



HALL COUNTY PLANNING COMMISSION MINUTES OF MARCH 15, 2021

The regular meeting of the Hall County Planning Commission was held in the 2nd Floor Meeting Room, Hall County Government Center, 2875 Browns Bridge Road, Gainesville, Georgia.

- Members Present:** Chris Braswell, Chairman, Stan Hunt, Gina Pilcher, and Trey Bell
- Staff Present:** Sarah McQuade, Director of Planning; Justin Crighton, Senior Planner; Laura Ogletree, Clerk
- Call to Order:** The meeting was called to order by the Chairman at 5:17 pm.
- Approval of Minutes:** March 1, 2021

NEW BUSINESS

Chairman Braswell stated that item five would be heard first, due to the applicant's request to table.

- 5. Application of Paden Dunagan to rezone from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 8.81± acre tract located on the west side of Candler Road approximately 1,676 feet from its intersection with Lee Land Road; a.k.a. 2010 Candler Road; Zoned AR-IV; Tax Parcel 15031A000002. Proposed Use: permitted industrial uses within the I-II zoning district - welding shop. Commission District 3.**

Background Information:

The applicant is seeking to rezone 8.18± acres of the subject property from Agricultural-Residential-III (AR-III) to Light Industrial (I-I) in order to bring the existing use of the property into compliance with zoning regulations. The applicant indicates in the narrative that he intends operate a trucking company based on the property and plans to build an approximately 50,000 square foot building for a future welding service. The site plan does not include the proposed building footprint and no details were provided with regards to architecture style or building materials.

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request. Ms. McQuade stated that the applicant had requested to table their item. Ms. McQuade stated that tabling the request to the April 19, 2021 Planning Commission meeting would give the applicant enough time to prepare for the meeting.

Motion: *Mr. Hunt made a motion to table the request to the April 19, 2021 Planning Commission meeting, with a second from Ms. Pilcher and the motion passed by a 4-0 vote. (Mr. Varner absent)*

OLD BUSINESS

1. Previously tabled request to determine an unclassified use as it related to the transient occupancy of temporary dwellings as a vacation home in all residential zoning districts. Commission District 1, 2, 3, 4.

Motion: *Ms. Pilcher made a motion to remove the request from the table, with a second from Mr. Hunt and the motion passed by a 4-0 vote. (Mr. Varner absent)*

Request Presentation:

Sarah McQuade, Planning Director, presented a summary of the request. Ms. McQuade stated that she and the county attorney had reviewed the additional conditions and the request could now be approved by the Planning Commission.

Public Forum:

No one spoke in favor or opposition of the request.

Motion: *Mr. Hunt made a motion to approve the request, with a second from Ms. Pilcher and the motion passed by a 4-0 vote. (Mr. Varner absent)*

NEW BUSINESS

2. Application of Puztel Investments, Inc. for a Use Subject to County Commission approval on a 3.46± acre tract located on the north side of Gaines Mill Road at its intersection with Eberhart Cemetery Road; a.k.a. 3303 Eberhart Cemetery Road & 3240 Gaines Mill Road; Zoned AR-IV; Tax Parcel 15016 000043B & 000041 (pt). Proposed Use: 4 lot subdivision. Commission District 3 & 4.

Background Information:

The applicant is requesting to subdivide a 3.46± acre tract into 3 building lots. Any subdivision within the Agricultural-Residential-IV (AR-IV) zoning district which is greater than 2 lots requires approval from the county commissioners. The applicant has submitted a plat with their application showing three tracts with the following proposed lot sizes: 1 acre, 1.013 acres, and 1.3 acres. There is a fourth tract measuring 0.117 acres in size. This parcel is too small to be approved as a separate building lot and the applicant has indicated it will remain part of tract three.

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request.

William Diehl, 40 Technology Parkway, Peachtree Corners, presented the request. Mr. Diehl stated that the applicant that he was representing was seeking to subdivide the property into three lots, all still remaining within the AR-IV zoning, and then build residences on all three lots. He stated that the fourth lot would be sold with lot three, due to the odd shape of it and small size. Each lot would be an acre or more. Mr. Diehl stated that each house would be built to the AR-IV standards with high quality building materials. He showed some renderings of what the houses would be built to look similar to.

Public Forum:

No one spoke in favor or opposition of the request.

Planning Commission Comments:

Mr. Braswell stated that this request was straight forward and would be comfortable approving the request.

Motion: Mr. Hunt made a motion to recommend approval, with conditions for the request, with a second from Ms. Pilcher and the motion passed by a 4-0 vote. (Mr. Varner absent)

Conditions:

1. Prior to the issuance of any building permits on any of the three parcels, a recorded plat shall be required.
 2. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:
"Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
 3. All conditions of zoning shall be made part of any plat created for the subdivision.
3. Application of Margaret C. Bennett for a Use Subject to County Commission approval on a 65.78± acre tract located on the west side of Mount Vernon Road approximately 450 feet from its intersection with Aspen Hill Drive; a.k.a. 4585 Mount Vernon Road; Zoned AR-III; Tax Parcel 11015 000001. Proposed Use: agri-entertainment venue. Commission District 3.

Background Information:

The applicant is requesting a Use Subject to County Commission approval for the purpose of operating an agri-entertainment venue on a 65.78± acre tract. According to the narrative, events to be held on the property may include weddings, proms, sports banquets, shrimp boils for the North Hall Community education board meetings, and special needs events such as Night to Shine and other Special Olympics activities as needed. The applicant would like to operate events on weekends with events ending at 10:00pm. The proposed business would include areas for large or small groups that could gather both inside and outside during events. The porch around the building would be used for smaller groups to hold events. The inside of the proposed structure would have a storage room for chairs and tables. The kitchen would have space for catering and floral arrangements. The inside of the building would have wooden beams and accommodate both formal and casual events. Indoor and outdoor lighting would be utilized and is proposed to be on a “dimmer” for evening times.

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request.

Chris Riley, 4775 Clarks Bridge Road, Gainesville, presented the request. Mr. Riley stated that he was representing the applicant. He stated that they were hoping to be approved in order to host events at the proposed entertainment venue. He stated that the types of events would be things such as weddings, community events, Special Olympics, and things of that nature. