

**GAINESVILLE PLANNING AND APPEALS BOARD
MINUTES OF MEETING
NOVEMBER 8, 2022**

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 and Board Member Carmen Delgado

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

Others Present: Council Members Barbara Brooks and George Wangemann

MINUTES OF OCTOBER 11, 2022

There was a motion to approve the minutes as presented.

Motion made by Board Member White

Motion seconded by Board Member Simmons

Vote – 4 favor, 3 absent (Fleming, Delgado, Thompson arrived at 5:32 pm)

OLD BUSINESS

NEW BUSINESS

A. Annexation Request

- 1) Request from **Jim Shorkey Real Estate 12, LLC** to annex a total of 6.76± acres located on the south side of Browns Bridge Road, east of Old Flowery Branch Road, having road frontage on Zander Drive (a/k/a **0 Browns Bridge Road**) and to establish a zoning of Light Industrial (L-I).

Ward Number: Five

Tax Parcel Number(s): 08-007-003-003

Request: Expansion of existing auto dealership

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

The applicant is proposing to annex the 6.76± acres subject property with a zoning of Light Industrial (L-I). The property is zoned Light Industrial (L-I) within unincorporated Hall County and is located within the Gateway Corridor Overlay Zone. The adjacent uses include auto sales and service-related uses and Georgia Powder Coating. The front half of the property contains a large asphalt parking lot. The rear half of the property is mostly wooded and contains a small family graveyard known as the Stringer Family Cemetery which will remain undisturbed. The applicant desires to bring the remaining portion of property within the city limits in order to expand the auto dealership. The intent is to replace the existing Mazda sales and service building with a two-story, 26,730 square foot building that will complement the adjacent Jim Shorkey Cadillac dealership.

The property is located within the *Commercial* land use category and within the *West Side* character area which supports a mixture of commercial uses.

The Planning Division staff is recommending **conditional approval** of this annexation request with **Light Industrial (L-I)** zoning, based on the Comprehensive Land Use Plan and the adjacent commercial land use.

Applicant Presentation: **David Anderson**, 2491 Thrasher Road, Buford, Georgia stated he is a surveyor with Alliance Engineering and Planning, the civil engineers for the site. He said they agree with the request and are glad to answer any questions about the property.

FAVOR: None

OPPOSE: None

There was a motion to recommend conditional approval of the annexation request for expansion of an existing auto dealership and establish zoning as Light Industrial (L-I) with the following conditions:

Conditions

- 1. The proposed buildings shall meet the exterior building material requirements of the Gateway Corridor Overlay Zone.**
- 2. Prohibited uses for the subject property shall include adult novelty stores, group homes, crisis centers, adult entertainment centers, pawn shops, dollar-type stores, massage parlors, hookah lounge, tobacco or vaping stores, gas station/convenience stores, tire stores, auto parts stores, 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.**

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 5:35 p.m.

Motion made by Board Member Thompson

Motion seconded by Board Member Martin

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

Respectfully submitted,

Doug Carter, Chairman

Gwen Fleming, Recording Secretary