

**GAINESVILLE PLANNING AND APPEALS BOARD  
MINUTES OF MEETING  
AUGUST 13, 2019**

**CALL TO ORDER** Chairman Carter at 5:31 p.m.

**Members Present:** Chairman Doug Carter, Vice-Chair Jane Fleming and Board Members Rich White, Carmen Delgado, Kelvin Simmons and Ryan Thompson

**Members Absent:** Board Member Eddie Martin

**Staff Present:** Community & Economic Development Deputy Director Matt Tate and Recording Secretary Gwen Fleming

**Others Present:** Council Member George Wangemann

**MINUTES OF JULY 9, 2019**

Motion made by Board Member Thompson

Motion seconded by Board Member White

**Vote – 6 favor, 1 absent (Martin)**

**NEW BUSINESS**

**A. Rezoning Request**

- 1) Request from the **City of Gainesville** to rezone a 395.69± acres tract located south of the terminus of Fulenwider Road (a/k/a **1701 Fulenwider Road, SW**) from Residential-I-A (R-I-A) to Heavy Industrial (H-I).  
Ward Number: Three  
Tax Parcel Number(s): 15-023-000-167 (Part)  
Request: Future industrial use

**Staff Presentation:** Deputy Director Matt Tate gave the following staff presentation:

The City of Gainesville is proposing to rezone 395.69± acres from R-I-A to H-I for future industrial uses which will be part of the overall 1,300 acres 85 Business Park property. No specific use for the property has been determined at this time. The property was originally annexed and zoned in 1991 for a land application farm for wastewater which was never constructed. The current uses within the property include the Gainesville Public Lands and Buildings maintenance facility and the Kubota ATV / RTV test track. The property is heavily wooded with rolling topography and streams. Surrounding uses include numerous industrial uses, Allen Creek Soccer Complex, Gainesville and Hall County Gun Range, Hall County Fire Training facility and a few single-family properties. Access to the property is currently from Fulenwider Road.

The Gainesville Comprehensive Plan places the subject property within the *Industrial* future land use category and within the *Economic Development Gateways* character area which includes a wide range of office, business, light industrial, manufacturing, research, and development uses.

The Planning Division staff is recommending conditional approval of this rezoning request with Heavy Industrial (H-I) zoning with two conditions, based on the Comprehensive Plan and the surrounding industrial uses.

**FAVOR:** None

**OPPOSE:** **Ken Knott**, 2920 Wallace Road, stated he owns property close to the area and plans to retire, concerned how it might affect the land he owns and future use of it. He wanted to know the time period of construction to begin. Chairman Carter stated it depends on the rezoning request outcome and some of the other surrounding property and is unsure of a timeline from the city at this point. Mr. Tate stated there is no specific timeline. The business park would not bring in odors, dust or industrial noise, and would be a clean and modern 21<sup>st</sup> century industrial business park. This is the first step in process. Mr. Knott asked if the 395 acres includes some of the Hall County land surrounding it. Mr. Tate stated he can meet with him afterwards to share information about the overall plan. Mr. Carter explained there will be public hearings involving the other acreage.

**Garnet Knott**, 2920 Wallace Road, wife of Ken Knott, is concerned about the property because it was inherited from her brother that passed away from cancer in 2011. Her brother built his dream home off on the back of the property and would be very close to the proposed park. She stated since her brother passed a shooting range is close by and can be disruptive during the day. Her brother bought the land with thoughts of living with peace and quietness to enjoy nature. The biggest concern is for her brother's dream not to be ruined.

**Planning and Appeals Board Comments:** Chairman Carter encouraged Mr. and Mrs. Knott to get with Mr. Tate to understand and be more informed about the project.

**There was a motion to recommend conditional approval of the request to rezone the subject property from Residential-I-A (R-I-A) to Heavy Industrial (H-I) zoning for future industrial uses with the following conditions:**

**Conditions**

- 1. All exterior walls of the proposed building(s) shall meet the standards of the future industrial park covenants.**
- 2. A Development of Regional Impact Study (DRI) and a Traffic Impact Study (TIS) shall be required to be submitted to the Georgia Mountains Regional Development Center (GMRDC) upon meeting the development thresholds for a DRI, prior to a land disturbance permit being issued.**

Motion made by Board Member Thompson

Motion seconded by Board Member White

**Vote – 6 favor, 1 absent (Martin)**

**B. Road Action Request**

- 1) Request from **QuikTrip Corporation** to abandon a 0.293± acre (309.51± linear foot) portion of Gordon Avenue, extending southeast from its intersection with Jesse Jewell Parkway (State Route 13).

