



AGENDA

**Gainesville Planning and Appeals Board
Tuesday, April 11, 2017, 5:30 PM
Gainesville Justice Center**

1. CALL TO ORDER

2. MINUTES

A. March 14, 2017 PAB Meeting Minutes

3. OLD BUSINESS

4. NEW BUSINESS

A. Variance Requests

- (1) Request from **Antioch Baptist Church** to vary the lighting requirements for a sign on a 0.925± acre tract located on the southwest side of the intersection of Mill Street and Elm Street (a/k/a **1010 Mill Street SE**), having a zoning classification of Neighborhood Conservation (N-C).
Ward Number: Three
Tax Parcel Number(s): 01-034-002-001
Request: Electronic message board sign

B. Rezoning Requests

- (1) Request from **W. L. Norton Agency, Inc.** to rezone a 0.42± acre tract located on the east side of Boulevard, north of its intersection with Park Street (a/k/a **418 Boulevard NE**) from Residential-II (R-II) to Residential and Office (R-O).
Ward Number: Two
Tax Parcel Number(s): 01-038-003-012
Request: Professional office

C. Special Use Requests

- (1) Request from **Adams & Copeland, LLC** for a special use on a 0.61± acre tract located on the west side of Thompson Bridge Road, north of its intersection with Virginia Circle (a/k/a **1665 Thompson Bridge Road NW**), having a zoning classification of Office and Institutional (O-I).
Ward Number: One
Tax Parcel Number(s): 01-091-003-015
Request: Hair salon and office

5. MISCELLANEOUS

6. ADJOURNMENT

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 3/28/2017
Presenter: N/A
Item of Business: March 14, 2017 PAB Meeting Minutes
Meeting Date: 4/11/2017

Purpose of Request:

The purpose of this request is to allow the Planning and Appeals Board to approve the minutes from the referenced meeting.

History/Background:

Facts & Issues for Consideration:

The draft minutes were reviewed by the Planning Manager and Community Development Director.

Department Recommendation:

Approval of the minutes as presented.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

	Description	Type
	Draft Minutes	Minutes

GAINESVILLE PLANNING AND APPEALS BOARD
DRAFT MINUTES OF MEETING
MARCH 14, 2017

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

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

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 JANUARY 17, 2017

There was a motion to approve the minutes as presented.

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

NEW BUSINESS

Chairman Carter amended the agenda by moving the following items to the beginning of New Business and asked for a motion to table the three Oak Hall Companies, LLC requests until the May 9, 2017, Planning and Appeals Board meeting. This was in response to staff's memorandum stating the need for additional information from the applicant, particularly related to the traffic study, before a recommendation could be rendered to the Board.

B. Annexation Requests

- 2) Request from **Oak Hall Companies, LLC** to annex a 26.16± acres tract located east of Dawsonville Highway and on the north side of the intersection of Strickland Drive and Sportsman Club Road, with road frontage on Karen Lane (a/k/a **0 and 2209 Karen Lane; 2106, 2234 and 2242 Sportsman Club Road; and 2049 Strickland Drive**) and to establish zoning as Planned Unit Development (P-U-D).

Ward Number: One

Tax Parcel Number(s): 00-109-003-001, 004, 005; 00-109B-000-001, 002A and 036

Request: Active adult community

- 3) Request from **Oak Hall Companies, LLC** to annex a 50.81± acres tract located on the east side of Dawsonville Highway (S.R. 53), having road frontage on Dawsonville Highway, Ahaluna Drive, Skyview Drive and Strickland Drive (a/k/a **0 and 1758 Ahaluna Drive; 1508, 1550, 1740, 1746, 1758, 1760, 1934 and 1982 Dawsonville Highway; 300 and 301 Skyview Drive; 0, 2008 and 2016 Strickland Drive**) and to establish zoning as Planned Unit Development (P-U-D) and General Business (G-B).

Ward Number: One
Tax Parcel Number(s): 00-110-000-005 (part), 028, 032 (part) and 039;
00-110A-004-001 (part), 002A, 004 (part), 005 (part), 007 (part),
007A (part), 007X, 014 (part), 016 (part), 017 (part) and 018
Request: Mixed-use development

C. Rezoning Request

- 1) Request from **Oak Hall Companies, LLC** to rezone a 157.98± acres tract located on the east side of Dawsonville Highway (S.R. 53), having road frontage on Ahaluna Drive, Skyview Drive, Strickland Drive, Lakeshore Circle, West Lake Drive and Karen Lane (a/k/a **0, 1264 and 1817 Ahaluna Drive; 1876 Dawsonville Highway; 2208 Karen Lane; 0 and 2029 Strickland Drive; 0 and 1489 West Lake Drive**) from Residential-I-A (R-I-A), Residential-I (R-I), Planned Unit Development (P-U-D) and Regional Business (R-B) to Planned Unit Development (P-U-D) and General Business (G-B).

Ward Number: One
Tax Parcel Number(s): 00-109B-000-003A;
00-110-000-001, 006, 030, 031, 034, 035, 036, 037 and 038;
01-110-001-006; 01-110A-004-022;
01-114-001-001, 026, 145 and 161
Request: Mixed-use development

There was a motion to table all three Oak Hall Companies, LLC requests until the May 9, 2017, Planning and Appeals Board meeting.

Motion made by Board Member Thompson
Motion seconded by Board Member Martin
Vote – 7 favor

NOTE: Board Member Delgado recused herself from the meeting at 5:35 p.m.

A. Special Use Request

- 1) Request from **Hanh My Thi Doan** for a Special Use on a 0.52± acre tract located on the east side of South Enota Drive, north of its intersection with Sherwood Park Drive (a/k/a **502 South Enota Drive NE**), having a zoning classification of Office and Institutional (O-I).
Ward Number: Three
Tax Parcel Number(s): 01-064-002-030
Request: Nail Salon

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

The applicant is proposing a special use within the Office and Institutional (O-I) zoning district to establish a nail salon. The subject property contains a vacant, 2,344 square foot building that was previously occupied as a medical equipment office. Adjacent uses include Walgreens Pharmacy, Wendy's Restaurant, Georgia Poultry Federation, Inc. and a single-family home. The applicant's business, known as Royale' Nails, is currently located across the street within the Sherwood Plaza retail center. There are eight employees and the business hours are from 9:30 A.M. to 8:00 P.M. Monday thru Sunday. Minimal changes are

proposed for the exterior of the building which will include new signage. There are currently 18 parking spaces provided on site of which no changes are proposed for parking or access.

The Future Development Map for the City of Gainesville places the subject property within the *Mixed-Use General* land use category which includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential. As well, the subject property is located within the *Traditional Neighborhoods* character area, specifically within the *Northern Neighborhoods subarea* which consists of low-density and medium-density residential, and mixed-use / commercial.

The Planning Division staff is recommending conditional approval of this Special Use request within Office and Institutional (O-I) zoning, based on the Comprehensive Plan and the surrounding residential and non-residential land uses with one condition.

Applicant Presentation: Pat Burke, 540 Holly Drive, stated he is a real estate agent for Keller Williams and has worked with the applicant on this project for the last three or four months. He stated the applicant and his wife have operated Royale' Nails for 11 years, noting it is a classy business and they will be the same kind of citizen at the new location and will follow the guidelines for the architectural and sign requirements. He stated they reviewed the documents provided by staff and had no issues with the requirements or the proposed condition.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend approval of the special use as presented with the following condition:

Condition

The existing monument sign or any replacement monument sign shall not be increased in size or height above the current monument sign dimensions so as to remain residential in scale.

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

NOTE: Board Member Delgado returned to the meeting at 5:41 p.m.

B. Annexation Requests

- 1) Request from **Masy Seng** to annex a 0.19± acre tract located on the northwest side of the intersection of Shallowford Road and Albert Street (a/k/a **593 and 597 Shallowford Road**) and to establish zoning as General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 00-119A-001-012 and 013
Request: Donut shop

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

The applicant is proposing to annex two undeveloped parcels into the city limits of Gainesville. The parcels are currently part of a larger unincorporated island and are currently zoned Highway Business (H-B) which is a comparable zoning to General Business (G-B) in the City. The adjacent uses include a single-family home, Regions Bank branch, vacant land, dry cleaner and the US Army Reserve facility. The applicant intends to utilize City water and sewer services in order to develop a 1,200 square foot donut shop, a small parking area and dumpster pad. A two-way access driveway is proposed along Shallowford Road and an exit only driveway is proposed along Albert Street. Anticipated store hours are Monday thru Sunday from 5 A.M. to 5 P.M.

The subject property is located within the *Mixed Use General* land use category which includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential. The subject property is also located within the *Longwood Cove* character area which is identified as a potential infill area that could be redeveloped in the long term as a mixed-use "town center." One of the quality community objectives includes redeveloping underutilized land and buildings to enable both commercial and residential growth. Land uses allowed within this character area include medium-density residential, multi-family residential, mixed-use, commercial, public / institutional, and parks / recreation / conservation.

The Planning Division staff is recommending conditional approval of this annexation request with General Business (G-B) zoning based on the Comprehensive Plan and adjacent commercial uses with three conditions.

Applicant Presentation: Kelly Moore, 4017 Sargent Circle, stated he is a local realtor who helped the applicant with Danny's Donut Shop, noting Mr. Seng has more shops located in other cities, all of which are successful businesses and good for their respective communities. He stated they had no issues with the proposed conditions.

QUESTIONS: Becky Brechter, 3229 Springdale Forrest Circle, stated she was speaking on behalf of Ms. Moss, the owner of the adjacent property to the rear of the proposed business. She asked if the privacy fence buffer would be placed in front of, or behind the existing fence. Planning Manager Matt Tate stated that most likely the old fence would be removed and a new fence would be placed three-feet from the property line as required by Code. Mr. Tate confirmed that Ms. Moss would not have to remove any of the structures located on her property. Ms. Brechter asked if Ms. Moss would have to remove the existing fence. Mr. Tate stated no, according to the survey plat, the existing wooden fence is located on the subject property. Mr. Tate also confirmed that the new fence would extend all the way across the width of Ms. Moss' property line to provide an opaque buffer for her. Ms. Brechter commented on the dumpster pad then stated that answered all of her questions.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend approval of the annexation as presented with the following conditions:

Conditions

1. The developer shall provide a minimum 8-foot tall two sided, opaque fence against the adjacent residential property to the north.
2. There shall be no signs allowed along Albert Street.
3. Access along Albert Street shall be limited to an exit only upon review and approval by the Public Works Director.

Motion made by Board Member Thompson
Motion seconded by Board Member Delgado
Vote – 7 favor

ADJOURNMENT

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

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

Respectfully submitted,

Doug Carter, Chairman

Judy Foster, Recording Secretary

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 3/28/2017

Presenter: Matt Tate

Item of Business: Request from **Antioch Baptist Church** to vary the lighting requirements for a sign on a 0.925± acre tract located on the southwest side of the intersection of Mill Street and Elm Street (a/k/a **1010 Mill Street SE**), having a zoning classification of Neighborhood Conservation (N-C).
Ward Number: Three
Tax Parcel Number(s): 01-034-002-001
Request: Electronic message board sign

Meeting Date: 4/11/2017

Purpose of Request:

The applicant is proposing to vary the lighting standards to allow for an electronic message board sign to be added to the existing monument sign along Mill Street. The proposed sign will use the current sign posts and frame of the existing sign but will replace the existing manual message board with a 14 square foot (2.5' x 11.6') electronic message board sign. The property is zoned Neighborhood Conservation (N-C) which does not permit signs with internal illumination. The applicant states the proposed request would benefit the church and community as a whole which would allow for flexibility to post messages. As well, the sign's color, brightness and time of operation will be applied to minimize any potential disruption to the neighbors. The adjacent uses include single-family homes.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff is recommending conditional approval of the sign variance request, with one condition.

See Staff Recommendation Report for details.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Report	Report
☐ Location Maps	Backup Material
☐ Narrative	Backup Material
☐ Statement of Hardship	Backup Material

Plat
Sign Rendering
Petition

Backup Material
Backup Material
Backup Material

**GAINESVILLE PLANNING AND APPEALS BOARD
STAFF RECOMMENDATION**

Applicant/Property Owner.....Antioch Baptist Church
1010 Mill Street
Gainesville, GA 30501

Request..... Vary the lighting requirements to allow for an electronic message board sign

Zoning..... Neighborhood Conservation (N-C)

Location..... 1010 Mill Street

Staff Recommendation.....**Approval, with condition**

Meeting Date..... April 11, 2017

▪ **Request**

The property is zoned Neighborhood Conservation (N-C) which only allows signs with external illumination. The applicant is proposing to vary the lighting standards to allow for an electronic message board (EMB) sign to be added to the existing monument sign along Mill Street. The proposed sign will use the existing sign posts and frame but will replace the existing manual message board with a 14 square foot (2.5' x 11.6') electronic message board sign. Where EMB signs are permitted, the maximum size allowed is 20 square feet with amber or white lighting.

▪ **Background Information and Existing Conditions**

The subject property is 0.925± acres in size and is located on the southwest side of the intersection of Mill Street and Elm Street. The property contains the Antioch Baptist Church and associated parking area which was built in 1974 and expanded to its current form in 2003. The adjacent uses include single-family homes. Other nearby uses consists of the Gainesville Bethel A.M.E. Church which fronts Mill Street and McDonald Street, the Boys and Girls Club and Fair Street Elementary School located to the north, and various industrial uses located south of the property near the railroad.

▪ **Significant Factors**

The Ordinance requires that the applicant's claim for hardship must be based on the size or shape of the lot, its topography, or other physical characteristics inherent in the lot itself and not on the desired aesthetics. Further, the Code states that a variance shall not be granted as a convenience to the applicant or as a way to gain any advantage or interest over similarly zoned properties.

The applicant states the proposed request would benefit the church and community as a whole which would allow for flexibility to display messages that will better represent the church. As well, the sign's color, brightness and time of operation will be maintained to help minimize any potential disruption to the neighbors.

There have been no nearby variance requests approved for EMB signs within the immediate area. However, numerous variance requests for similar EMB signs have been approved within the city limits over the past 10 years for various churches including the First Baptist Church on Green Street, First United Methodist Church on Thompson Bridge Road and the New Haven Church on White Sulphur Road.

▪ **Supporting Documents**

Statement of Hardship, Concept Plan, Sign Rendering, Petition of Support

▪ **Analysis**

(1) Are there extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography?

The subject property is one of the larger parcels within the neighborhood and has ample road frontage along Mill Street and Elm Street which are considered local roads. The topography is relatively flat and the shape of the property is not unique.

(2) Would the application of the Unified Land Development Code to this particular piece of property create an unnecessary hardship?

The sign code is designed to enhance the aesthetics of the City by restricting signs and lights which increase clutter and to provide for consistency and compatibility. While all zoning districts within the city limits allow for a church, an electronic message board is only permitted if the church were located within a commercial or industrial zoning district.

The trees that were planted when the church and parking were expanded approximately 14 years ago, as required by code, are now blocking the view of the sign.

(3) Are there conditions that are peculiar to the property which adversely affect its reasonable uses or usability as currently zoned?

The subject property's use or usability does not appear to be adversely impacted by any peculiar conditions of the property other than the existing vegetation. The desire to have an EMB sign appears to support the logistical needs of the church to disseminate information to the community in a more efficient manner.

(4) Would relief, if granted, cause substantial detriment to the public good or impair the purposes and intent of this ordinance?

The proposed EMB sign would be unique to the immediate area given the surrounding residential uses. However, if relief were given, it would not appear to cause substantial detriment to the public good given the scale of the proposal. The applicant has gained support from numerous residents within the neighborhood of which 67 people have signed a petition in favor of the request.

(5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.

The property will retain its use as a church and the existing sign could be improved without the addition of an EMB sign, but would most likely be less noticeable from the road. Nonetheless, the site visibility of the existing sign is impeded by existing trees located between the church and the road.

(6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.

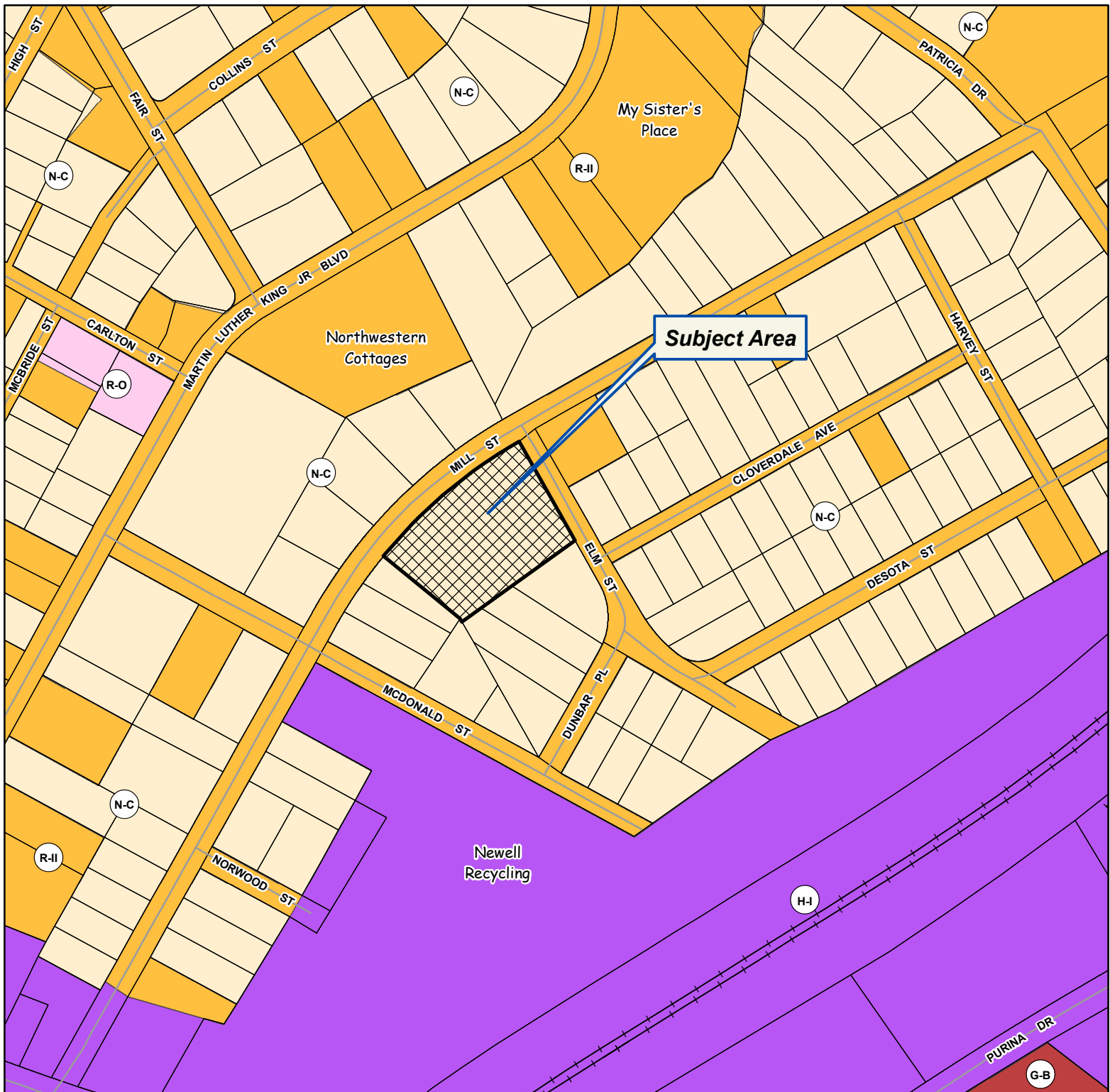
When the church was expanded, additional trees were required to be planted per the Unified Land Development Code requirements. The applicant was first made aware of the sign requirements upon contacting staff for a sign permit.

▪ ***Staff Recommendation***

The Planning Division staff is recommending **conditional approval** of this variance request given the limited visibility of the sign due to existing vegetation.

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 and shall meet the standards of the Unified Land Development Code.



Applicant:

ANTIOCH BAPTIST CHURCH

VARIANCE REQUEST



Request:

Vary the lighting requirements to allow for an electronic message board

Subject Area Address:

1010 Mill Street SE

Meeting: 4/11/2017

Prepared: 3/23/2017

Gainesville Community Development Department

 Subject Area

0 120 240 360 480 Feet



1" = 200'

Tax Parcel: 01-034-002-001



Applicant:

ANTIOCH BAPTIST CHURCH

VARIANCE REQUEST



Request:

Vary the lighting requirements to allow for an electronic message board

Subject Area Address:

1010 Mill Street SE

Meeting: 4/11/2017

Prepared: 3/23/2017

Gainesville Community Development Department



Subject Property

Aerial from 2015

0 120 240 360 480 Feet



1" = 200'

Tax Parcel: 01-034-002-001



P O Box 2725 or 1010 Mill Street
Gainesville, GA 30503
Rev. Rodney A. Lackey, Sr., Pastor
(770) 536-3916 Telephone / (770) 536-0489 Fax
antioch1010@bellsouth.net

From: Antioch Baptist Church To: City of Gainesville Advisory Board
Re: Application for a Variance Request – Allowance for LED Sign
Date: 02/19/2017

It is our intent to seek the approval of a variance regarding our current N-C (Neighborhood Conservation) zoning classification. We have completed the required Variance Request form and as you will see, we do not have any of the "hardships" as listed in the application.

We want to be good neighbors and value the input of those who reside in the Newtown Neighborhood. We have reached out to the Newtown community as follows:

- On 02/05/17, flyers were handed out door to door, advertising the upcoming community meeting and our intentions for the sign
- On 02/07/17 – 02/13/17, An ad was placed in the Gainesville Times for the upcoming community meeting
- On 02/13/17, a community meeting was held for question//answer session on the sign installation. The installer, Shiloh Signs, was present to explain technical details
- 02/14/17 through 02/18/17, a door to door canvas took place to collect signatures for the approval of the LED sign

We, the Antioch Baptist Church, do understand the current ordinance, along with its limitations, and ask that you would consider this variance with an open mind as we move forward in this age of technology. Listed below are some of the specifications and controls we will have in place:

- We will use the current sign posts/frame; the LED sign will be very similar in size as th sign removed
- The LED cabinet will be 30" x 68"; LED sign 24" x 68"
- Character size is 5-1/2" to 18-1/2"
- LED pixels of 24x80
- Sign will be 2-Sided (120 V)
- Signage is Wi-Fi controlled
- Timer: turn ON and OFF the sign at specified times
- Capability of adjusting light intensity permanently or on a timer
- Multiple color options that will comply with existing ordinances without a variance

We hope that you find the information provided is helpful in making your decision, and that it is favorable. We look forward to working through this process with the City of Gainesville.

