

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
JUNE 11, 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, George Hokayem and John Snyder

Members Absent: Board Member Connie Rucker

Staff Present: Community Development Director Rusty Ligon and Recording Secretary Judy Foster

Others Present: Council Members George Wangemann and Myrtle Figueras

MINUTES OF MAY 14, 2013

There was a motion to approve the Minutes as presented.

Motion made by Board Member Snyder
Motion seconded by Board Member Fleming
Vote – 6 favor, 1 absent (Rucker)

NEW BUSINESS

A. Variance Request

- 1) Request from **Life Point Church** to vary the height and illumination requirements to allow a freestanding sign with an electronic message board on a 16.4± acres tract located on the northeast side of Pine Valley Road, north of its intersection with White Sulphur Road (a/k/a **1537 Pine Valley Road**), having a zoning classification of Residential-I-A (R-I-A).
Ward Number: Two
Tax Parcel Number(s): 09-121-000-008
Request: Electronic message board sign

Staff Presentation: Community Development Director Rusty Ligon gave the following staff presentation:

The Residential-I-A (R-I-A) zoning district requirements allow a maximum sign height of 8-feet with indirect (external) lighting only. The applicant is proposing to vary the height and lighting requirements to allow a 12-foot tall freestanding sign with an electronic message board (EMB). The proposed EMB sign addition is amber in color and is 20 square feet in size which is consistent with the Unified Land Development Code.

In October of 2009, a sign variance was approved for the subject property to allow an additional monument sign of which there are now two monument signs located on the property facing Pine Valley Road. The two existing monument signs (5'6" tall each) have no lighting and are to be removed and replaced with one larger sign located on the right side of the existing driveway.

The applicant is basing the hardship on visibility issues caused by existing vegetation. The applicant believes the proposed sign will enhance the entrance to the property and will help the church better communicate with the community and church members.

The property is 16.4± acres in size, is located within the Limestone Parkway Overlay Zone and is the location of the Life Point Church which was constructed in 2007. The adjacent uses include single-family homes in the County to the north, south and west zoned Agricultural Residential-III (AR-III). Industrial property is located to the east which includes the Southern Railroad and the Schreiber Foods plant zoned Light Industrial (L-I).

The Community Development Department staff is recommending **conditional approval** of this variance request based on the limited sight visibility and the scale of the proposed sign to the existing church and plentiful road frontage.

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. The monument sign shall not exceed 10-feet in height.

Applicant Presentation: Mickey Lord, 3865 Cagle Road, is a member of Life Point Church. He stated that the church would like to better serve the community, and since the church is hidden in a cove, they feel the proposed sign would allow them to communicate more effectively with the community.

FAVOR: None

OPPOSED: None

Planning and Appeals Board Comments: Board Member Stanley asked if the applicant was agreeable with the 10-foot sign height limit as noted in the condition. Mr. Lord stated that they used a marker to test the height from White Sulphur Road and they were able to see it from 100 yards away, noting the other direction was more restrictive but they could live with it.

Upon inquiry by Board Member Snyder, Community Development Director Rusty Ligon confirmed that the 10-foot maximum height included the electronic message board.

There was a motion to approve the request to vary the height and illumination requirements to allow a freestanding sign with an electronic message board 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. The monument sign shall not exceed 10-feet in height.

Motion made by Vice-Chairman Johnson
Motion seconded by Board Member Fleming
Vote – 6 favor, 1 absent (Rucker)

MISCELLANEOUS

Community Development Director Rusty Ligon stated that a Special Called Meeting would be held on Tuesday, July 2, 2013 at 9:00 a.m. He stated there are also four items on the agenda for the July 9th regular meeting. Discussion was held regarding the island annexation process and requirements. Board Member Fleming asked that a reminder be sent out regarding the Special Called Meeting on July 2nd.

ADJOURNMENT

There was a motion to adjourn the meeting at 5:40 PM.

Motion made by Board Member Snyder
Motion seconded by Board Member Fleming
Vote – 6 favor, 1 absent (Rucker)

Respectfully submitted,

Dean Dadisman, Chairman

Judy Foster, Recording Secretary