

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
JULY 14, 2015**

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

Members Present: Chairman Doyle Johnson, Vice-Chair Jane Fleming and Board Members Connie Rucker, George Hokayem, Eddie Martin, Sr. and Zack Thompson

Members Absent: *There is currently a vacancy to fill the unexpired term for John Snyder.*

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

Others Present: Council Member George Wangemann

MINUTES OF MAY 12, 2015

There was a motion to approve the minutes as presented.

Motion made by Board Member Thompson

Motion seconded by Vice-Chair Fleming

Vote – 6 favor, 1 vacancy

NEW BUSINESS

NOTE: The following items were presented together since they were for the same project.

A. Rezoning Request

- 1) Request from the **Roman Catholic Archdiocese of Atlanta** to rezone a 4.899± acres tract located on the north side of S Smith Road, west of its intersection with Cherry Hill Drive (a/k/a **0 S Smith Road SW**) from Residential-I (R-I) and Planned Unit Development (P-U-D) to Planned Unit Development (P-U-D).

Ward Number: Four

Tax Parcel Number(s): 08-015-009-010A

Request: Church campus

B. Zoning Amendment Request

- 1) Request from the **Roman Catholic Archdiocese of Atlanta** to amend the existing Planned Unit Development (P-U-D) zoning on a 14.233± acres tract located on the north side of S Smith Road, directly across from its intersection with Cherry Hill Drive (a/k/a **2436 S Smith Road SW**).

Ward Number: Four

Tax Parcel Number(s): 08-015-009-011

Request: Church campus

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

There are two public hearing items tonight by the same applicant. The first request is to rezone a 4.899± acres property from Residential-I (R-I) and Planned Unit

Development (P-U-D) to a proposed zoning of Planned Unit Development (P-U-D). The second request is to amend an adjacent 14.233± acres property which is currently zoned Planned Unit Development (P-U-D). The two properties together total 19.132± acres in size and are proposed to have a zoning of Planned Unit Development (P-U-D). The properties consist of undeveloped land and a closed golf lesson facility / driving range that was originally approved in 1989. The proposed use is a church campus which will be phased over the next 20± years. Phase 1 is to include a 1,000 seat sanctuary. Phase 2 is planned for converting the Phase 1 sanctuary into a parish/social hall and constructing a new 1,200 seat sanctuary. The expected uses include a church, administrative offices, parish social hall, community meeting rooms, religious education classrooms, preschool, daycare, private school, gymnasium, outdoor playfields, recreation facilities, storage facilities, onsite residency for clergy, bell tower, cell tower, food pantry, commercial kitchen, temporary overnight lodging, basic medical clinic and a columbarium. Access is proposed from two driveways located along S Smith Road with one of the driveways aligning with Cherry Hill Drive. Gainesville water will be utilized and possibly Gainesville sanitary sewer based on the feasibility of an off-site sewer line extension.

The subject properties are located within the *Mixed-Use General* land use category and within the *Suburban Residential* Character Area of the Comprehensive Plan which are consistent with the request. The Georgia Department of Transportation states that no improvement on Browns Bridge Road will be required due to limited right of way, but would like the applicant to consider the possibility of creating a right turn lane from Browns Bridge to Cherry Hill Drive. The Public Works Department states that prior to any additional phase being constructed after Phase 1, a revised traffic impact study will need to be completed to determine traffic impact to the roadways. Any improvements determined necessary are to be the responsibility of the developer. A Traffic Impact Study performed for this proposed request is summarized within the staff report.

Therefore, the Planning Division staff is recommending **conditional approval** of this rezoning and zoning amendment request based on the Comprehensive Plan and the surrounding residential and nonresidential land use, with the following six conditions:

1. The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community Development Department Director approval.
2. A freestanding cell tower is not an approved use for the property unless located within a church steeple and not visible to the public.
3. A minimum 50-foot vegetated buffer shall be provided along the east and west property lines adjacent to the existing single-family residential uses. The buffer shall consist of a combination of existing and new vegetation in order to provide for a solid buffer. The new vegetation shall include a mixture of evergreen vegetation at a minimum height of six feet (6') upon installation. The final number, type and location of trees shall be subject to the approval of the Community Development Department Director.
4. All parking lot and driveway materials shall meet the standards of the Gainesville Unified Land Development Code. Any proposed pervious materials shall require approval from the Gainesville Public Works Director.

5. The proposed church principal freestanding signage shall adhere to the Neighborhood Business (N-B) zoning requirements of the Gainesville Unified Land Development Code for single-tenant signs.
6. Prior to any additional phase being constructed after Phase 1 development, a revised traffic impact study shall be completed by the owner / developer to determine the traffic impact to the roadways and if any improvements will be required. Any improved access design requirements must be approved by the Gainesville Public Works Director. All improvements shall be at the expense of the owner / developer.

