

APPROVAL OF A REQUEST FOR A SPECIAL USE SUBJECT TO APPROVAL BY THE CITY COUNCIL

WHEREAS, under Chapter 9-6-4 R-B Regional Business District of the Unified Land Development Code of the City of Gainesville, Georgia; Section 9-6-4-2 Permitted and Special Uses allows an automobile service or repair establishment subject to City Council approval after review and recommendation by the Gainesville Planning and Appeals Board; and

WHEREAS, an application has been received from Palmetto Capital Group to allow an automotive care center within a Regional Business (R-B) zoning district identified as follows:

01-119-003-041A (Part)
150 Pearl Nix Parkway, SW
Ward Five

WHEREAS, the application has been evaluated under any criteria specified in the aforesaid section; and

WHEREAS, the Gainesville Planning and Appeals Board, during its public hearing held on February 11, 2020, reviewed the application and recommended conditional approval of said request with the following conditions:

Conditions

1. The proposed development shall be generally consistent with the concept plan and architectural elevations provided with this special use application and shall meet the Gateway Corridor Overlay Zone and Architectural Design Standards within Chapter 9-9-5 of the Unified Land Development Code.
2. Prohibited uses for the subject property shall include extended stay hotels, motels/hotels with rooms accessed from the exterior of the building, 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, 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.
3. An electronic message board sign is not permitted for the subject property.
4. All access point design for the subject property shall require review and approval by the Gainesville Public Works Department Director and shall be limited to the existing interior driveway within the Lakeshore Mall property. All required access/traffic/sidewalk improvements associated with the proposed development shall be at the full expense of the developer/property owner.
5. An updated as-built boundary survey/plot of the subject property, indicating all improvements required for the proposed use, shall be recorded prior to obtaining a Certificate of Occupancy.

NOW, THEREFORE, BE IT RESOLVED THAT the governing body for the City of Gainesville hereby approve the applicant's request for a special use permit as stated above and subject to all the terms of the Unified Land Development Code.

Adopted this 3rd day of March, 2020.

C. Dancy Danagan, Jr.
C. Dancy Danagan, Jr., Mayor

This is to certify that I am City Clerk of the City of Gainesville. As such, I keep its official records, including its minutes. In that capacity, my signature below certifies this resolution was adopted as stated and will be recorded in the official minutes.

ATTEST:

Denise O. Jordan
Denise O. Jordan, City Clerk



Order Plans @ WWW.LDILine.com

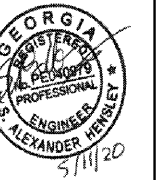
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Kimley»Horn

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283 DAWSONVILLE HIGHWAY SW
GAINESVILLE, GA 30501



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DESIGNED BY: SAHERA
DRAWN BY: SAHERA
CHECKED BY: SAHERA
DATE: 05/13/2020

RIMLEY-HORN PROJECT NO.
01769642

GENERAL NOTES

SHEET NUMBER
C0-02