Best Regards,

A handwritten signature in black ink that reads "L. Todd Evans".

L. Todd Evans
Church Business Administrator
Antioch Baptist Church

Variance Request

STATEMENT OF HARDSHIP

The Gainesville Planning and Appeals Board has the authority, in specific cases, to grant variances from the terms of the Unified Land Development Code of the City of Gainesville, Georgia, when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Unified Land Development Code will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Unified Land Development Code. Variances may be granted only upon a finding by the Gainesville Planning and Appeals Board that:

Describe how each situation listed below relates to your application.

1) There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape, or topography. (The hardship must relate to the physical character of the lot and not to a personal or economic hardship.)

There is no hardship regarding the physical character of the lot.

2) The application of the requirements of this resolution to this particular property would create an unnecessary hardship.

No unnecessary hardship would be created upon the application of the requirements of this resolution. The signs' color, brightness and time of operation will be applied to minimize any potential disruption to the neighbors of the Antioch Baptist Church. Wi-Fi will be used for messages.

3) There are conditions that are peculiar to the property which adversely affect its reasonable use or usability as currently zoned.

The current zoning (N-C) is preventing an upgrade to our current sign. With the current sign, messages have to be placed manually and does not allow for flexibility of posting messages. The sign, as well as the letters, show weathering and do not represent the Antioch Baptist Church.

4) Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this Ordinance.

For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district. Such conditions are not the result of any actions of the property owner.

Relief under this Variance Request would not cause substantial detriment to the public good or impair the purposes and intent of this ordinance. This would be a benefit to the community as whole. Both church and community announcements will be placed on this sign.

5) There must be a proved hardship by showing beyond a doubt the inability to make a reasonable use of the land if the zoning ordinance were applied literally.

There is not a proven hardship to make reasonable use of the land if the zoning ordinance were applied literally. We ask that you take in to review this request with an open mind and how the advance in technology has afforded the Antioch Baptist Church this opportunity.

6) The hardship cannot be self-created; e.g., as in a case where the lot was purchased with the knowledge of an existing restriction.

A self hardship has not been created by the Antioch Baptist Church. Technology has changed and we would like to utilize this technology in passing on information to the public via an LED sign.

I hereby certify that the above information and all attached information is true and correct.

Signature of Applicant

L. Todd Evans
Antioch Baptist Church
Business Administrator

Date

02/19/17

1. TOP ELEVATION
97.006'
INVERT ELEVATION
93.006'

2. TOP ELEVATION
96.006'
INVERT ELEVATION
92.006'

3. TOP ELEVATION
94.234'
INVERT ELEVATION
90.004'

LOCATION OF
EXISTING 21' DEPTH
PARKING SPACES

[illegible][illegible]

L. Lloyd Hill
architects
& associates, Inc.

architects
& associates, inc.
3300 northeast expressway
atlanta, georgia 30341 (404) 457-4324
222 main street s.w. gainesville, georgia 30501 (770) 534-8404

(ADDITIONS & MODIFICATIONS)

**ANTIOCH
BAPTIST CHURCH**

1010 MILL ST. SE., Gainesville, Georgia 30503
HALL COUNTY, GEORGIA

HALL COUNTY, GEORGIA
COPYRIGHT ©2008 • HILLOTT HALL ASSOCIATES, INC. • ASSOCIATES, INC. • CLAMM, V.L.F. & A.

job no: G0003
date: 05/12/01
drawn: DCG/RM
scale: 1" = 20'
revisions:

check: HLHA

OVERALL SITE
PLAN/DEMO.

AS3

of 16 sheets

HI DEF LED, Model #20mm-24x80-GV
2'6"x5'10" ID Cabinet, 2'x5'10" LED Cabinet



Supplying signs for the
Baptist Churches
since 1988

Reference #: 130334

Sketch #: 3

Date: December 8, 2016

SPECIFICATIONS

Cabinet/Leg: RAL9010 White
(LED Cabinet Black)

Sign Face: 453B Brown

ID Letters: 403W White

LED Letters: Amber

Draft: 403 White

Fonts: Garamond

Mascot/Symbol: #006

Mascot/Symbol Colors:

SIGN CAPABILITIES

20 mm- 24 x 80		
# of Lines	Character Size (in)	# of Characters per Line
3	5.5	13
2	8.7	8
1	18.1	4



APPROVAL

12/18/2016

DATE

Alwayne Randolph

PRINT NAME

Alwayne Randolph

SIGNATURE

A FAX SIGNATURE IS BINDING UPON BOTH PARTIES



SIGNS PLUS
NEW IDEAS-NEW TECHNOLOGY, INC.



800-848-4262
SignsPlusSigns.com
4242 McIntosh Lane, Sarasota, FL 34232



P O Box 2725/1010 Mill Street
Gainesville, GA 30503
Rev. Rodney A. Lackey, Sr., Pastor
(770) 536-3916 P / (770) 536-0489 F

02/19/17
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SIGNATURE - APPROVE LED SIGN

NAME	ADDRESS	TELEPHONE
1. Daniel Varner	1077 Mill St	[REDACTED]
2. Dorothy Kea	1082 Mill St	[REDACTED]
3. Sunny Moss	1126 Mill St	[REDACTED]
4. Barbara Randolph	634 Patricia Dr	[REDACTED]
5. Maria Perez	1155 Mill St Apt 0-1	[REDACTED]
6. Willie Williams	1155 Mill St Apt M 2	[REDACTED]
7. Jerome [unclear]	1155 Mill St H-1	[REDACTED]
8. Dennis Singleton	1155 Mill St. H-2	[REDACTED]
10. Pamela Harrisom	1155 Mill St. J-2	[REDACTED]
11. Jose Chaver	1155 Mill St L 1	[REDACTED]

NEXT PAGE →

12. Annie B Thompson
1155 Mill St

[REDACTED]

13. Mandy Brush
1155 Mill St Apt C-1

[REDACTED]

14. Christine Rucker
1155 Mill St Apt C-2

[REDACTED]

15. Ashley Smith
1155 Mill St Apt C-1

[REDACTED]

16. Robin Cheek

[REDACTED]

1155 Mill Street Apt F-1

17. Gussie Dukes
1155 Mill St Apt F-2

[REDACTED]

18.



P O Box 2725/1010 Mill Street
Gainesville, GA 30503
Rev. Rodney A. Lackey, Sr., Pastor
(770) 536-3916 P / (770) 536-0489 F

@ 02/19/17
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SIGNATURE - APPROVE LED SIGN

NAME	ADDRESS	TELEPHONE
1. Mary Williams	907 Mill St	[REDACTED]
2. Rosie Glasper	920 Mill St	
3. Curtis Young	919 Mill St.	[REDACTED]
4. Freddie Young	923 Mill St	[REDACTED]
5. Susie Ann Hall	1022 Mill St.	
6. Ornie L. Welchel	1046 Mill St.	[REDACTED]
7. Carolyn Hamilton	1046 Mill St.	[REDACTED]
8. Christena Hopkins	1046 Mill St.	[REDACTED]
10. Betty Butts	1055 Mill St.	[REDACTED]
11. José Alvarado	1065 Mill St.	[REDACTED]



P O Box 2725/1010 Mill Street
Gainesville, GA 30503
Rev. Rodney A. Lackey, Sr., Pastor
(770) 536-3916 P / (770) 536-0489 F

SIGNATURE - APPROVE LED SIGN

<u>NAME</u>	<u>ADDRESS</u>	<u>TELEPHONE</u>
1. <i>Longo Contell</i>	1016 CLOVERDALE	
2. KENDALL MILLSAP	922 EAST HIGH ST	
3. CALVIN MANGRAM	1049 CLOVERDALE	
4. Tammy Mize	1025 cloverdale st	
5. Trent Duboy	1040 CLOVERDALE ST	
6. Jose Hernandez G	1040 cloverdale st	
7. MARK A. Lott	1084 Cloverdale St	
8. Maria Hernandez	1077 Cloverdale st	
10. Barbara Alexander	1054 Cloverdale St.	
11. William B. Shasta	927 Black DR	
2. 1070 Cloverdale		

Vacant House.

PAGE 5 OF 6

1082 Cloverdale St.

1099 "

1062 Cloverdale St.

1039 "

1033 Cloverdale St.

12. Dianne Tate 1078 Cloverdale st

13. ~~B. Tate~~ 1070 "

14.

15.

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SIGNATURE – APPROVE LED SIGN

NAME

ADDRESS

TELEPHONE

1. Earthena Finch 1078 Cloverdale St [REDACTED]
2. Angelin H. McMB 1050 West St [REDACTED]
3. _____
4. _____
5. _____
6. _____
7. _____
8. _____
10. _____
11. _____



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SIGNATURE - APPROVE LED SIGN

NAME

ADDRESS

TELEPHONE

- | | <u>NAME</u> | <u>ADDRESS</u> | <u>TELEPHONE</u> |
|-----|------------------|----------------------|------------------|
| 1. | Jerome Whitchel | 1090 Desota St | [REDACTED] |
| 2. | Marlon Coleman | 858 Elm St | [REDACTED] |
| 3. | Betty Lewis | 1001 Dunbar St | [REDACTED] |
| 4. | Joann L. Jones | 911 Dunbar St. S.E. | [REDACTED] |
| 5. | Curtis M. Young | 1099 De Sota St. | [REDACTED] |
| 6. | Delinda Luster | 1099 Desota St. S.E. | [REDACTED] |
| 7. | Jonathon Butts | 1053 Desota St. | [REDACTED] |
| 8. | H. Jerry Collins | 870 Elm St. | [REDACTED] |
| 10. | Henry Butts | 1009 Dunbar | [REDACTED] |
| 11. | Sherry Maddox | 1041 Desota St. | [REDACTED] |
| | Bloodie Summers | 1098 Desota St | [REDACTED] |



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Gainesville, GA 30503
Rev. Rodney A. Lackey, Sr., Pastor
(770) 536-3916 P / (770) 536-0489 F

SIGNATURE - APPROVE LED SIGN

NAME

ADDRESS

TELEPHONE

1. Reggie Summers 1098 Desoto Dr.
2. Jessie Butts 765 Harvey St.
3. James Shady 1180 Desoto
4. Lobby + Joyce Cantel 1129 Desoto, Dr.
5. Daniel Moya 1083 Desoto St [REDACTED]
6. Laura Moya 1083 Desoto St [REDACTED]
7. Ruth Watson 1091 Desota St
8.
10.
11.

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 3/28/2017

Presenter: Matt Tate

Item of Business: Request from **W. L. Norton Agency, Inc.** to rezone a 0.42± acre tract located on the east side of Boulevard, north of its intersection with Park Street (a/k/a **418 Boulevard NE**) from Residential-II (R-II) to Residential and Office (R-O).

Ward Number: Two

Tax Parcel Number(s): 01-038-003-012

Request: Professional office

Meeting Date: 4/11/2017

Purpose of Request:

The applicant is proposing to rezone the subject property from Residential-II (R-II) to Residential and Office (R-O) for an insurance and real estate office. The property contains a two-story, 3,738± square foot, residential duplex structure and a detached two-story garage. The applicant states that the two residential apartments on the upper floor will eventually be renovated for additional office space. Proposed modifications to the site include converting 2,205 square feet of the first floor to office space and the addition of 11 new gravel parking spaces to the rear of the structure to consist of concrete and pea gravel.

The existing driveway access will remain the same but will be slightly widened. Surrounding uses include single-family homes, multi-family apartments, and various professional office uses.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff is recommending conditional approval of the rezoning request, with six conditions.

See Staff Recommendation Report for details.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Report	Report
☐ Location Maps	Backup Material
☐ Narrative	Backup Material
☐ Concept Plan	Backup Material
☐ Floor Plan	Backup Material
☐ Pictures of Site	Backup Material

**GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION**

Applicant and Property Owner..... W. L. Norton Agency, Inc.
Location..... 418 Boulevard NE
Request..... Rezone from R-II to R-O
Size 0.42± acre
Ward..... Two
Proposed Use..... Professional office
Planning Division Staff Recommendation **Approval, with conditions**
Date..... April 11, 2017

▪ **Applicant's Proposal and Background Information**

The applicant is proposing to rezone the subject property from Residential-II (R-II) to Residential and Office (R-O) for an insurance and real estate office. The property contains a two-story, 3,738± square foot, residential duplex structure, detached two-story garage and a small detached screened in sandbox. The applicant states that the two residential apartments on the upper floor will eventually be renovated for additional office space. There are expected to be 4 primary employees with business hours from 8:30 A.M. to 5:00 P.M. Monday thru Friday. Guests will be directed to the main office building across the street. Renovations to the site are to include converting 2,205 square feet of the first floor to office space and the addition of 11 to 13 new gravel parking spaces to the rear of the structure consisting of pea gravel and existing concrete. According to the applicant, the existing driveway access from Boulevard will remain but will be slightly widened. In addition, the existing fence along the southern property line will be retained which currently serves as a buffer. The fence along the northerly property line will be relocated to help buffer the adjacent single-family home to the east.

▪ **Adjacent Land Use and Zoning**

Location	Use	Zoning
North	Norton Agency office	Residential and Office (R-O)
South	Residential Duplex, Vacant home	Residential-II (R-II)
East	Single-family home	Residential-II (R-II)
West	Norton Agency office, Single-family home	Residential-II (R-II) and Residential and Office (R-O)

Other surrounding uses include single-family homes, multi-family apartments, and various professional office uses and the Brenau University campus.

▪ **Other Departmental Comments**

There were no other departmental comments regarding this request.

▪ **Zoning History**

The following zoning actions have taken place in the immediate area during the last ten years:

2012 – A request by The Norton Agency Insurance, LLP to rezone a 0.61[±] acre tract located at 424 Boulevard NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for a professional office.

2012 – A request by Dennis & Jill Momper to rezone a 0.51[±] acre tract located at 430 Prior Street NE from Residential-II (R-II) to Residential and Office (R-O) was approved with conditions for a professional office.

2010 – A request by Harold A. Hinchman to rezone a 1.89[±] acres tract located at 1050 Park Street NE from Residential-I (R-I) to Residential-II (R-II) with a special use was denied for a group home for men.

2008 – A request by Brenau University located at 326 and 352 Boulevard NE for a Special Use on a 1.44[±] acres tract within a Office and Institutional (O-I) zoning district for dormitories was approved with conditions.

2007 – A request by Parkberry Development, LLC to rezone a 2.49[±] acres tract located at 535, 543 and 557 Mulberry Lane; and 819 and 825 Park Street from Residential-I (R-I) to Planned Unit Development (P-U-D) was denied for residential townhomes.

▪ **Staff Analysis**

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The surrounding properties contain a mixture of land uses and zoning districts which include single-family homes, residential duplex, townhomes, apartment, office and service uses which includes property zoned Residential-II (R-II), Residential and Office (R-O), Planned Unit Development (P-U-D) and Office and Professional (O-P). It appears that the proposed office use is suitable in view of the zoning and development of adjacent and nearby properties.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

While a mixture of residential and office uses are encouraged within our downtown area, it is important that the proposed use maintains its single-family residential character and scale as to not overwhelm the nearby historic residential structures. The proposed R-O zoning appears to be suitable, but will primarily impact the two adjacent single-family homes to the rear of the property. It is essential that a solid buffer be provided between the adjacent single-family homes and the proposed parking area.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

It is staff's opinion that the proposed development is consistent with the Comprehensive Plan. The Future Development Map for the City of Gainesville places the subject property within the *Low-Medium Residential* land use category which includes areas containing or planned for single-family detached or semi-detached housing at densities ranging from two to four dwelling units per acre with only limited light office use allowed, such as a home office.

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 vision for this area anticipates minimal change, and primary issues within this subarea include incompatible infill development and the threat of encroaching urban sprawl. Commercial encroachment should be minimized and should respect and mirror the small scale of the surrounding neighborhoods, while the purity of the landscape and quality of housing should be preserved. The area is not a primary destination for business; however neighborhood serving business development is encouraged. Land uses allowed include low-density and medium-density residential, and mixed-use / commercial.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The property, as currently zoned, does not allow for an office use with the exception of a home office. The property's current zoning of Residential-II (R-II) allows for numerous residential uses including single-family, duplex, townhomes, condominiums and apartments. Under the current R-II zoning, it is conceivable that the subject tract could be developed for a total of 5 residential units and associated parking which does not require a buffer against the surrounding properties.

The applicant wishes to rezone the subject property to Residential and Office (R-O) which is residential in nature but is the least intensive zoning classification that permits professional office space. This zoning district is intended to encourage a compatible mixture of residential, office and specialty retail types of land uses; as well as to allow greater flexibility of use for older existing structures.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The subject property currently utilizes various City services; including police and fire protection and utilities. Gainesville Fire Station #2 located off of Holly Drive is located approximately one mile from the subject property. The proposed office is expected to have minimal load on water and sanitary sewer services and impacts to police and fire protection should be minimal. Due to the fact that the proposal is for an office use there should be no impacts to the school system. If approved, there will be additional traffic loads onto Boulevard based on the number of employees and customers parking on the site. According to the "Trip Generation Manual" as published by the Institute of Transportation Engineers, the proposed office use would generate approximately 40± new trips per day and 6± new trips per AM and PM peak hour (based on the proposed office use and total square footage of the building).

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

While some of the aging homes have been improved for single-family residential purposes, many of the existing historic single-family residential structures fronting Boulevard, Green Street, Candler Street, Park Street and Prior Street have been converted into professional office space over the past 30+ years. Much of this is due to the emerging Brenau Campus, Northeast Georgia Medical Center and nearby downtown central business district.

The proposed professional office use with the recommended conditions appears to be consistent with the Comprehensive Plan and the surrounding mixture of residential and non-residential land uses.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

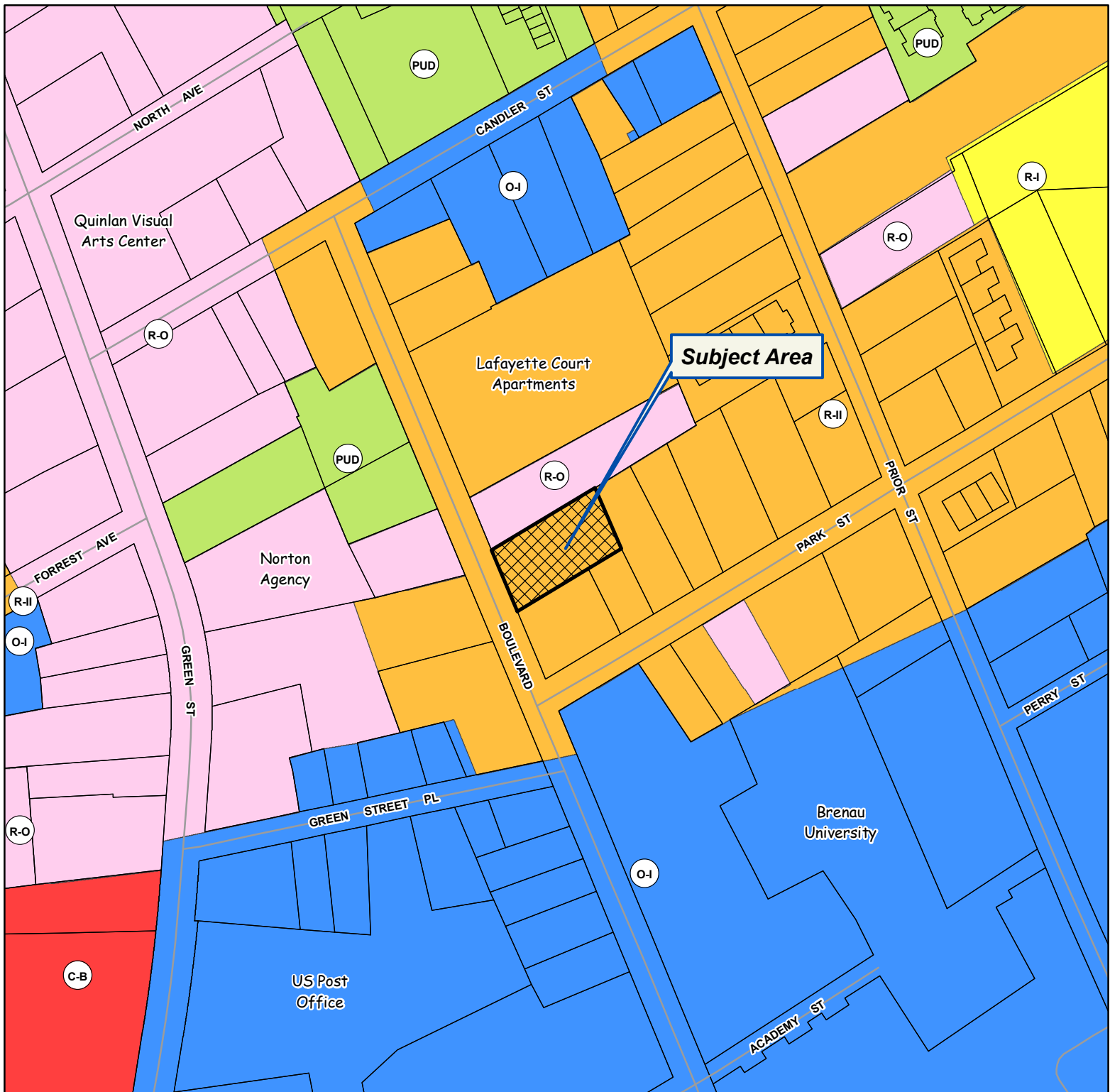
The proposed rezoning request with the conditions suggested by staff appears to promote a reasonable balance between the interests of the City, the property owner, and neighboring residents and property owners.

