

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
JANUARY 15, 2019**

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

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

Members Absent: Kelvin Simmons

Staff Present: Community Development Planning Manager Matt Tate and Recording Secretary Brandy Palmero

Others Present: Council Member Barbara Brooks

MINUTES OF DECEMBER 11, 2018

There was a motion to approve the minutes as presented.

Motion made by Board Member White
Motion seconded by Board Member Delgado
Vote – 6 favor, absent (Kelvin Simmons)

NEW BUSINESS

A. Annexation Request

- 1) Request from **Russell Fuller** to annex a 0.34± acre tract located on the southeast side of the intersection of Dawsonville Highway and Washington Avenue (a/k/a **457 Dawsonville Highway**) and to establish zoning as General Business (G-B).
Ward Number: Five
Tax Parcel Number(s): 00-118-004-012
Request: Existing commercial retail

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

The applicant is proposing to annex a 0.34± acre property with a zoning of General Business (G-B) for the purpose of utilizing city sewer due to failed septic system. The property is currently zoned Highway Business (H-B) in Hall county and is part of an unincorporated island. The property is also located within the Gateway Corridor Overlay Zone and the surrounding uses include three separate retail strip centers, Dairy Queen restaurant, Kendrick & Sons used auto sales business, single-family homes, Little & Davenport Funeral Home, Walmart, Lowe's and Lakeshore Mall. The current use of the property is an antique and gift store name "Vintage Envy" and no changes are proposed. Access to the property will remain from Washington Avenue and Dorothy Drive. The property is located within the *Retail/Commercial* land use category of the Gainesville Future Development Map and within the *Longwood Cove* Character Area, which allows for *mixed-use and commercial uses*.

The Planning Division staff is recommending **conditional approval** of this annexation request with **General Business (G-B)** zoning, based on the Comprehensive Land Use Plan and the adjacent mixture of uses.

Applicant Presentation: **Russell Fuller**, 219 Shallowford Drive, Gainesville, stated the staff report covered everything and he had nothing further to add.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion for conditional approval of the annexation request with a zoning of General Business (G-B) for the purpose of utilizing the city sewer due to a failed septic system with the following conditions:

Conditions

1. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with room accessed from the exterior of the building, adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, auto body shops, automobile sales establishments, marine sales or repair stores, automated or non-automated car washes, truck stops, coin-laundry facilities, tattoo parlors, psychics, fortune tellers, clairvoyants and the like.
2. All required access/traffic/sidewalk improvements associated with any development of the property shall be reviewed and approved by the Georgia Department of Transportation and the Gainesville Public Works Director and shall be at the full expense of the Developer.

Motion made by Board Member Martin

Motion seconded by Board Member White

Vote – 6 favor, absent (Kelvin Simmons)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:35 p.m.

Motion made by Board Member Thompson

Motion seconded by Board Member Martin

Vote – 6 favor, absent (Kelvin Simmons)

Respectfully submitted,

Doug Carter, Chairman

Brandy Palmero, Recording Secretary