

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
MARCH 8, 2011**

CALL TO ORDER Chairman @ 5:30 p.m.

Members Present: Chairman Dean Dadisman, Vice Chairman Doyle Johnson and Board Members Dexter Stanley, Jane Fleming and John Snyder

Members Absent: Board Members Connie Rucker and George Hokayem

Staff Present: Planning Manager Matt Tate and Recording Secretary Judy Foster

Others Present: Council Members George Wangemann and Myrtle Figueras; Public Utilities Engineer Myron Bennett and Public Works Engineer Stan Aiken

MINUTES OF FEBRUARY 8, 2011

Motion to approve the Minutes as presented.

Motion made by Vice-Chairman Johnson

Motion seconded by Board Member Snyder

Vote – 5 favor, 2 absent (Rucker, Hokayem)

The following Minutes are not a verbatim transcript of the March 8, 2011, meeting of the Gainesville Planning and Appeals Board. An audio tape of the meeting is available in the office of the City of Gainesville Community Development Department, Planning Division and may be reviewed by the public upon appointment or a duplicate copy of the tape will be provided in accordance with Government in the Sunshine recommendations and regulations, including fees charged for services rendered.

NEW BUSINESS

A. Variance Request

- 1) Request from **Shiloh Signs, Inc.** to vary the sign illumination requirements to allow for internal illumination on a 2.25± acres tract located on the east side of E. E. Butler Parkway at its intersection with Washington Street and Brenau Avenue (a/k/a **102 E. E. Butler Parkway**), having a zoning classification of Office and Institutional (O-I).

Ward Number: Two

Tax Parcel Number(s): 01-003-001-012

Request: Internal illuminated wall and monument signs

Staff Presentation: Planning Manager Matt Tate gave the following staff presentation:

The applicant is proposing to vary the sign illumination requirements for the purpose of allowing three (3) building signs and three (3) monument signs with internal illumination. The subject property is zoned Office and Institutional (O-I) which requires signs to be illuminated with indirect lighting only such as ground lighting. The proposed monument signs are to be located along Brenau Avenue, E.E. Butler Parkway and Washington Street. The proposed building (wall) signs are to be located on the front of the building facing E.E. Butler Parkway and Washington Street.

The subject property in its entirety contains three vacant office buildings. Within the past month the previous Municipal Court facility and an ATM machine were demolished for construction of a new Regions Bank branch building. According to the Construction Superintendent, the existing office building located at the corner of E. E. Butler Parkway and Brenau Avenue is to be demolished in the near future as well.

The subject property is located within the Gateway Corridor Overlay Zone which is intended to ensure that the design quality of new development are held to high standards which is an important element of community character and livability. Adjacent uses and nearby uses include various professional offices, Bell's Cleaners, Bank of America, SunTrust Bank, Northeast Georgia History Center and the Grace Episcopal Church.

The applicant is basing the hardship on the fact that the property is below street level. The applicant believes the property would be at a disadvantage with other businesses that have similar signage located along E.E. Butler Parkway.

The Planning Division staff is recommending **conditional approval** of this variance request based on the subject property's sloping topography and the location of existing internal illuminated signs located along E. E. Butler Parkway. The recommended condition is as follows:

Condition

The existing "Junior Achievement" ground sign located within the subject property along E. E. Butler Parkway shall be removed prior to the issuance of a permit for the proposed new monument signs.

Applicant Presentation: **Cindy Sullivan**, representing Shiloh Signs, 3494 Botany Woods Road in Gainesville, stated they had been contracted to install the signs and she had made the variance application. She felt Mr. Tate presented their request well in his report and she was available to answer any questions.

FAVOR: None

OPPOSED: None

Planning and Appeals Board Comments: None

There was a motion to approve the request to vary the sign illumination requirements to allow for internal illuminated wall and monument signs with the following condition:

Condition

The existing "Junior Achievement" ground sign located within the subject property along E. E. Butler Parkway shall be removed prior to the issuance of a permit for the proposed new monument signs.

Motion made by Board Member Fleming
Motion seconded by Vice-Chairman Johnson
Vote – 5 favor, 2 absent (Rucker, Hokayem)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:38 PM.

Motion made by Vice-Chairman Johnson

Motion seconded by Board Member Snyder

Vote – 5 favor, 2 absent (Rucker, Hokayem)

Respectfully submitted,

Dean Dadisman, Chairman

Judy Foster, Recording Secretary