Ward Number: Three

Request: Abandon to petitioner for a QuikTrip gas station / convenience store

**Staff Presentation:** Deputy Director Matt Tate gave the following staff presentation:

Request from QuikTrip Corporation to abandon a portion of Gordon Avenue. The portion to be abandoned is 0.293± acre (309.51± linear feet in length and 40 feet in width). To combine the right-of-way with the adjacent properties to develop a 4,993 square foot QuikTrip gas station / convenience store and canopy with 14 fueling positions. The ROW and adjacent property are zoned G-B and are located within the Midtown Overlay Zone. The zoning and overlay allows for a gas station / convenience store on properties 2.0 acres or larger in size of which the development will exceed. The developer will demolish the existing two-story motel and office building located on either side of Gordon Avenue and will lower the elevation of the property to street grade. Inter parcel access will be provided to Jesse Jewell Parkway, Queen City Parkway, East Avenue and the remaining segment of Gordon Avenue.

A traffic impact study was performed for the proposal which determined the studied intersections are expected to operate adequately in the future with the addition of auxiliary right turn lanes at the project driveways on Jesse Jewell Parkway and Queen City Parkway. The developer is required to coordinate with GDOT and the City of Gainesville regarding the planned intersection improvements at Queen City Parkway and Jesse Jewell Parkway.

The Planning Division staff is recommending conditional approval of this road abandonment request with seven conditions based on the development access plan and the results of the traffic impact study.

**Applicant Presentation: Ben Qualls**, 952 Old Peachtree Road, stated he is with QuikTrip and very excited to add another store to the City of Gainesville and opportunity to be a part of the redevelopment of the downtown area. This will be the latest prototype and actually looks like the store on Limestone and Jesse Jewell but 900 square foot smaller as well as having the canopy on the side. The sign will be a nice touch to the redevelopment of the downtown corridor. He agrees with all suggested staff conditions.

**FAVOR:** None

**OPPOSE:** None

**Planning and Appeals Board Comments:** None

**There was a motion to recommend conditional approval of the request to abandon a portion of Gordon Avenue as presented for a QuikTrip gas station/convenience store with the following conditions:**

**Conditions**

- 1. The development standards within the concept plan (Exhibit A) and architectural renderings (Exhibit B) submitted with the applicant's road abandonment application shall be made part of the ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 2. The gas canopy shall be located to the side of the building as depicted on the concept plan and the support poles shall be fully faced with brick to match the architecture of the proposed building.**

3. **The proposed development shall be required to plant minimum 3” caliper trees as part of the required tree/landscape plan. The number, location, spacing, size and type of trees planted shall be subject to the approval of the Director of Community and Economic Development Department.**
4. **The owner/developer shall construct a “Welcome to the City of Gainesville” sign at the northeast corner of the intersection of Jesse Jewell Parkway and Queen City Parkway and shall be at the full expense of the property owner/developer. The sign shall provide additional panel space on either side of the “Welcome to the City of Gainesville” graphic to provide for the addition of City logo/branding. The location, type and size of the sign shall be subject to the Director of the Community and Economic Development Department.**
5. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and the Georgia Department of Transportation. All required access / traffic / sidewalk improvements associated with the proposed development shall be constructed at the full expense of the property owner/developer.**
6. **Easements for the existing water main and gravity sanitary sewer within the subject property shall be required.**
7. **An updated as-built survey/plat of the subject property, indicating all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.**

Motion made by Board Member Thompson  
Motion seconded by Board Member Simmons  
**Vote – 6 favor, 1 absent (Martin)**

#### **ADJOURNMENT**

**There was a motion to adjourn the meeting at 5:51 p.m.**

Motion made by Board Member Simmons  
Motion seconded by Board Member White  
**Vote – 6 favor, 1 absent (Martin)**

Respectfully submitted,

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Doug Carter, Chairman

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Gwen Fleming, Recording Secretary