

**GAINESVILLE PLANNING AND APPEALS BOARD  
MINUTES OF MEETING  
NOVEMBER 14, 2017**

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

**Members Present:** Chairman Doug Carter and Board Members Connie Rucker, Eddie Martin, Sr., Ryan Thompson and Rich White

**Members Absent:** Vice-Chair Jane Fleming and Board Member Carmen Delgado

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

**Others Present:** Council Member George Wangemann

**MINUTES OF OCTOBER 10, 2017**

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

Motion made by Board Member Thompson

Motion seconded by Board Member Martin

**Vote – 5 favor, 2 absent (Fleming, Delgado)**

**NEW BUSINESS**

**A. Annexation Requests**

- 1) Request from **Pro Building Systems** to annex a 0.516± acre tract located on the north side of Browns Bridge Road, east of Tipton Drive and having road frontage on S Smith Road and Browns Bridge Road (a/k/a **2431 S Smith Road**) and to establish zoning as General Business (G-B).

Ward Number: Four

Tax Parcel Number(s): 08-015-007-004

Request: Auto collision center

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

The applicant is proposing to annex the subject property with a zoning of General Business. The property is zoned Highway Business (H-B) within unincorporated Hall County and is adjacent to the city limits to its south and east. The surrounding properties include various auto related sales uses located along Browns Bridge Road and single-family homes are located to the north off of S Smith Road. The property is located within the Gateway Corridor Overlay Zone and contains an older, vacant residential structure that will be demolished. As well, the adjacent building to the east will be demolished which was the previous site of the Gypsy Paws dog daycare. The purpose of the request is to provide parking for a new 21,168± square foot auto collision center that will be constructed next to the existing 8,935 square foot NAPA Auto Fitness facility, totaling 30,103 square feet. Water and sewer will be utilized for the proposed development.

The subject property is located within the *Retail/Commercial* land use category and is also located within the *Suburban Residential* Character Area which allows for commercial uses.

The Planning Division staff is recommending conditional approval of this annexation request with G-B zoning, based on the Comprehensive Plan and the adjacent uses, with five conditions.

**Applicant Presentation:** **Ronald Sprinkle**, 1664 Foresta Court, Brookhaven, stated he was with Sprinkle Design, one of the planning firms for the project, and noted Steven Ellis with Pro Building Systems was also in attendance. He stated the project is an expansion of the existing Napa facility and the materials and colors will match the current building. The current facility has a number of exterior garage doors, but as an enhancement, there will be only three exterior doors with internal access which will be nicer than the other facility. He stated the subject property needed to be annexed into the City as the last piece in order to complete the expansion. Mr. Sprinkle stated they had no issues with the conditions of zoning.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend conditional approval of the request to annex the subject property with General Business zoning, with the following conditions:**

**Conditions**

1. **The proposal shall meet or exceed the development standards as depicted within the narrative, concept plan and architectural rendering submitted with the application and are subject to Community Development Department Director approval.**
2. **There shall be no freestanding signs permitted along S Smith Road.**
3. **There shall be no driveway access from the subject property on S Smith Road.**
4. **Access point design and sidewalk location and design along Browns Bridge Road must be reviewed and approved by the Georgia Department of Transportation and the Gainesville Public Works Department Director. All road and sidewalk improvements associated with access to the subject property shall be at the full expense of the developer.**
5. **An updated as-built boundary survey/plat shall be recorded prior to obtaining a Certificate of Occupancy for the proposed use.**

Motion made by Board Member Martin

Motion seconded by Board Member White

**Vote – 5 favor, 2 absent (Fleming, Delgado)**

- 2) Request from **Chris Patton** to annex a 0.98± acre tract located on the northwest side of the intersection of Old Flowery Branch Road and Memorial Park Drive (a/k/a **2510 Old Flowery Branch Road; 2026 Memorial Park Drive**) and to establish zoning as Residential-II (R-II).