▪ **Staff Recommendation**

The Planning Division staff is recommending **conditional approval** of this rezoning request with **R-O zoning**, based on the Comprehensive Plan and the surrounding residential and non-residential land uses.

Conditions

1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be characteristic of the surrounding historic properties, and shall be subject to the Community Development Director approval.
2. Any fire escape addition shall be located to the rear of the existing structure.
3. Any proposed new parking areas or potential storm water management areas shall be located to the rear of the structure and shall be adequately screened from the adjacent residential uses located along the south and east property lines. The buffer area shall consist of an opaque fence, a minimum of 6 feet in height, and evergreen shrubs or trees. The final installation, placement, maintenance and type of the buffer shall be subject to the Community Development Director approval.
4. The subject property shall be limited to no more than 13 total parking spaces including handicapped parking. This shall not include parking within the proposed detached garage. The use of pervious material within the parking area shall require approval by the Department of Water Resources.
5. The subject property shall be limited to one (1) monument sign for a future office use not to exceed five (5) feet in height and twenty (20) square feet in size.
6. An updated as-built boundary 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 professional office use.



Applicant:
W.L. NORTON AGENCY, INC.

REZONING REQUEST



Request:
Rezone 0.42+/- acre tract from
Residential-II (R-II) to Residential
Office (R-O) for a professional office

Subject Area Address:
418 Boulevard NE

Meeting: 4/11/2017

Prepared: 3/23/2017

Gainesville Community Development Department

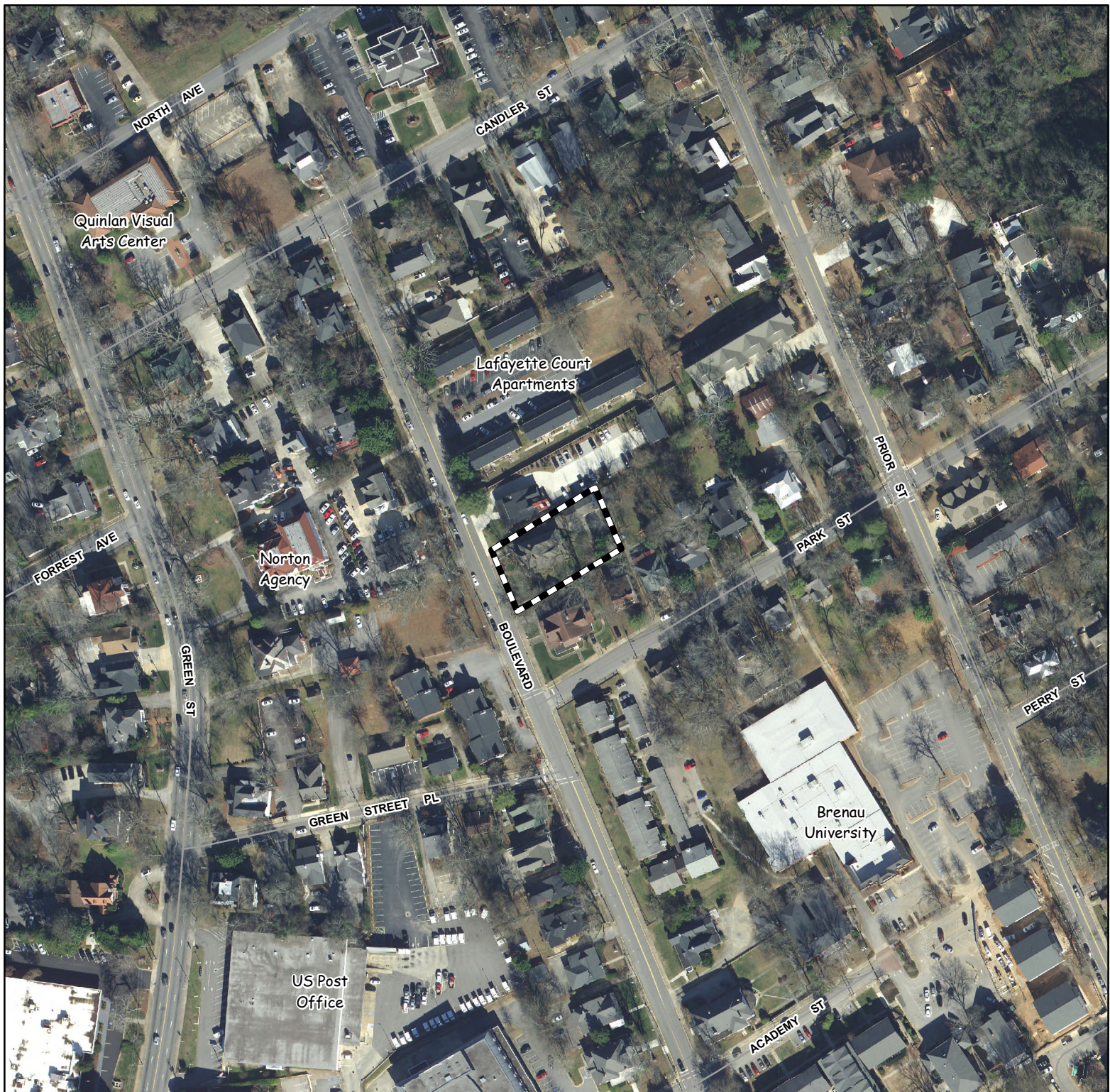
 Subject Area

0 120 240 360 480 Feet



1" = 200'

Tax Parcel: 01-038-003-012



Applicant:

W.L. NORTON AGENCY, INC.

Gainesville Community Development Department

REZONING REQUEST



Subject Property

Aerial from 2015



0 120 240 360 480 Feet

1" = 200'



Request:

Rezone 0.42+/- acre tract from Residential-II (R-II) to Residential Office (R-O) for a professional office

Subject Area Address:

418 Boulevard NE

Meeting: 4/11/2017

Prepared: 3/23/2017

Tax Parcel: 01-038-003-012

Narrative Report

The W.L Norton Agency wishes to expand their office capacity to meet the needs of their growing Insurance and Real Estate Business. They have purchased the house located at 418 Boulevard NE Gainesville, Georgia 30501, which is adjacent to their four other existing offices located on Boulevard and Green Street. They will maintain the current character of the street scape, including the garden inside the Chippendale fence that fronts on Boulevard. This will be used as a private employee break area. Eleven parking spaces will be added on the rear of the house. The parking area will be a combination of concrete and pea gravel. The square footage of new impervious surface will be approximately 1725 sf. The house currently has two separate apartments on the second floor. These will remain residential apartments for the present time. The approximately 2205 sf of the first floor will be converted to office space.

LEGEND

○

PROPERTY CORNER

●

IRON PIN FOUND/SET (IPF/IPS)

P.O.B.

POINT OF BEGINNING

P.O.C.

POINT OF COMMENCEMENT

R/W

RIGHT OF WAY

P/L

PROPERTY LINE

N/F

NOW OR FORMERLY

IPS

1/2" ROD/CAP

CTP

CRIMPED TOP PIPE

OTP

OPEN TOP PIPE

RCP

REINFORCED CONCRETE PIPE

U/P

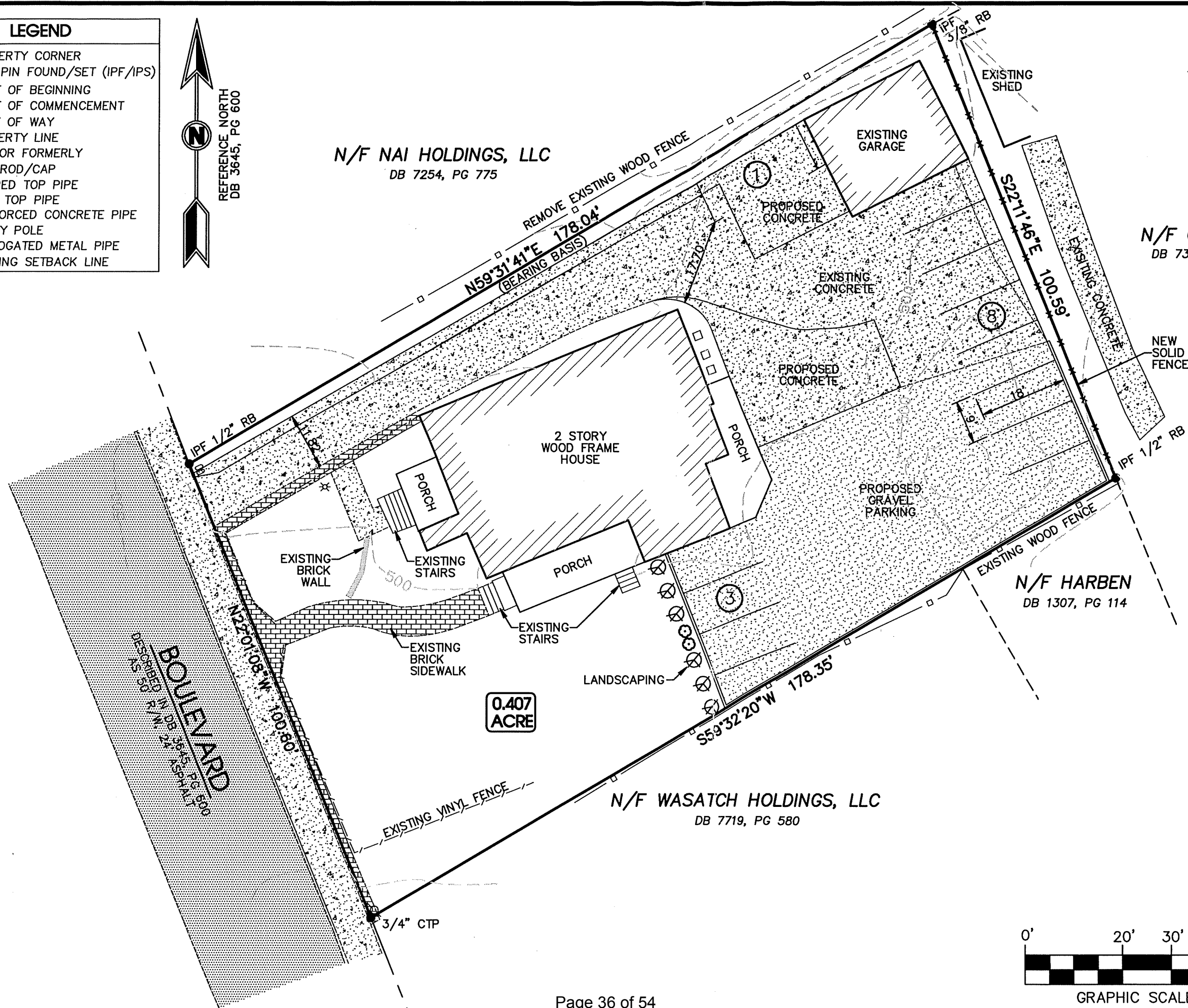
UTILITY POLE

CMP

CORROGATED METAL PIPE

BSL

BUILDING SETBACK LINE



DES

DAVIS

ENGINEERING & SURVEYING

81 CROWN MTN. PLACE

SUITE A-400

DAHLONEGA, GA 30533

PH: (706) 864-0012

FAX: (706) 864-0052

DAVISENGINEERS.COM

CONCEPT PLAN FOR

THE NORTON AGENCY

LAND LOT 147

9th DISTRICT

CITY OF GAINESVILLE

HALL COUNTY, GEORGIA

DRAWN BY: LAW/RGB

FIELD CREW: AG/JA

PLAT DATE: 01/09/17

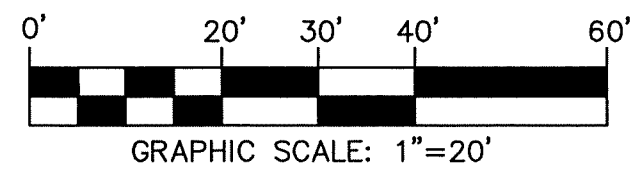
SURVEY DATE: 02/09/18

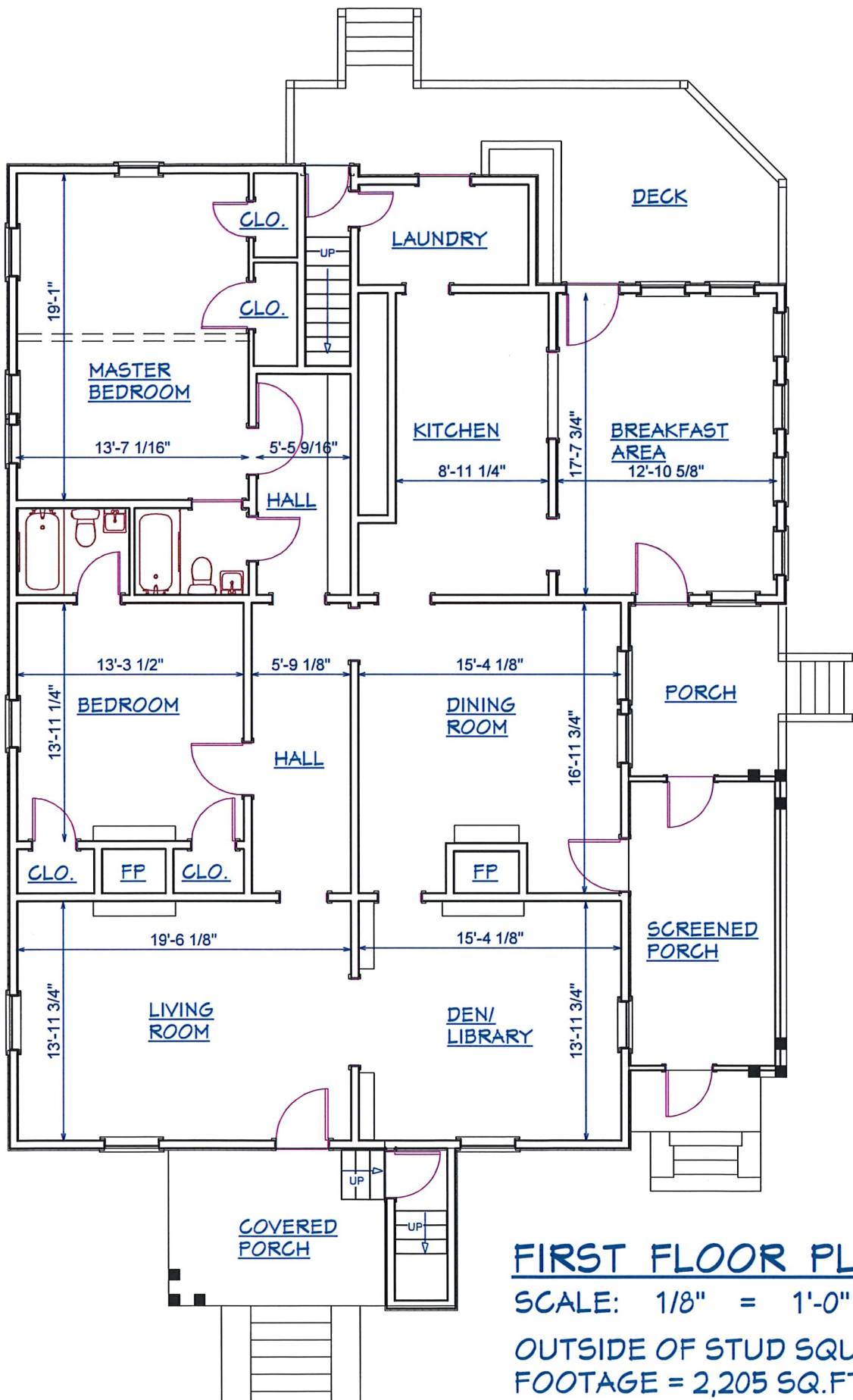
SHEET NO.

1 OF 1

PROJECT NO.

16-339

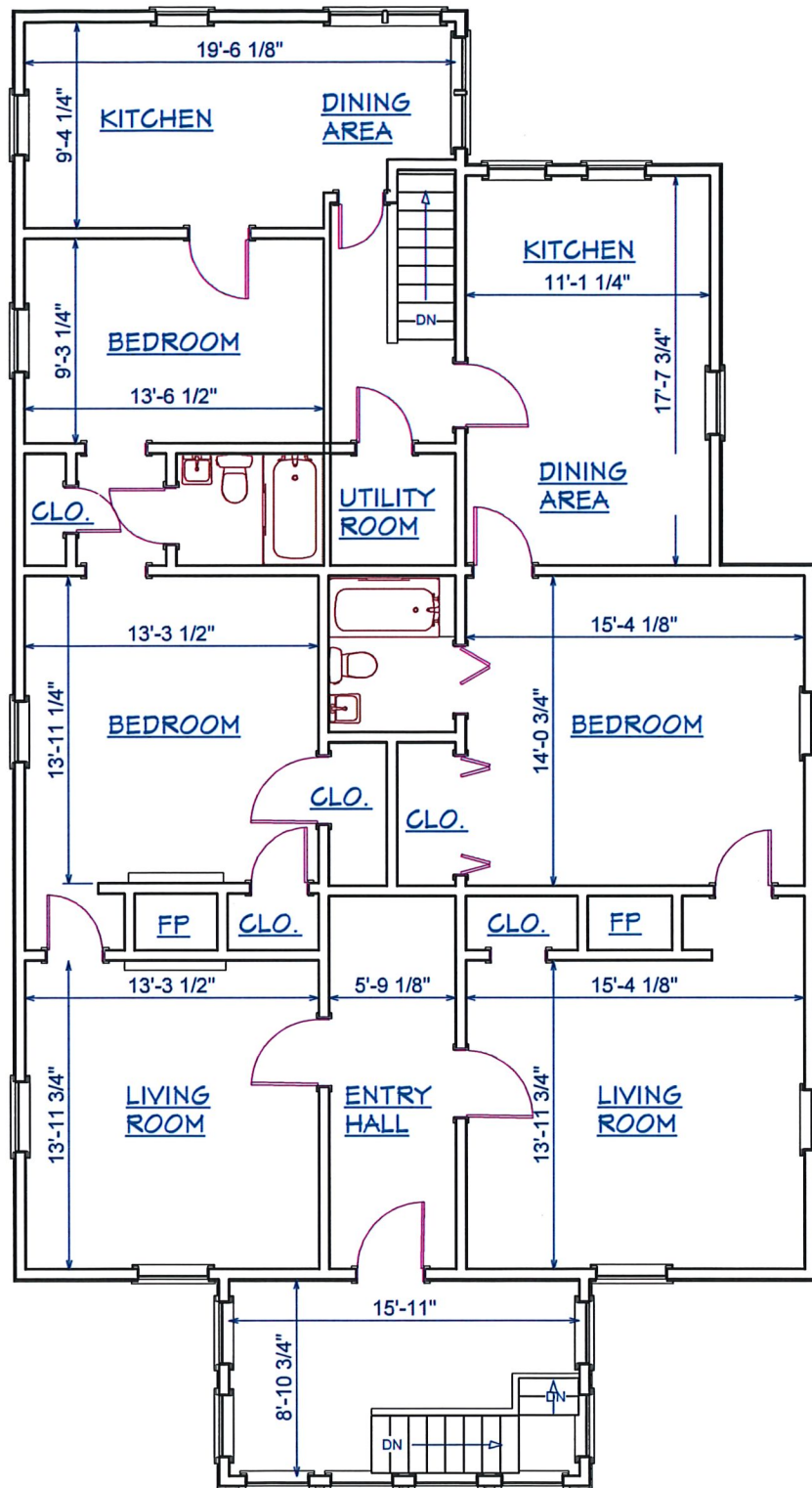




FIRST FLOOR PLAN

SCALE: 1/8" = 1'-0"

OUTSIDE OF STUD SQUARE
FOOTAGE = 2,205 SQ.FT.



SECOND FLOOR PLAN

SCALE: 1/8" = 1'-0"

OUTSIDE OF STUD SQUARE
FOOTAGE = 2,050 SQ.FT.



Architects
Landscape Architects
Interior Designers
Builders

Bachman and Associates

337 Boulevard NE., Gainesville, Georgia 30501
770.534.6052 770.534.6445 (fax)



Front



Rear



Rear



Rear



STEWART MELVIN & FROST

ATTORNEYS AT LAW
AN UNCOMMON PRACTICE

April 4, 2017

Mr. Rusty Ligon
Director of Community Development
City of Gainesville
P.O. Box 2496
Gainesville, GA 30503

RE: W. L. NORTON AGENCY, INC. REZONING REQUEST
418 Boulevard
Gainesville, GA 30501

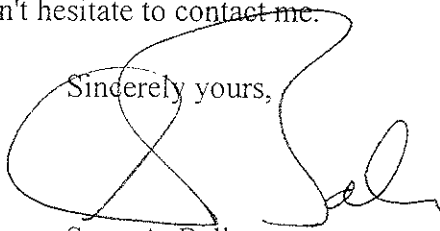
Dear Mr. Ligon:

I am writing to express my support for the rezoning application filed by the W. L. Norton Agency, Inc. to rezone its property located at 418 Boulevard from Residential-II (R-II) to Residential and Office (R-O).

I own the property immediately adjacent to the above request and have a long history of dealings with the W. L. Norton Agency, Inc. It has always been a good neighbor and has done its absolute best to improve the quality of any neighborhood in which it is located. I have no reservations that it will continue to do so if the above property is rezoned pursuant to its request and thus write to you to support this rezoning.

Therefore, please accept this letter to express my support for the rezoning of property on behalf of the W. L. Norton Agency, Inc. located at 418 Boulevard from R-II to R-O. Should you need anything further, please don't hesitate to contact me.

Sincerely yours,



Scott A. Ball

SAB/vll

BC: Frank Norton, Jr.

CITY OF GAINESVILLE

AGENDA REQUEST

Date Submitted: 3/28/2017

Presenter: Matt Tate

Item of Business: Request from **Adams & Copeland, LLC** for a special use on a 0.61± acre tract located on the west side of Thompson Bridge Road, north of its intersection with Virginia Circle (a/k/a **1665 Thompson Bridge Road NW**), having a zoning classification of Office and Institutional (O-I).

