

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
OCTOBER 8, 2019**

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

Members Present: Chairman Doug Carter, and Board Members Rich White, Eddie Martin, Kelvin Simmons and Ryan Thompson

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

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

Others Present: Council Members George Wangemann & Barbara Brooks

MINUTES OF AUGUST 13, 2019

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

NEW BUSINESS

A. Annexation Request

- 1) Request from **RY Holding Company, LLC** to annex a 2.016± acres tract located on the south side of Monroe Drive, east of Danbury Lane (a/k/a **2348 Monroe Drive**) and to establish zoning as Heavy Industrial (H-I).
Ward Number: Three
Tax Parcel Number(s): 15-032-000-010C
Request: Sewer for existing office/warehouse use

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

The applicant is proposing to annex the subject 2.016± acres property with a zoning of Heavy Industrial (H-I) for sewer. The property is adjacent to the city limits to the south, east and west and is currently zoned Heavy Industrial (I-II) within unincorporated Hall County. There are no proposed changes to the property other than connecting to sewer due to a failed septic system. The property currently contains a 19,000 square foot office/warehouse building and a 1,600 square foot detached metal building and includes three separate businesses (The Rock Yard, North Georgia Airless Paint Sprayer/Pressure Washing and Moon Sheetmetal Fabricating & Welding). Access to the property is currently from Monroe Drive and the adjacent uses are all zoned for heavy industrial purposes within the city and county.

The Future Development Map for the City of Gainesville places the property within the *Industrial* land use category and within the Economic Development Gateways character area which appear to support the applicant's proposal.

The Planning Division staff is recommending **conditional approval** of this annexation request with a zoning of **Heavy Industrial (H-I)** based on the Comprehensive Land Use Plan and the adjacent industrial uses.

Applicant Presentation: Mark Noll, 2348 Monroe Drive, stated he is president of RY Holding Company and is asking to be annexed into the city for the usage of the sewer. He agrees with the condition suggested by the planning staff.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the request to annex into the city and establish zoning as Heavy Industrial (H-I) for sewer for existing office/warehouse with the following condition:

Condition

The existing gravel driveway shall be improved by constructing a concrete apron between the right-of-way line and the edge of the road bed. The improvements shall be completed within one year of the property being annexed into the city limits. All access point design for the subject property shall require review and approval by Hall County Engineering and the Gainesville Public Works Department Director. All required driveway improvements shall be at the full expense of the developer/property owner.

Motion made by Board Member Thompson

Motion seconded by Board Member Martin

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

B. Rezoning Request

- 1) Request from **1779 Property Rentals, LLC** to rezone a 3.68± acres tract located on the southwest corner of the intersection of Eberhart Street and Martin Luther King Jr. Boulevard, having frontage on the southeast side of High Street (a/k/a **310, 316 and 430 High Street SE; 1779 Martin Luther King Jr. Boulevard SE**) from Residential-II (R-II), Planned Unit Development (P-U-D) and Heavy Industrial (H-I) to Light Industrial (L-I).

Ward Number: Three

Tax Parcel Number(s): 01-033-003-003, 004 and 005

Request: Expand existing Industrial Pipe & Supply business

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

The applicant is proposing to rezone 3.68+ acres from R-II, P-U-D and H-I to L-I for the purpose of a building addition for the existing Industrial Pipe & Supply business which is a wholesale supplier of pipe fittings, valves and other hardware. The subject property consists of three parcels of which the larger parcel fronts Martin Luther King Jr. Boulevard, Eberhart Street and High Street. The two smaller parcels are undeveloped and front High Street. The applicant desires to have all three of the parcels under one zoning classification. The applicant intends to build an 11,840 square foot (80' by 148') warehouse building and loading dock on the larger parcel to provide for inside storage of materials which are currently stored outdoors. The existing building is approximately

27,000 square feet in size. Access is currently from Martin Luther King Jr. Boulevard and will remain unchanged. The subject property is located within the Midtown Overlay Zone.

The Gainesville Future Development Map for the City of Gainesville places the subject property within the Mixed-Use Midtown land use category and within the Central Core Character Area specifically within the Downtown/Midtown subarea which appears to support the applicant's proposal.

The Planning Division staff is recommending conditional approval of this rezoning request with L-I zoning, based on the Comprehensive Plan and the surrounding mixture of uses.

Applicant Presentation: Chris Latimer, 1779 Martin Luther King Jr. Boulevard, one of the owners of Industrial Pipe and Supply, stated he wants to have the different zonings of his property under one zoning of Light Industrial.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval of the request to rezone the subject property from Residential-II (R-II), Planned Unit Development (P-U-D) and Heavy Industrial (H-I) to Light Industrial (L-I) with the following conditions:

Conditions

- 1. The development standards within the narrative, site plan and architectural rendering submitted with the applicant's rezoning application shall be made part of the zoning ordinance, and shall be subject to the approval of the Director of the Community and Economic Development Department.**
- 2. The exterior walls of the proposed building shall be constructed with a minimum 3-foot high brick water table.**
- 3. An updated as-built survey/plat of the subject property, indicating existing conditions and all improvements shall be recorded prior to obtaining a Certificate of Occupancy for the future use.**

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

ADJOURNMENT

There was a motion to adjourn the meeting at 5:42 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary