

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
SEPTEMBER 9, 2014**

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

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

NOTE: Chairman Dadisman resigned and a new Chairman has not yet been appointed.

Members Absent: Board Member George Hokayem

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

Others Present: Council Members Myrtle Figueras and George Wangemann

MINUTES OF AUGUST 12, 2014

There was a motion to approve the minutes as presented.

Motion made by Board Member Stanley
Motion seconded by Board Member Fleming
Vote – 5 favor (1 absent, 1 vacancy)

NEW BUSINESS

A. Rezoning Request

- 1) Request from **Pap Datta** to rezone a 1.04± acres tract located on the northwest side of the intersection of Parker Street and Maple Street (a/k/a **510, 514 and 520 Maple Street SW**) from General Business (G-B) to Light Industrial (L-I), with a special use.
Ward Number: Three
Tax Parcel Number(s): 01-011-003-005 and 011
Request: Brewery

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

The applicant is proposing to rezone the subject property from General Business (G-B) to Light Industrial (L-I), with a special use for a micro-brewery. The subject property is located on the northwest side of the intersection of Parker Street and Maple Street and touches the northern start of the Midtown Greenway and is within the Midtown Overlay Zone. The property consists of two parcels which include undeveloped land and an existing 25,000± sq. ft. warehouse building originally constructed in 1946. The existing warehouse building is mostly vacant with the exception of a small auto garage that will remain and a small church that will be relocating. All four sides of the existing building are to be improved mostly along the Maple Street side of the building as well as the rear of the building and adjacent undeveloped parcel. The improvements along Maple Street are to include new windows, sliding wood doors and building signage/lighting. The improvements on the north side of the building and within the vacant lot are to include a patio area, windows, doors, spent grain storage structure, utility shed and a silo. Details of the operation of the micro-brewery are detailed in the staff recommendation report.

The Gainesville Future Development Map for the City of Gainesville places the subject property within the *Mixed-Use Midtown* land use category and is located within the e

Planning Division staff is recommending approval of this rezoning request with Light Industrial (L-I) zoning, with a special use, based on the Comprehensive Plan and the adjacent non-residential land uses with the following condition:

The development standards within the narrative, concept plan and architectural renderings submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the Community Development Director approval.

Applicant's Presentation: **Pap Datta**, 2320 S. Clement Road, Cumming, stated that he would like to open a craft micro-brewery which would offer tastings and tours but would not sell directly to the public from the facility, noting the product would be sold through the 3-tier distribution system which is regulated by the State. They plan to craft a variety of beers using local ingredients, such as North Georgia fruits, berries and other ingredients. He stated that there is a movement in the craft beer industry across the country and even though Georgia has the largest metropolitan area in the country, it is ranked 44th out of all 50 states for breweries per capita. He felt it was a great opportunity to open a site in Gainesville since he would like the brewery to be a destination like Gainesville is a destination for vacations in the summer and a gateway to the mountains of North Georgia. He felt this project could be a part of the revitalization effort in Midtown, especially with the food and beverage industry. He stated that he was available to answer any questions.

FAVOR: **Rick Foote**, 6252 Brookfield Drive, Murrayville, stated that he has been working with the applicant on this project and will be employed by the brewery. He stated that he has been a craft beer connoisseur for many years and has visited a lot of breweries. Mr. Foote will be in charge of R&D at this operation. He stated that a lot of craft micro-breweries have located in rundown areas and have recharged the area and economic development. This is what he hopes to see happening for Midtown and feels it would be very positive for the City's re-development efforts.

Tim Evans, Greater Hall Chamber of Commerce, stated that he has been working with the applicant as they have been looking at Gainesville and Hall County. He stated that during this process, the applicant has educated them on micro-breweries, how they work and how the Ordinances need to be changed to allow them and what other communities around Georgia have done. He commented on a recent Georgia Trend magazine article relating to craft breweries becoming destinations and felt it was great to have something to add to the Midtown Greenway. He stated that the company has shown good faith efforts and wants to start the business in a quality way.

OPPOSED: None

Planning and Appeals Board Comments: Board Member Stanley stated that this project fits into the plan the City is trying to accomplish with the Midtown area and he supports the development.

There was a motion to recommend approval to rezone 510, 514 and 520 Maple Street from G-B to L-I, with a special use as presented for a micro-brewery with the following condition:

Condition

The development standards within the narrative, concept plan and architectural renderings submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the Community Development Director approval.

Motion made by Board Member Stanley
Motion seconded by Board Member Fleming
Vote – 5 favor (1 absent, 1 vacancy)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:42 PM.

Motion made by Board Member Fleming
Motion seconded by Board Member Rucker
Vote – 5 favor (1 absent, 1 vacancy)

Respectfully submitted,

Doyle Johnson, Chairman

Judy Foster, Recording Secretary