

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
FEBRUARY 9, 2016**

CALL TO ORDER Chairman Carter at 5:30 p.m.

Members Present: Chairman Doug Carter, Vice-Chair Jane Fleming, and Board Members Connie Rucker, Eddie Martin, Sr., Carmen Delgado and Lemuel Betancourt

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 Zack Thompson and George Wangemann

MINUTES OF JANUARY 12, 2016

There was a motion to approve the minutes as presented.

Motion made by Vice-Chair Fleming
Motion seconded by Board Member Martin
Vote – 6 favor, 1 absent (Hokayem)

NEW BUSINESS

A. Variance Requests

- 1) Request from **New Haven Church** to vary the size and lighting requirements for a monument sign on a 9.37± acres tract located on the west side of White Sulphur Road, north of its intersection with Jesse Jewell Parkway (a/k/a **615 White Sulphur Road NE**), having a zoning classification of Residential-I-A (R-I-A).

Ward Number: Two

Tax Parcel Number(s): 09-123-000-013

Request: Monument sign with an electronic message board

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

The applicant is proposing to vary the sign size requirements from 32 square feet to 59.25 square feet in size; the sign face from 32 square feet to 47 square feet in size; and to allow for internal illumination which would permit an electronic message board (EMB) sign.

The property is located within the Limestone Parkway Overlay Zone and the surrounding land uses include the New Holland Market development, medical offices, nursing care facility, single-family home, Gainesville Regional Youth Detention Center and the Hall County Emergency Services Complex.

The subject property is 9.37± acres in size and is zoned Residential-I-A (R-I-A) which allows for a sign to be a maximum of 32 square feet in size with indirect lighting. The proposed monument sign is to be constructed at the northwestern corner of White

Sulphur Road at the rear access drive to New Holland Market (Kroger). The sign is to be 15-feet above the street grade of White Sulphur Road and will be approximately 80-feet from the centerline of the road. The applicant states that there are other properties located along the Limestone Parkway area that allow for EMB signs and now that the adjacent New Holland Market property has been developed, a larger sign with improved lighting is necessary to allow people to better locate the church.

A similar request was granted by the Planning and Appeals Board in May of 2013, for Chris Recknor, M.D. located at 2350 Limestone Parkway, to allow an EMB sign within the Office and Institutional (O-I) zoning district.

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

Applicant Presentation: **Wayne Hicks**, 4108 Ashford Court, stated he was Pastor of New Haven Church and no one knew they existed until the New Holland Market development came and opened up the area. He stated that they would like to advertise the church and they only need one side for the electronic message board and they would be happy. Mr. Hicks stated he was available to answer any questions.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to approve the request to vary the sign size requirement from 32 square feet to 59.25 square feet in size; to vary the sign face from 32 square feet to 47 square feet in size; and to allow for internal illumination for an electronic message board sign at 615 White Sulphur Road with the following 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 Martin
Motion seconded by Board Member Delgado
Vote – 6 favor, 1 absent (Hokayem)

- 2) Request from **Stephen Lovett** to vary the front yard setback requirements for a garage and bonus room addition on a 0.873± acre tract located on the south side of the intersection of Longview Avenue and Green Street Circle (a/k/a **1023 Green Street Circle NW**), having a zoning classification of Residential-I (R-I).
Ward Number: Two
Tax Parcel Number(s): 01-068-003-012
Request: Garage and bonus room addition

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

The applicant is proposing to vary the front yard setback from thirty (30) feet to eighteen (18) feet along Longview Avenue for the purpose of constructing a three car garage and bonus room addition.

The surrounding uses include single-family homes within the Green Street Circle Neighborhood which are zoned Residential-I (R-I) and Planned Unit Development (P-U-D). Non-residential properties are located within the area further to the east along the Thompson Bridge Road corridor.

The subject property is located on the south side of the intersection of Longview Avenue and Green Street Circle and contains a two-story single-family home that was originally constructed in 1921. A portion of the existing home (open carport) is currently located within the existing front yard setback and is eighteen (18) feet from the front yard property line facing Longview Avenue. The existing home is considered legal nonconforming and is grandfathered in. The applicant is basing the hardship on the corner lot configuration and states that a portion of the existing home is currently located as close as 18-feet from Longview Avenue.

The Planning Division staff is recommending **approval** of this variance request based on the corner lot configuration and the orientation of the existing home.

Applicant Presentation: Stephen Lovett, 1291 Sunland Drive, Brookhaven, stated he wants to move his family soon to the subject property. He stated that as presented in the staff report, they would like to add a three car garage similar to the picture that was shown, which would not be any closer to Longview Avenue than the existing open carport. He stated he was available to answer any questions.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to approve the request to vary the front yard setback requirement from 30-feet to 18-feet along Longview Drive for a three car garage and bonus room addition at 1023 Green Street Circle.

Motion made by Vice-Chair Fleming
Motion seconded by Board Member Betancourt
Vote – 6 favor, 1 absent (Hokayem)

A. Rezoning Request

- 1) Request from **Andrew Hothem** to rezone a 0.48± acre tract located on the southeast side of the intersection of Lakeview Drive and Park Hill Drive (a/k/a **1490 Park Hill Drive NE**), from Residential-I (R-I) to Residential-II (R-II).
Ward Number: Two
Tax Parcel Number(s): 01-079-002-007
Request: Two-family residence

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

The applicant is proposing to rezone the 0.48 acre subject property from R-I to R-II in order to convert an older single-family home into a two-family dwelling.

The adjacent properties include single-family homes, undeveloped land and a vacant day care center property zoned Residential-I (R-I), Residential-II (R-II) and Office and Institutional (O-I). The neighboring property to the east is a rental home currently owned by the applicant. The property is located within the Limestone Parkway Overlay Zone.

The main floor of the existing home is occupied and the basement is partially finished. The applicant plans to finish the basement level and to make some improvements to the exterior of the existing home. There are currently two driveways/parking areas located off of Lakeview Drive that provide for separate access to both the main floor and basement area. The property currently has public water but utilizes a private septic system which will require approval from the Hall County Environmental Health Department to expand. According to HCEHD, due to the limited lot size, an increase in the system size may not be permissible.

The Gainesville 2030 Future Development Map for the City of Gainesville places the subject property within the *Mixed Use General* land use category. This category includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential.

According to the Character Area map for the City of Gainesville, the subject property is located within the *Traditional Neighborhoods* Character Area specifically within the *Northern Neighborhoods subarea*.

The Planning Division staff is recommending **conditional approval** of this rezoning request based on the Comprehensive Plan and the adjacent residential uses.

Applicant Presentation: **Andrew Hothem**, 3380 Barry Lane, stated that he has some new information since he spoke with Mr. Tate about the septic tank issue. He discovered there was some septic work done in 1999 when a larger 1,000 gallon septic tank was installed and he has the documentation to that effect. Mr. Hothem stated that it would still require the drain field system to be approved before they could have a two-family residence at the subject property and they are prepared to do what is required to get approval.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend approval of the request to rezone 1490 Park Hill Drive from Residential-I (R-I) to Residential-II (R-II) for a two-family residence with the following condition:

Prior to establishing a two-family residence for the subject property, the applicant must have approval from the Hall County Environmental Health Department to approve/expand the existing private septic system; or an

approved permit shall be required from Gainesville Department of Water Resources for sanitary sewer services.

Motion made by Board Member Delgado
Motion seconded by Board Member Martin
Vote – 6 favor, 1 absent (Hokayem)

MISCELLANEOUS

Training

Planning Manager Matt Tate stated that information will be forthcoming regarding training opportunities for the Board Members.

ADJOURNMENT

There was a motion to adjourn the meeting at 5:47 p.m.

Motion made by Vice-Chair Fleming
Motion seconded by Board Member Martin
Vote – 6 favor, 1 absent (Hokayem)

Respectfully submitted,

Doug Carter, Chairman

Judy Foster, Recording Secretary