Applicant Presentation: Andrew Halloran, Cornerstone Site Consultants, 2985 Gordy Parkway, Marietta, GA 30066, stated that he was the Civil Engineer representing the applicant and John Schiavone, Director of Construction with the Archdiocese of Atlanta, was also present. He stated that he appreciated consideration of their project which they believe would be a platform to serve the growing catholic community in the Gainesville area. He stated that they have reached out by letter to surrounding property owners offering to discuss the project with anyone who had questions but they have not heard from anyone. Mr. Halloran stated that City staff recommended approval of the requests, with conditions, and noted that they are in agreement with the conditions. He stated that the master plan will be phased out over a number of years with no specific timeline. He stated that he was available to answer any questions.

Board Member Thompson asked if Phase 1 would start immediately. Mr. Halloran stated that the project would not begin immediately after approval, noting the purchase of the property must be completed as well as go through the Archdiocese process which will take some time. However, he stated once the property is purchased, they will move forward as soon as possible to begin construction of the initial building and parking area.

Board Member Thompson asked once the property is acquired, how long it would take to complete the first phase. Mr. Halloran estimated it would be completed within a year time frame.

Vice-Chair Fleming stated that it looked like a nice project and a good location.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend approval of the request to rezone 0 S Smith Road SW from Residential-I (R-I) and Planned Unit Development (P-U-D) to Planned Unit Development (P-U-D) with the following conditions:

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

2. **A freestanding cell tower is not an approved use for the property unless located within a church steeple and not visible to the public.**
3. **A minimum 50-foot vegetated buffer shall be provided along the east and west property lines adjacent to the existing single-family residential uses. The buffer shall consist of a combination of existing and new vegetation in order to provide for a solid buffer. The new vegetation shall include a mixture of evergreen vegetation at a minimum height of six feet (6') upon installation. The final number, type and location of trees shall be subject to the approval of the Community Development Department Director.**
4. **All parking lot and driveway materials shall meet the standards of the Gainesville Unified Land Development Code. Any proposed pervious materials shall require approval from the Gainesville Public Works Director.**
5. **The proposed church principal freestanding signage shall adhere to the Neighborhood Business (N-B) zoning requirements of the Gainesville Unified Land Development Code for single-tenant signs.**
6. **Prior to any additional phase being constructed after Phase 1 development, a revised traffic impact study shall be completed by the owner / developer to determine the traffic impact to the roadways and if any improvements will be required. Any improved access design requirements must be approved by the Gainesville Public Works Director. All improvements shall be at the expense of the owner / developer.**

Motion made by Vice-Chair Fleming

Motion seconded by Board Member Martin

Vote – 6 favor, 1 vacancy

There was a motion to recommend approval to amend the existing Planned Unit Development (P-U-D) zoning for 2436 S Smith Road SW with the following conditions:

1. **The development standards within the applicant's narrative, concept plan and architectural renderings shall be made part of the zoning ordinance, and shall be subject to the Community Development Department Director approval.**
2. **A freestanding cell tower is not an approved use for the property unless located within a church steeple and not visible to the public.**
3. **A minimum 50-foot vegetated buffer shall be provided along the east and west property lines adjacent to the existing single-family residential uses. The buffer shall consist of a combination of existing and new vegetation in order to provide for a solid buffer. The new vegetation shall include a mixture of evergreen vegetation at a minimum height of six feet (6') upon installation. The final number, type and location of**

trees shall be subject to the approval of the Community Development Department Director.

- 4. All parking lot and driveway materials shall meet the standards of the Gainesville Unified Land Development Code. Any proposed pervious materials shall require approval from the Gainesville Public Works Director.**
- 5. The proposed church principal freestanding signage shall adhere to the Neighborhood Business (N-B) zoning requirements of the Gainesville Unified Land Development Code for single-tenant signs.**
- 6. Prior to any additional phase being constructed after Phase 1 development, a revised traffic impact study shall be completed by the owner / developer to determine the traffic impact to the roadways and if any improvements will be required. Any improved access design requirements must be approved by the Gainesville Public Works Director. All improvements shall be at the expense of the owner / developer.**

Motion made by Board Member Martin
Motion seconded by Vice-Chair Fleming
Vote – 6 favor, 1 vacancy

ADJOURNMENT

There was a motion to adjourn the meeting at 5:45 PM.

Motion made by Board Member Thompson
Motion seconded by Vice-Chair Fleming
Vote – 6 favor, 1 vacancy

Respectfully submitted,

Doyle Johnson, Chairman

Judy Foster, Recording Secretary