

**GAINESVILLE PLANNING AND APPEALS BOARD  
MINUTES OF MEETING  
DECEMBER 12, 2017**

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

**Members Present:** Chairman Doug Carter, Vice-Chair Jane Fleming and Board Members Connie Rucker, Carmen Delgado, Eddie Martin, Sr., Ryan Thompson and Rich White

**Members Absent:** None

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

**Others Present:** Council Member George Wangemann

**MINUTES OF NOVEMBER 14, 2017**

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

Motion made by Board Member Martin  
Motion seconded by Board Member White  
**Vote – 7 favor**

**NEW BUSINESS**

**A. Annexation Request**

- 1) Request from **EDRE Assets, LLC** to annex a 5.21± acres tract located on the north side of Ramsey Road at its terminus (a/k/a **0, 2608 and 2611 Ramsey Road**) and to establish zoning as Planned Unit Development (P-U-D).  
Ward Number: Two  
Tax Parcel Number(s): 09-110-000-019, 024 and 027  
Request: 3 single-family lots

Planning Manager Matt Tate stated the applicant requested to table this agenda item until the January 16, 2018 PAB meeting in order to work out an issue with a neighboring property's septic drain field.

**There was a motion to table the request until the January 16, 2018 PAB meeting.**

Motion made by Vice-Chair Fleming  
Motion seconded by Board Member White  
**Vote – 7 favor**

**B. Zoning Amendment Request**

- 1) Request from **McEver Extension Properties, LLC** to amend the existing Planned Unit Development (P-U-D) zoning on a 3.32± acres tract located on the north side of McEver Road and west of its intersection with Dawsonville Highway (a/k/a **970 McEver Road, NW**).  
Ward Number: One  
Tax Parcel Number(s): 01-116-002-032  
Request: Office building addition

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

The applicant is proposing to amend an existing Planned Unit Development (P-U-D) zoning to allow for a larger office building. The property is 3.32<sup>±</sup> acres in size and is the location of the Department of Family and Children Services facility. The property was previously rezoned in 1986 for a 16,000 square foot office building for DFACS and was later amended in 1989 to expand the office to its current size of 25,000 square feet. The current proposal will renovate and expand the existing building to 36,245 square feet. The building expansion is to be located within the existing parking lot. All access will remain unchanged and a total of 144 parking spaces will be provided which is consistent with the Unified Land Development Code requirement. The exterior of the building will consist of EIFS siding similar to the existing building with the addition of a watermark of stone along the front of the building. The Gainesville Future Development Map places the subject property within the *Retail/Commercial* land use category. As well the property is located within the *Suburban Commercial* Character Area which is supportive of the proposal.

The Planning Division staff is recommending **conditional approval** of this rezoning request with **P-U-D zoning**, based on the Comprehensive Plan and the adjacent residential and non-residential land uses with five conditions.

**Applicant Presentation:** Ed Myers, Myers & Company, 752 Chattahoochee Place, stated he was the engineer for the project and noted one of the investors James Tipton was also present. He stated the applicant wanted to complete an overall renovation to expand the existing 30 year old building in order to make more private offices and larger conference rooms. He stated that the Department of Family and Children Services were not making any changes to their services but simply needed a better layout for the building. Mr. Myers stated that the State of Georgia requires four parking spaces per square foot, hence the reason for the additional parking. He stated they were able to fit the additional parking within the existing parking footprint. The applicant had no issues with the proposed zoning conditions.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** Upon inquiry by Chairman Carter, Planning Manager Matt Tate stated the revised parking spaces did not require any changes to the conditions of zoning.

**There was a motion to recommend conditional approval of the request to amend the existing Planned Unit Development (P-U-D) zoning, with the following conditions:**

**Conditions**

1. The proposed office building shall be generally consistent with the standards depicted on the architectural elevation provided with this rezoning application.
2. The existing wooden fence shall be extended for the length of the subject property adjacent to the Beechwood Estates Subdivision.
3. The rear of the entire office building shall be painted an earth tone color so as to blend with the natural environment.

4. **The existing vegetated buffer areas adjacent to the Beechwood Estates Subdivision shall remain undisturbed except for where storm water improvements are required. Additional evergreen buffer trees shall be planted between the proposed building/parking lot/service areas and the Beechwood Estates Subdivision where needed. The intent of the buffer is to supplement the existing vegetation with buffer trees to provide for an effective buffer. The location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.**
5. **An updated as-built boundary survey/plat of the subject property indicating all improvements required for the proposed use and conditions of zoning shall be recorded prior to obtaining a Certificate of Occupancy.**

Motion made by Board Member Martin  
Motion seconded by Board Member Rucker  
**Vote – 7 favor**

## **MISCELLANEOUS**

### **Recognition of Connie Rucker**

Chairman Carter presented a plaque to Board Member Rucker in appreciation of her service to the City for more than nine years. Council Member Wangemann, other Board Members and staff also shared words of appreciation.

## **ADJOURNMENT**

**There was a motion to adjourn the meeting at 5:45 p.m.**

Motion made by Board Member Rucker  
Motion seconded by Board Member Delgado  
**Vote – 7 favor**

Respectfully submitted,

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Doug Carter, Chairman

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Judy Foster, Recording Secretary