a sales trailer if the SUP was approved. She explained where it would be located and shared a rendering of what it would look like.

She further explained that as soon as the Sales Center/Welcome Center on West California is built, the trailer will go away. The Sales Center/Welcome Center will be constructed as soon as phase two is ready, projected in less than a year. As the phases progress in the Black Hill Farm development, the community will next see town home construction beginning - approximately six months to a year from now. Ms. Dritschler said in September, ten lots will be ready for construction and the interest list is growing. She is hopeful the Sales Center/Welcome Center can eventually be converted to a community center or clubhouse for residents. In answer to Commissioner Albarado's question, HOA fees have yet to be determined. However, all amenities will be available to all Black Hill Farm residents regardless of which phase they live in. Pocket parks are planned throughout the community to give an open feeling rather than a walled-off look. She described the McClintock model home located at Sable Creek Community in Sanger and said that it could be shown to any interested parties; it is similar in design to homes that will be offered at Black Hill.

Chair Williams's shared that the website is now online and available at [www.blackhillfarms.com](http://www.blackhillfarms.com) , and all inquiries could be directed to this site.

Commissioner Monden moved to accept staff's recommendation and find that conditions (A) through (M) above did exist. She further moved that these findings serve as the Commission's Report required by Ordinance and form the basis of the Commission's recommendation to City Council to grant Mr. Todd's request and issue a Special Use Permit (SUP) to allow a sales trailer to be located on site at Black Hill Farm Planned Development for the purpose of selling lots and houses. Commissioner Neelley seconded the motion. All present voted AYE. Motion carried unanimously.

## **Old Business - Solar Farms**

CSD Smith shared with the Commission that the City Council had adopted the Commission's recommendation with respect to proposed zoning for solar farms with a slight modification of the definition. Because the originally proposed definition was simply 50% of any tract, it did not take into account the various sizes of tracts and the result of only covering half of a very large tract. Council adopted the following definition for a solar farm:

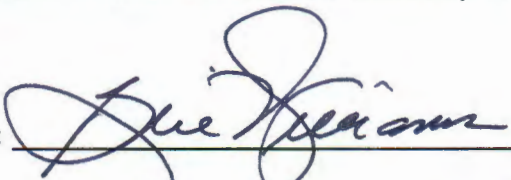
A complete design or assembly consisting of a solar energy collector or collectors, an energy storage facility (where used), and components for the distribution of transformed energy and which facility devotes one-half acre or more than 50% of the property on which it is located to solar electric power generation either for use off-site or for use by a co-located commercial facility. Roof-mounted solar panels are not considered to be a Solar Farm.

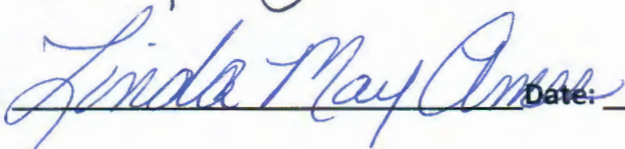
**New Business - Rib Crib**

In response to the Commission's questions regarding the status of the proposed Rib Crib restaurant, CSD Smith explained that at the last council meeting, their request to use the city park to the west during construction was granted as well as their drainage proposal. She said she expected to see a new construction submittal soon from them.

**ITEM 5 – Adjourn Regular Meeting**

Chair Williams moved to adjourn the regular meeting; Commissioner McElreath seconded the motion. All present voted AYE. Motion carried unanimously. The meeting adjourned at 4:20 pm.

Signature of Chairman:  Date: 9.8.15

Signature of Secretary:  Date: 9.8.15