

**GAINESVILLE PLANNING AND APPEALS BOARD  
MINUTES OF MEETING  
AUGUST 13, 2013**

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

**Members Present:**   Chairman Dean Dadisman and Board Members Dexter Stanley, Jane Fleming, Connie Rucker and John Snyder

**Members Absent:**   Vice Chairman Doyle Johnson and Board Member George Hokayem

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

**Others Present:**     Council Members George Wangemann and Myrtle Figueras

**MINUTES OF JULY 2, 2013**

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

Motion made by Board Member Snyder  
Motion seconded by Board Member Fleming  
**Vote – 5 favor, 2 absent (Hokayem, Johnson)**

**MINUTES OF JULY 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 – 5 favor, 2 absent (Hokayem, Johnson)**

**NEW BUSINESS**

**A. Annexation Request**

- 1) Request from **FD Group, LLC** to annex a 1.01± acres tract located on the west side of Atlanta Highway, south of Pearl Nix Parkway (a/k/a **420 Atlanta Highway**) and to establish zoning as General Business (G-B).  
Ward Number:             Five  
Tax Parcel Number(s): 00-128-003-025  
Request:                     Family Dollar store

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

The applicant is proposing to annex the subject 1.01 acres property with a zoning of General Business (G-B) for the purpose of utilizing sewer services for the development of a Family Dollar store. The property is currently zoned Highway Business (H-B) within Hall County and is adjacent to the city limits along its easterly boundary line which fronts Atlanta Highway and is located on the northern part of Atlanta Highway within an area of heavy commercial use. As well, the property is located within the Gateway Corridor

Overlay Zone and is adjacent to Flat Creek along its northerly boundary line. The property is in poor condition and contains four existing older, vacant buildings that are to be demolished. The property recently received a land development permit from Hall County for a 9,180 square foot Family Dollar Store. Access is proposed from a single driveway off of Atlanta Highway. The existing Family Dollar Store currently located across the street will relocate to this building when completed.

The City of Gainesville Public Utilities Department states the City currently serves the subject property with water and sanitary sewer services and has adequate capacity to serve the proposed development.

It appears the proposal is compatible with the City of Gainesville Comprehensive Land Use Plan as the Future Development Map for the City of Gainesville places the subject property within the *Commercial* land use category which includes areas containing or planned for focused retail or commercial service activities such as grocery stores, banks, restaurants, theaters, hotels, and automotive-related businesses. As well, the subject property is located within the *West Side* character area which allows for medium-density residential, multifamily residential, mixed-use, commercial, public / institutional, and parks / recreation / conservation uses. The existing uses along Atlanta Highway are expected to remain nonresidential in nature to include commercial uses consistent with the applicant's request.

Therefore, staff is recommending **approval** of this annexation with a zoning of General Business (G-B) based on the Comprehensive Plan and existing zoning of the property.

**Applicant Presentation:** Grant Gunter, engineer for the project, stated that they have reviewed and have no problems with the staff report as presented, noting he is available to answer any questions.

**FAVOR:** None

**OPPOSED:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend approval of the request to annex 420 Atlanta Highway and to establish zoning as General Business (G-B) as presented.**

Motion made by Board Member Stanley  
Motion seconded by Board Member Rucker  
**Vote – 5 favor, 2 absent (Hokayem, Johnson)**

## **ADJOURNMENT**

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

Motion made by Board Member Snyder  
Motion seconded by Board Member Fleming  
**Vote – 5 favor, 2 absent (Hokayem, Johnson)**

Respectfully submitted,

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Dean Dadisman, Chairman

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Judy Foster, Recording Secretary