Ward Number: One

Tax Parcel Number(s): 01-091-003-015

Request: Hair salon and office

Meeting Date: 4/11/2017

Purpose of Request:

The applicant is proposing a special use for the purpose of renovating an existing residential home for a hair salon and office. The subject property was previously rezoned in October of 2016 for an insurance office but has remained vacant. The existing structure is approximately 2,500 square feet in size with a two car garage and the property utilizes water and sewer services. The applicant proposes to remove the existing garage and outbuilding to construct an 18 space rear yard parking area consisting of permeable pavers. The existing driveway on Thompson Bridge Road (SR 60) will be improved to meet GDOT standards. The property is located within the Gateway Corridor Overlay Zone and the adjacent uses include an attorney's office, optometrist office and single-family homes.

History/Background:

Facts & Issues for Consideration:

Department Recommendation:

Staff is recommending conditional approval of the special use request, with four conditions.

See Staff Recommendation Report for details.

Department Director:

Rusty Ligon

If funding is involved, are funds approved within the current budget?

N/A

Amount Requested:

Source of Funds:

Finance Comments:

Administrative Comments:

ATTACHMENTS:

Description	Type
☐ Staff Report	Report
☐ Location Maps	Backup Material
☐ Site Plan	Backup Material
☐ Narrative	Backup Material

GAINESVILLE PLANNING and APPEALS BOARD
STAFF RECOMMENDATION

Applicant Adams & Copeland, LLC
Property Owner Day Property Management
Location 1665 Thompson Bridge Road NW
Request Special Use within O-I zoning
Size 0.61± acre
Ward One
Proposed Use Hair salon and office
Planning Division Staff Recommendation **Approval, with conditions**
Date April 11, 2017

▪ **Applicant's Proposal and Background Information**

The applicant is proposing a special use for the purpose of renovating an existing residential home for a hair salon and office known as Hair Artistry. The existing hair salon has been in business for over 40 years and has been located within the Sherwood Plaza Shopping Center for over 20 years.

The subject property was previously rezoned in October of 2016 for an insurance office but has remained vacant. The existing structure is approximately 2,500 square feet in size with a two car garage and the property utilizes water and sewer services. The applicant proposes to remove the existing garage and outbuilding to construct a rear yard parking area to include 18 to 20 parking spaces consisting of permeable pavers. By doing so, the structure will be reduced in size to approximately 1,860 square feet in size. The existing driveway on Thompson Bridge Road (SR 60) will be improved to meet GDOT standards. Other changes include cosmetic and paint improvements to the structure in keeping with the overlay standards. In addition, a monument sign is proposed similar to surrounding businesses.

The property is located within the Gateway Corridor Overlay Zone and the adjacent uses include an attorney's office, optometrist office and single-family homes. Other nearby uses include Roper Park zoned Residential-I (R-I), BB&T bank zoned Planned Unit Development (P-U-D), and a Wal-Mart Neighborhood Market zoned Regional Business (R-B). As well, there are numerous retail / restaurant uses within close proximity located further north and south along Thompson Bridge Road.

Adjacent Land Use and Zoning

Location	Use	Zoning
North	Optometrist office	Office and Institutional (O-I)
South	Attorney's office	Office and Institutional (O-I)
East	Single-family homes	Residential-I (R-I)
West	Single-family homes	Residential-I (R-I)

▪ **Other Departmental Comments**

According to the Georgia Department of Transportation (GDOT), the development will be required to meet the sight distance requirements and will need to coordinate with GDOT for review and approval.

▪ **Zoning History**

The following zoning actions have taken place in the immediate area during the last ten years:

2016 – A request by Jack Bailey to rezone a 0.61[±] acre tract (subject property) located at 1665 Thompson Bridge Road NW from Residential-I (R-I) to Office and Institutional (O-I) was approved with conditions for an insurance office.

2015 – A request by David P. Johnson to rezone a 1.458[±] acres tract located at 1537 and 1551 Thompson Bridge Road; and 135 Virginia Circle from Residential-I (R-I) to Neighborhood Business (N-B) with a special use for restaurant with drive-thru and retail was denied.

2014 – A request by Polestar Development, LLC to rezone a 1.741[±] acres tract located at 1435 Thompson Bridge Road from Residential-II (R-II) to Regional Business (R-B) for a grocery store and fuel service station was approved with conditions.

2013 – A request by Michael Slate to rezone a 0.67[±] acre tract located at 971 Lanier Avenue NE from Residential-I (R-I) to Residential and Office (R-O) for a professional office was approved with conditions.

2012 – A request by WAG Properties, Inc. to annex a 0.68[±] acre tract located at 1868 Thompson Bridge Road for a transportation logistics brokerage was approved with General Business (G-B) zoning.

2011 – A request by Greg Loyd for a special use for a Dunkin Donut restaurant with a drive thru within the Neighborhood Business (N-B) zoning district located at 1151 Thompson Bridge Road was approved with conditions.

2011 – A request by Jamie Collins to rezone a 1.149[±] acres tract located at 1452, 1464 and 1472 Thompson Bridge Road NE from Residential-I (R-I) and Neighborhood Business (N-B) to General Business (G-B) for a Taco Bell restaurant was approved with conditions.

2011 – A request by One Eleven, LLC for a special use for the Little Yellow Coffee House with a drive-thru within the Neighborhood Business (N-B) zoning district located at 996 Thompson Bridge Road was approved with conditions.

2010 – A request by Pam Abernathy for a special use for a single-family residence within the Office and Institutional (O-I) zoning district located at 1745 Thompson Bridge Road was approved with conditions.

2010 – A request by Yonah Burger for a special use for a restaurant with a drive-thru within the Neighborhood Business (N-B) zoning district located at 1191 and 1195 Thompson Bridge Road was approved with conditions.

2009 – A request by Lakewood Baptist Church to rezone a 39.53[±] acres tract located at 2235 Thompson Bridge Road from Residential-I (R-I), Residential-II (R-II) and General Business (G-B) to Planned Unit Development (P-U-D) for future expansion of the church was approved with conditions.

2009 – A request by Danny Dunagan to annex a 0.89[±] acre tract located at 309 Linwood Road for a 46-unit mini-storage facility was approved with General Business (G-B) zoning.

2009 – A request by Frenil R. Adajania to rezone a 0.20[±] acre tract located at 0 Thompson Bridge Road from Planned Unit Development (P-U-D) to General Business (G-B) for an existing access driveway was approved.

2009 – A request by Frenil Adajania to annex a 0.48[±] acre tract located at 1878 Thompson Bridge Road for an existing gas station/convenience store was approved with General Business (G-B) zoning.

2008 – A request by Danny Allen to rezone a 0.77[±] acre tract located at 1770 and 1786 Thompson Bridge Road from Residential-I (R-I) to Residential and Office (R-O) for residential and office uses was approved with conditions.

2007 – A request by Lee Dempsey to rezone a 1.5[±] acres tract located at 2200 and 2234 Thompson Bridge Road; and 924 and 934 Etta Vista Circle from Residential-I (R-I) and Residential and Office (R-O) to Neighborhood Business (N-B) with a special use for office/commercial mixed-use development was approved with conditions.

2007 – A request by Mike Weaver to rezone a 0.6[±] acre tract located at 1750 Thompson Bridge Road from Residential-I (R-I) to Residential and Office (R-O) for an attorney's office was approved with conditions. This request was approved after two previous attempts to rezone the subject property were denied.

2007 – A request by Ken Selzer to rezone 0.814[±] acre from Residential-I (R-I) to Residential and Office (R-O) for residential and office uses at 1143, 1153, and 1167 Green Street Circle was denied by the Planning and Appeals Board and the request was withdrawn during City Council first reading.

▪ **Staff Analysis**

(1) Is the proposed use suitable in view of the zoning and development of adjacent and nearby property?

The proposed hair salon and office appears to be suitable based on the adjacent and nearby residential and non-residential development. The adjacent property located to the north and south contains other professional office and professional service uses that are zoned Residential and Office (R-O), Office and Institutional (O-I), Neighborhood Business (N-B), Regional Business (R-B) and General Business (G-B). An existing hair salon is located less than one-half of a mile north and south of the subject property along Thompson Bridge Road.

(2) Will the proposed use adversely affect the existing use or usability of adjacent or nearby property?

The proposed hair salon and office is reasonable given the recent development of adjacent and nearby parcels fronting Thompson Bridge Road (S.R. 60). The subject property and structure is conducive for office, personal service establishments and other light commercial uses. The proposed change in use should not adversely affect the adjacent property as the property will retain its residential character regarding its height and size. Access is proposed from Thompson Bridge Road which is capable of handling traffic generated from the proposed use. The location of parking within the rear yard will be adequately screened from the adjacent residential properties and from the Gateway Overlay Zone. Furthermore, the applicants desire to utilize pervious paving will help reduce impacts of storm water runoff directly onto Thompson Bridge Road.

(3) Is the proposed use compatible with the purpose and intent of the Comprehensive Plan?

The proposal is consistent with the Comprehensive Plan. The subject property is adjacent to single-family and non-residential uses but appears to be less desirable for single-family development due to its proximity along Thompson Bridge Road.

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 vision for this area anticipates minimal change, and primary issues within this subarea include incompatible infill development and the threat of encroaching urban sprawl. Commercial encroachment should be minimized and should respect and mirror the small scale of the surrounding neighborhoods, while the purity of the landscape and quality of housing should be preserved. The area is not a primary destination for business; however neighborhood serving business development is encouraged. Land uses allowed include low-density and medium-density residential, and mixed-use / commercial.

(4) Are there substantial reasons why the property cannot or should not be used as currently zoned?

The subject property is zoned Office and Institutional (O-I) which does not permit a hair salon by right but does allow for office uses. The applicant is proposing special use approval for a hair salon. Given the adjacent and nearby development and the fact the subject property fronts Thompson Bridge Road, it appears the highest and best use for the property is for non-residential purposes.

(5) Will the proposed use cause an excessive or burdensome use of public facilities or services, including but not limited to streets, schools, water or sewer utilities, and police or fire protection?

The proposal should have minimal impacts to the existing public facilities due to the small scale of the request. City water, sewer and public safety services are currently provided to the property. Gainesville Fire Station #2 is located off of Holly Drive and is approximately 1.3± miles from the subject property. The proposed use would have no impact on the school system given that it is a non-residential use.

The subject property is located along an arterial road which is capable of handling traffic produced by the proposed hair salon and office. However, the proposal will slightly ingress and egress traffic movements along Thompson Bridge Road which typically experiences high southbound traffic volumes in the morning and high northbound traffic volumes in the evening.

(6) Is the proposed use supported by new or changing conditions not anticipated by the Comprehensive Plan or reflected in the existing zoning on the property or surrounding properties?

The subject property is located within an area that contains a mixture of residential and non-residential uses of which many of the properties fronting Thompson Bridge Road have been redeveloped for non-residential purposes. Commercial growth has occurred along this segment of Thompson Bridge Road since the early-mid 1980's consisting of shopping center development, restaurant, retail, bank, personal service establishments and office uses which are consistent with the proposal.

(7) Does the proposed use reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property?

