

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
FEBRUARY 12, 2019**

CALL TO ORDER Vice-Chair Fleming at 5:31 p.m.

Members Present: Vice-Chair Jane Fleming and Board Members Eddie Martin, Sr., Ryan Thompson, Rich White and Kelvin Simmons

Members Absent: Chairman Doug Carter and Carmen Delgado

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

Others Present: Council Member Barbara Bush and George Wangemann

MINUTES OF JANUARY 15, 2019

There was a motion to approve the minutes as presented.

Motion made by Board Member Thompson

Motion seconded by Board Member White

Vote – 5 favor, absent (Doug Carter, Carmen Delgado)

NEW BUSINESS

A. Rezoning Request

- 1) Request from **Fred O. Godbee** to rezone a 0.5± acre tract located on the northwest side of the intersection of Thompson Bridge Road and Springview Drive (a/k/a **1831 Thompson Bridge Road, NW**) from Residential-I (R-I) to Neighborhood Business (N-B).
Ward Number: One
Tax Parcel Number(s): 01-097-005-004
Request: Security company office

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

The applicant is proposing to rezone the subject 0.5± acre property from R-I to N-B to convert an existing single-family home to an office for E.K.G. Security, Inc. Anticipated hours of operation are from 8 a.m. to 5 p.m. Monday thru Friday. A total of three employees are expected which will include the periodic training of 5 to 8 security officers. The property is located on the northwest side of the intersection of Thompson Bridge Road and Springview Drive and is within the Gateway Corridor Overlay Zone. Surrounding uses include single-family homes, hair salon, chiropractic office, pet salon and apartments. The property contains an older brick, ranch-style home over a basement that has been unoccupied for over 10 years. Access is proposed from the existing driveways off Thompson Bridge Road and Springview Drive. However, Georgia Department of Transportation is limiting access to Springview Drive. An additional six parking spaces are proposed off the lower driveway fronting Springview Drive. The Future Development Map 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 Lake District Character Area. Neighborhood-serving retail and office is appropriate for the Thompson Bridge Road / Linwood Drive intersection and for frontage of a limited depth along Thompson Bridge Road.

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

Applicant Presentation: Fred Godbee, 1831 Thompson Bridge Road, NW, stated he had no issues with the conditions of zoning as presented. He also stated that he would add a landscape buffer to help with privacy for the surrounding residential properties.

Open Discussion: The Board members and Mr. Godbee spoke about the improvements he has made so far and stated he would be adding more vegetation along the property line.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend conditional approval to rezone the subject property from Residential-I (R-I) to Neighborhood Business (N-B) for a security company office with the following conditions:

Conditions

1. The proposed use shall be generally consistent with the concept plan provided with this rezoning application and shall meet the Architectural Design Standards within Chapter 9-9-5 of the Unified Land Development Code.
2. The subject property shall be limited to the proposed office use or a single-family residence. In addition, all other permitted uses within the Neighborhood Business (N-B) zoning district shall be allowed excluding a convenience store, dollar-type store, coin laundry facility, tobacco or vaping store, massage parlor or tattoo parlor.
3. The existing trees located within the subject property shall remain except for what is only necessary to be removed for the development. If deemed necessary, the required tree/landscape plan shall provide for additional evergreen trees and deciduous trees to be planted to help screen the rear parking area from Springview Drive and the adjacent residential property to the west. The number, location, spacing, size and type of trees planted shall be subject to Community Development Department Director approval.
4. There shall be no building signs or freestanding signs permitted fronting Springview Drive.
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 at the full expense of the developer/property owner.

- 6. 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.**

Motion made by Board Member Martin

Motion seconded by Board Member White

Vote – 5 favor, absent (Doug Carter, Carmen Delgado)

ADJOURNMENT

There was a motion to adjourn the meeting at 5:46 p.m.

Motion made by Board Member Thompson

Motion seconded by Board Member White

Vote – 5 favor, absent (Doug Carter, Carmen Delgado)

Respectfully submitted,

Doug Carter, Chairman

Brandy Palmero, Recording Secretary