

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
OCTOBER 11, 2016**

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

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

Members Absent: None

Staff Present: Planning Manager Matt Tate and Recording Secretary Judy Foster

Others Present: Council Members George Wangemann and Zack Thompson

MINUTES OF SEPTEMBER 13, 2016

There was a motion to approve the minutes as presented.

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

NEW BUSINESS

A. Rezoning Request

- 1) Request from **O'Reilly Automotive Stores, Inc.** to rezone a 1.29± acres tract located on the east side of Park Hill Drive, northeast of its intersection with South Enota Drive (a/k/a **1446 Park Hill Drive NE**) from Office and Institutional (O-I) to Neighborhood Business (N-B).

Ward Number: Two
Tax Parcel Number(s): 01-079-002-012
Request: O'Reilly Auto Parts store

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

The applicant is proposing to rezone the subject property consisting of 1.29 acres from O-I to N-B for the purpose of constructing an O'Reilly's Auto Parts store. The subject property is currently undeveloped, has road frontage on Park Hill Drive and is located within the Limestone Overlay Zone. Adjacent uses include the CVS Pharmacy, Georgia Power substation, vacant property zoned for professional / medical office purposes and single-family residential property. In 2006, the subject property was rezoned from R-I to the current zoning of O-I with conditions for a 12,000 square foot, two-story medical office building. However, the property has remained undeveloped. The proposed auto parts store building is 7,627 square foot in size with a maximum of 39 parking spaces. The development will include an enclosed dumpster pad and a monument sign. The proposed building consists of four sided brick and a portion of the front entrance facade is to include EIFS material (similar to stucco).

According to the Department of Water Resources, a developer constructed sanitary sewer extension from the existing manhole located in Pearce Way will be required, along with an offsite perpetual sanitary sewer easement from the neighboring property owner.

According to the Georgia Department of Transportation (GDOT), the applicant will need to coordinate with them for a permit.

The Gainesville 2030 Future Development Map for the City of Gainesville places the subject property within the *Mixed Use General* land use category, as well, the property is located within the *Traditional Neighborhoods* Character Area which includes areas containing or planned for a mixture of land uses including office, neighborhood retail, and residential.

The Planning Division staff recommended **conditional approval** of the request based on the Comprehensive Plan and the mixture of residential and non-residential uses with six conditions.

Applicant Presentation: Brent Hoffman, 3890 Alexandria Drive, stated he was the real estate agent working on behalf of the property owner, Dr. Stephen Moore, who was in attendance. Mr. Hoffman stated there were also two representatives from O'Reilly present, the District Manager and Architect, which were available to answer any questions.

FAVOR: None

OPPOSE: None

Planning and Appeals Board Comments: None

There was a motion to recommend approval of the request with the following conditions:

Conditions

1. The subject property shall be limited to an auto parts store and those uses inherently allowed within the Office and Institutional (O-I) zoning district.
2. The exterior materials of the building shall adhere to the standards as depicted on the architectural elevation provided with this rezoning application.
3. 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.
4. The applicant / owner shall exhaust all measures to provide for internal parcel vehicular access with the adjacent CVS property located to the south and to the adjacent residential property located to the north.
5. All access point design along Park Hill Drive and sidewalk installation must be reviewed and approved 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.

- 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 Vice-Chair Fleming
Vote – 7 favor

ADJOURNMENT

There was a motion to adjourn the meeting at 5:38 p.m.

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

Respectfully submitted,

Doug Carter, Chairman

Judy Foster, Recording Secretary