Ward Number: Four

Tax Parcel Number(s): 08-014-005-005 and 006

Request: 9 apartment units

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

The applicant is proposing to annex the subject property with a zoning of Residential-II for the purpose of constructing 9 apartment units. The property is 0.98 acre in size and consists of two parcels which are zoned Residential-I (R-I) within unincorporated Hall County of which one of the parcels contains a vacant residential duplex structure. The city limits are adjacent to the property to its south and east. Adjacent uses include single-family homes, residential duplex, church, funeral home and auto repair shop. According to the applicant, the proposed apartment units will contain two bedrooms and one bath and will be constructed with brick, stone, stucco or masonry finish on all sides which are visible from the street. Access is proposed from Memorial Park Drive and the developer will be required to extend sanitary sewer approximately 1,000 feet from the south on Memorial Park Drive.

The subject property is located within the *Retail/Commercial* land use category and the *Browns Bridge Corridor* Character Area which allows for medium-density residential, multi-family residential, mixed-use, commercial, light industrial, and parks / recreation / conservation.

Staff received the following comments: 1) Gainesville Public Works Department: A full access driveway off Old Flowery Branch Road is needed that would allow for left hand turns into and out of the development; and 2) Gainesville School System: The location of the property in relation to other city residential properties presents a concern for the Gainesville City School System and future transportation requirements.

The Planning Division staff is recommending conditional approval of this annexation request with R-II zoning, based on the Comprehensive Plan and the adjacent uses, with seven conditions.

**Applicant Presentation:** **Chris Patton**, Patton Land Surveying, 419 Bradford Street, stated he represented the property owner Jack Frost who was also in attendance. He stated they are in agreement with the conditions of zoning and in response to those conditions, he provided a revised site plan showing an additional driveway on Old Flowery Branch Road which required the elimination of one of the units for a new total of eight apartment units. The revised site plan also included sidewalks and landscaping for the storm water retention area.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend conditional approval of the request to annex the subject property with Residential-II (R-II) zoning, with the following conditions:**

**Conditions**

- 1. The subject property shall be limited to a maximum of nine (9) apartment units.**
- 2. The proposal shall meet or exceed the development standards as depicted within the narrative, concept plan and architectural rendering submitted with the application, subject to Community Development Department Director approval. In addition, all exterior walls of the apartment building shall be painted with earth**

tone colors and shall have a minimum three foot (3') high watermark of brick or stone material. No vinyl siding shall be permitted excluding soffit areas.

3. All outdoor equipment and items such as dumpster pads, trash receptacles, grills, recreational equipment and such shall be screened from view from Memorial Park Drive and Old Flowery Branch Road.
4. The subject property shall be limited to one monument sign fronting Memorial Park Drive not to exceed a height of six (6) feet and thirty-two (32) square feet in size with indirect ground lighting.
5. All proposed storm water detention areas shall be placed underground or may be approved above ground if designed as an amenity feature with shallow slopes, no fencing and surrounded by landscaping upon approval by the Community Development Department Director and Department of Water Resources Director.
6. In addition to the access proposed on Memorial Park Drive, a full access driveway on Old Flowery Branch Road shall be required to provide for left hand turns into and out of the development. Access point design and sidewalk location and design along Memorial Park Drive and Old Flowery Branch Road must be reviewed and approved by the Gainesville Public Works Department Director. All road and sidewalk improvements associated with access to the subject property shall be at the full expense of the developer.
7. An updated as-built boundary survey/plat shall be recorded prior to obtaining a Certificate of Occupancy for the proposed use.

Motion made by Board Member Thompson  
Motion seconded by Board Member White  
**Vote – 5 favor, 2 absent (Fleming, Delgado)**

## ADJOURNMENT

**There was a motion to adjourn the meeting at 5:49 p.m.**

Motion made by Board Member Martin  
Motion seconded by Board Member White  
**Vote – 5 favor, 2 absent (Fleming, Delgado)**

Respectfully submitted,

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Doug Carter, Chairman

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Judy Foster, Recording Secretary