

**GAINESVILLE PLANNING AND APPEALS BOARD  
MINUTES OF MEETING  
MAY 14, 2013**

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

**Members Present:** Chairman Dean Dadisman, Vice Chairman Doyle Johnson and Board Members Dexter Stanley, Jane Fleming, Connie Rucker, George Hokayem and John Snyder

**Members Absent:** None

**Staff Present:** Community Development Director Rusty Ligon, Planning Manager Matt Tate and Recording Secretary Judy Foster

**Others Present:** Council Member George Wangemann and Public Works Engineer Stan Aiken

**MINUTES OF APRIL 9, 2013**

**There was a motion to approve the Minutes as presented.**

Motion made by Board Member Snyder  
Motion seconded by Board Member Rucker  
**Vote – 7 favor**

**NEW BUSINESS**

**A. Variance Request**

- 1) Request from **Chris Recknor, M.D.** to vary the sign illumination requirements to allow an electronic message board sign on an existing monument sign on a 3.81± acres parcel located on the southeast side of the intersection of Limestone Parkway and Windward Lane (a/k/a **2350 Limestone Parkway NE**) having a zoning classification of Office and Institutional (O-I).  
Ward Number: Two  
Tax Parcel Number(s): 09-124-000-086  
Request: Electronic message board sign

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

The applicant is proposing to vary the sign illumination requirements within the Office and Institutional (O-I) zoning district which only allows signs with exterior illumination such as indirect lighting or ground lighting. Specifically, the applicant is proposing to install an electronic message board (EMB) sign on an existing monument sign located at the corner of Limestone Parkway and Windward Lane. The proposed EMB sign addition is amber in color and is 20 square feet in size which is consistent with the code standards for EMB signs.

The subject property is 3.81± acres in size and is located on the southeast side of the intersection of Limestone Parkway and Windward Lane. The property is located within the Limestone Corridor Overlay Zone and contains a 10,000+ square foot medical office building that was constructed in 2003. As well the property contains two monument signs facing Limestone Parkway. The nearby and surrounding uses include a mixture of

residential, medical office and commercial uses spanning the entire length of the corridor.

The applicant states that the existing monument sign is extremely higher than the road grade which makes it difficult for traffic to see the sign. As well, the applicant states that there are other properties located along Limestone Parkway that are currently zoned to allow for EMB signs and that the applicant's need for an EMB sign is due to the unique type of business.

The Planning Division staff is recommending **conditional approval** of this variance request based on the slope of the property and the nearby commercial properties:

**Condition**

**The subject property shall be limited to one electronic message board sign. The electronic message board sign may be two sided not to exceed 20 square feet per side with amber colored lighting.**

**Applicant Presentation:** Michael Crowder, owner/operator of Crowder Signs stated that Dr. Recknor was unable to attend the meeting as he was on call. Mr. Crowder stated that Dr. Recknor has a company called CARE, Center for Advance Research and Education, which works with pharmaceutical companies for final phase FDA approved treatment and completes surveys for those companies. These surveys require patients and through these surveys, he provides free medical care and medicine to the patients. This sign variance to allow for an electronic message board will give exposure to the community by taking the existing sign and making it more functional.

**FAVOR:** None

**OPPOSED:** None

**Planning and Appeals Board Comments:** Upon inquiry by Board Member Fleming, Planning Manager Matt Tate stated that the electronic message board sign will mount on the existing monument sign under the "Summers Landing" sign.

Chairman Dadisman asked Mr. Crowder if he had a problem with the proposed condition. Mr. Crowder stated no, noting it was a fair condition.

**There was a motion to approve the request to vary the sign illumination requirements as requested to allow an electronic message board sign on an existing monument sign with the following condition:**

**Condition**

**The subject property shall be limited to one electronic message board sign. The electronic message board sign may be two sided not to exceed 20 square feet per side with amber colored lighting.**

Motion made by Board Member Stanley  
Motion seconded by Board Member Snyder  
**Vote – 7 favor**

## **B. Code Amendment Request**

- 1) Request from the **City of Gainesville** to amend the Unified Land Development Code for the City of Gainesville, Georgia. The proposed amendments are to amend Table 9-5-2 of Article 9-5 entitled “Dimensional Requirements for Residential Zoning Districts” and Table 9-6-2 of Article 9-6 entitled “Dimensional Requirements for Nonresidential Zoning Districts” to incorporate minimum road frontage requirements; to amend Section 9-18-7-3 of Article 9-18 entitled “Banners” to provide for better clarity; and to amend Section 9-22-2-22 of Article 9-22 entitled “Incorporation Clause” to provide for better clarity.

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

The Planning Division of the Community Development Department is requesting to amend the Unified Land Development Code (ULDC) in order to provide for better clarity. The ULDC is administered by City staff and is viewed on a daily basis by developers, contractors, business owners and the general public. On occasion, amendments are identified which help improve the usability and interpretation of the code.

- Table 9-5-2 of Article 9-5 entitled “Dimensional Requirements for Residential Zoning Districts” and Table 9-6-2 of Article 9-6 entitled “Dimensional Requirements for Nonresidential Zoning Districts” are proposed to be amended in order to incorporate the existing 40-foot minimum road frontage requirement per lot into the tables. This requirement is currently located within a less noticed section of the code.
- Section 9-18-7-3 of Article 9-18 entitled “Banners” is to be amended to allow businesses to attach a temporary banner to an existing principal freestanding sign or securely to the ground when there is no building visible from the road to attach the banner.
- Section 9-22-2-22 of Article 9-22 entitled “Incorporation Clause” is to be amended to provide for better clarification regarding the City’s requirement to follow only those notice requirements and public hearing procedures set forth in O.C.G.A. § 36-66-4(d) which requires only a public notice to be published within a newspaper of general circulation for zoning of property to be annexed into the City when initiated by the local government.

**FAVOR:** None

**OPPOSED:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend approval of the Unified Land Development Code amendments as requested.**

Motion made by Board Member Hokayem  
Motion seconded by Board Member Fleming  
**Vote – 7 favor**

**ADJOURNMENT**

**There was a motion to adjourn the meeting at 5:48 PM.**

Motion made by Board Member Fleming  
Motion seconded by Board Member Rucker  
**Vote – 7 favor**

Respectfully submitted,

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Dean Dadisman, Chairman

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Judy Foster, Recording Secretary