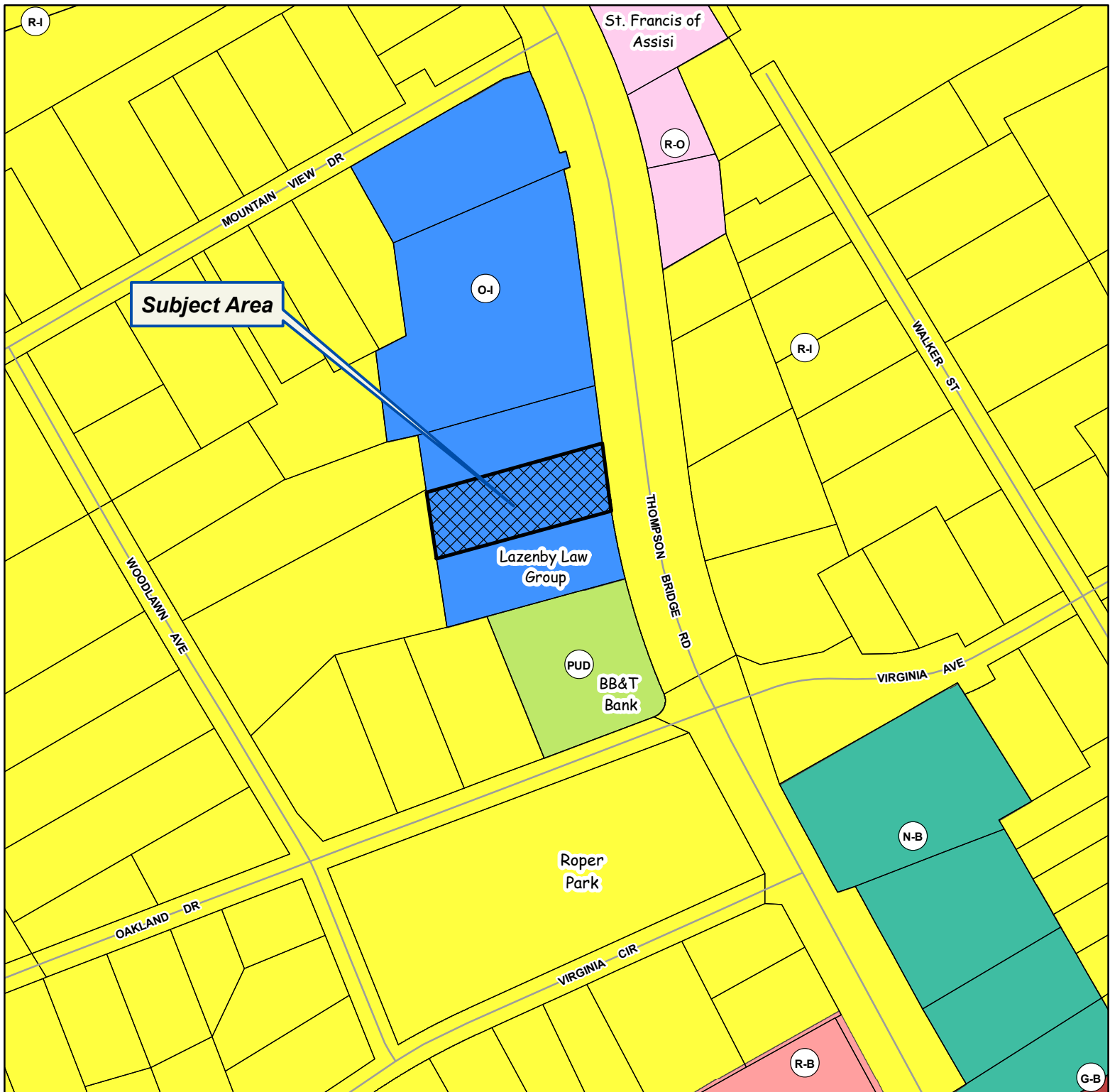
Due to the Comprehensive Land Use Plan and the compatible surrounding uses, the proposed special use request appears to reflect a reasonable balance between the promotion of the public health, safety, morality, or general welfare and the right to unrestricted use of property.

▪ **Staff Recommendation**

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

Conditions

1. Any new or replacement structure(s), exterior facade change(s), and/or future development at this location shall be of a single-family residential appearance and be subject to Community Development Department approval. Said new or replacement structure(s), and / or future development, shall consist of a pitched roof with architectural shingles.
2. The existing, healthy significant trees located on the subject property shall be retained and incorporated into the design of site improvements where possible, including the proposed parking area, and shall be protected throughout construction of any required and/or proposed improvements.
3. All access point design along Thompson Bridge Road and sidewalk installation shall require approval by the Georgia Department of Transportation in conjunction with the Gainesville Public Works Director. All required access / traffic / sidewalk improvements associated with the proposed development shall be at the full expense of the developer / property owner.
4. An updated as-built boundary survey / plat of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.



Applicant:

ADAMS & COPELAND, LLC

SPECIAL USE REQUEST



Request:
Special Use within the Office and Institutional (O-I) zoning district for a hair salon and office

Subject Area Address:
1665 Thompson Bridge Road NW

Meeting: 4/11/2017

Prepared: 3/23/2017

Gainesville Community Development Department

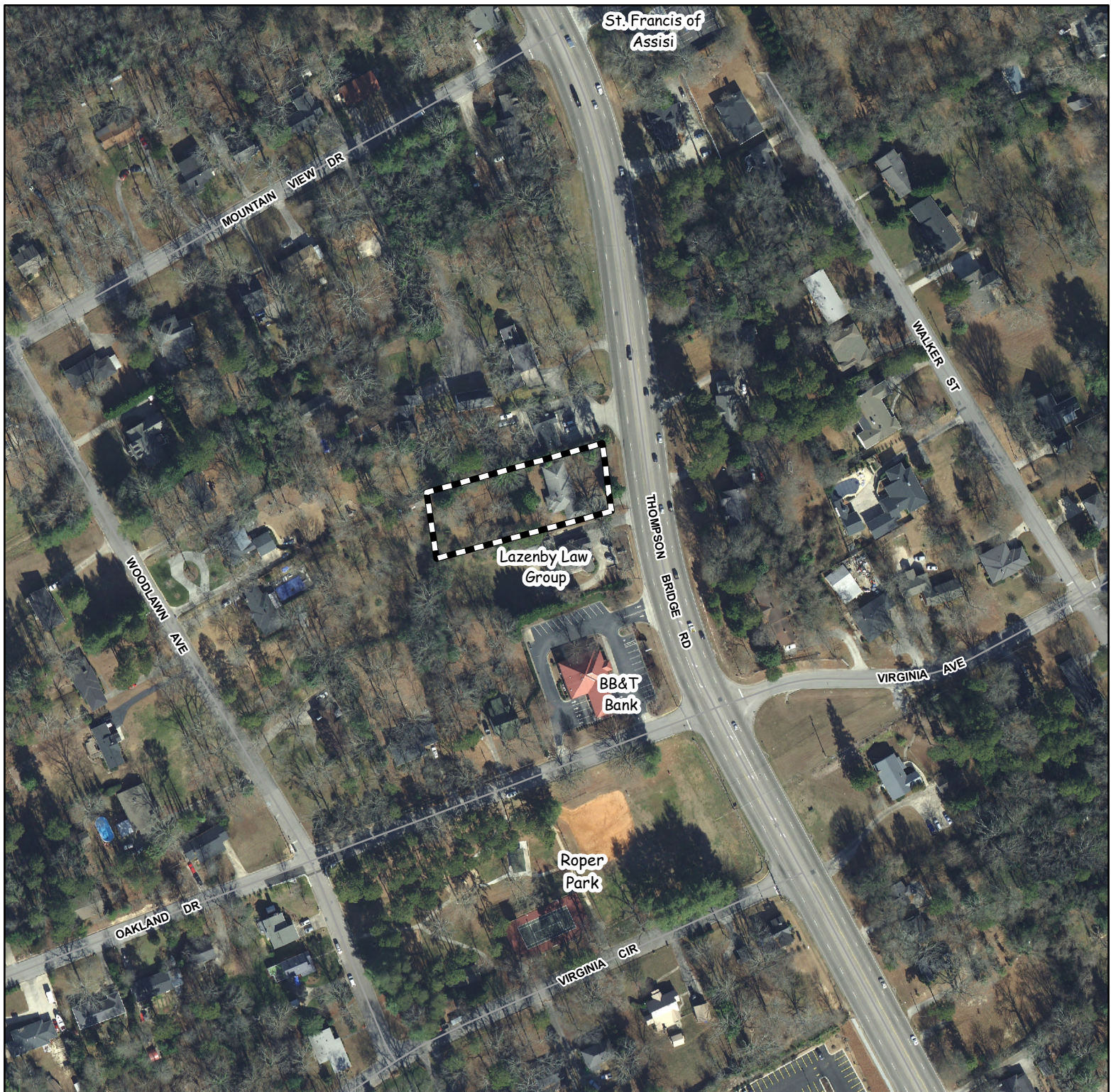
 Subject Area

0 120 240 360 480 Feet



1" = 200'

Tax Parcel: 01-091-003-015



Applicant:

ADAMS & COPELAND, LLC

SPECIAL USE REQUEST



Request:

Special Use within the Office and Institutional (O-I) zoning district for a hair salon and office

Subject Area Address:

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Meeting: 4/11/2017

Prepared: 3/23/2017

Gainesville Community Development Department



Subject Property

Aerial from 2015

0 120 240 360 480 Feet



1" = 200'

Tax Parcel: 01-091-003-015

7. THE FIELD SURVEY WAS CONDUCTED ON AUGUST 30TH, & SEPTEMBER 8TH, 2016.

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February 23, 2017

City of Gainesville
Planning and Zoning Department
311 Henry Ward Way
Gainesville, GA 30501

RE: Application for Special Use Permit – 1665 NW Thompson Bridge Road

To Whom It May Concern:

My name is Carolyn Adams and would like to submit this zoning application to request a Special Use Permit to operate a hair salon at 1665 NW Thompson Bridge Road, Gainesville, GA, 30501. My sister, Peggy Copeland, and I are the owners of Hair Artistry, which has been located here in Gainesville in the Sherwood Plaza Shopping Center at 601 South Enota Drive, for over 20 years.

We are currently looking to relocate our store to the subject property on Thompson Bridge Road, and request a special use permit to operate a hair salon out of this facility. We also would like to request a variance in the number of allowable parking spots for this property, as we will need up to 20 spots as shown on the attached conceptual site plan.

The current owner has renovated and gutted the interior of the property, which we will finish out as a hair salon. In order to access the rear of the property for parking we will remove the existing garage in order to create an access drive. The outside of the building will stay the same with the exception of some paint and cosmetic updates that will adhere to the overlay requirements. We also plan on installing a monument sign similar to the other surrounding businesses, pending approval from the City. The sign will adhere to all City and overlay ordinances.

In order to keep the amount of additional impervious surface under the 5,000 SF as designated by the City Storm Water Department, we plan on using the pervious pavers in the designated parking areas as shown on the attached conceptual plan only in the rear of the building. It is my understanding that this will keep us from having to install a storm water detention pond, and will also meet the water quality controls that are required as well.

I look forward to your feedback. Please feel free to contact me should you have any other questions or comments.

Sincerely

A handwritten signature in black ink, appearing to read 'Carolyn Adams', with a stylized flourish at the end.

Carolyn Adams
Owner
Hair Artistry



Front



Front

