

**GAINESVILLE PLANNING AND APPEALS BOARD  
MINUTES OF MEETING  
JANUARY 10, 2023**

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

**Members Present:** Chairman Doug Carter, Vice-Chair Jane Fleming and Board Members Rich White, Kelvin Simmons, Ryan Thompson and Rick Young

**Members Absent:** Board Member Eddie Martin

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

**Others Present:** Council Member George Wangemann

**RECOGNITION**

Chairman Carter welcomed Board Member Rick Young to the Planning and Appeals Board and also expressed appreciation for Carmen Delgado years of service on the Planning and Appeals Board.

**MINUTES OF NOVEMBER 8, 2022**

**There was a motion to approve the minutes as presented.**

Motion made by Board Member Thompson  
Motion seconded by Board Member Simmons  
**Vote – 6 favor, 1 absent (Martin)**

**OLD BUSINESS**

**NEW BUSINESS**

**A. Annexation Request**

- 1) Request from **Jaime Torres** to annex a 0.35± acre tract located on the north side of Mountain View Road, between Atlanta Highway and Memorial Park Place (a/k/a **1930 and 1942 Mountain View Road**) and to establish a zoning of Residential-II (R-II).

Ward Number: Five

Tax Parcel Number(s): 08-009-007-002 and 002A

Request: Four townhomes

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

The applicant is proposing to annex the subject property with a zoning of Residential-II (R-II) in order to connect to sewer for a maximum of four townhome units. The surrounding uses include the Plaza Tapatia which is located in the city and single-family homes which are located in the county. The property is zoned Residential-II (R-II) within unincorporated Hall County and consists of two parcels with two older rental homes. The proposed townhomes will be two stories and approximately 1,260 square feet of heated floor space and a one-car garage. Access is planned from one driveway on Mountain View Road.

The City of Gainesville Comprehensive Plan places the property within the *Commercial* future land use category and within the *Westside* Character Area which supports single-family, multi-family, office, retail and general mixed-use. It is staff's opinion that the proposed rental townhomes will serve as a transitional use between the adjacent commercial and single-family property.

The Planning Division staff is recommending **conditional approval** of this annexation request with **Residential-II (R-II)** zoning, based on the Comprehensive Plan and the adjacent residential and non-residential land uses.

**Applicant Presentation:** **Jason Smith** with JM Smith Engineering, 317 Woodmont Road, Cornelia, stated he is representing the applicant which operates a real estate office and owns a strip center located in the vicinity. Mr. Smith said the applicant currently rents the two homes but wants to have something nicer in the neighborhood. He stated he is glad to answer any questions.

**FAVOR:** None

**OPPOSE:** None

There was a motion to recommend conditional approval of the annexation request for four townhomes and establish zoning as Residential-II (R-II) with the following conditions:

**Conditions**

1. The development shall be generally consistent with the site plan and the architectural style of the elevation drawings submitted with this annexation application to include a mixture of cementitious siding and brick or stone materials on the front and two sides of the building. In addition, each townhome unit shall be constructed with architectural roof shingles and provide for a side-by-side or tandem two car garage.
2. All outdoor equipment and items such as trash receptacles, grills, recreational equipment and such shall be screened from view from Mountain View Road and Memorial Park Place.
3. All access point design for the subject property shall be submitted for review by Hall County Public Works, and approval of said design shall be required prior to issuance of a building permit. 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.

Motion made by Board Member Thompson  
Motion seconded by Board Member White  
**Vote – 6 favor, 1 absent (Martin)**

- 2) Request from **Rochester & Associates, LLC** to annex a 3.674± acres tract located on the north side of Aviation Boulevard, between Queen City Parkway and Dorsey Street (a/k/a **1010 Aviation Boulevard**) and to establish a zoning of Heavy Industrial (H-I).

Ward Number: Four

Tax Parcel Number(s): 00-051-002-011 (Part)

Request: Expansion of poultry freezer and processing

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

The applicant is proposing to annex the subject property with a zoning of Heavy Industrial (H-I) in order to connect to sewer for the expansion of the Mar-Jac Poultry facility.

The property is zoned Heavy Industrial (I-II) within unincorporated Hall County and consists of an asphalt parking lot that was formerly part of the State of Georgia Department of Driver Services (DDS) established in 1990. The surrounding uses include the Lee Gilmer Airport, Mar-Jac poultry processing plant, Georgia Department of Driver Services, Pilgrim's Pride. Flat Creek and the Southern Railway are located along the northerly boundary. The proposal includes the addition of processing and freezer space totaling 156,000 square feet. Operations will include food processing, storage and distribution, processing support and freezer storage. The proposed building will be a maximum of 75-feet in height which will adhere to the Airport Overlay Zone standards. An additional 90+ employees are anticipated over three shifts. Existing access to the Mar-Jac poultry processing plant will remain. An additional driveway is planned off of Aviation Boulevard for truck access.

The Gainesville Comprehensive Plan places the property within the *Industrial* land use category and the *Economic Development Gateways* character area which supports industrial uses.

The Planning Division staff is recommending **conditional approval** of this annexation request with **Heavy Industrial (H-I)** zoning, based on the Comprehensive Plan and the adjacent industrial uses.

**Applicant Presentation:** **Bradley Dunckel**, Rochester & Associates, 425 Oak Street, stated he is representing Mar-Jac Poultry's request for annexation and rezoning to Heavy Industrial. He explained the request is for the expansion of the existing processing and freezer operation on Aviation Boulevard which is a long-time corporation of the City. Mr. Dunckel stated he will be glad to answer any questions and would appreciate a positive recommendation for the request.

**FAVOR:** None

**OPPOSE:** None

**There was a motion to recommend conditional approval of the annexation request for the expansion of poultry freezer and processing and establish zoning as Heavy Industrial (H-I) with the following conditions:**

**Conditions**

1. **Prior to a certificate of occupancy being issued for the subject property, a Traffic Impact Study shall be required if determined necessary by the Gainesville Public Works Department Director.**

2. **All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director. All required access/traffic/sidewalk improvements associated with the proposed development along Aviation Boulevard or any additional improvements identified within the Traffic Impact Study, if determined necessary, shall be at the full expense of the developer/property owner.**
3. **An updated as-built survey/plat shall be required combining the subject property with the adjacent property owned by Mar-Jac Poultry, Inc.**

Motion made by Board Member Thompson  
Motion seconded by Board Member Simmons  
**Vote – 6 favor, 1 absent (Martin)**

#### **ADJOURNMENT**

**There was a motion to adjourn the meeting at 5:41 p.m.**

Motion made by Board Member Simmons  
Motion seconded by Board Member White  
**Vote – 6 favor, 1 absent (Martin)**

Respectfully submitted,

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Doug Carter, Chairman

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Gwen Fleming, Recording Secretary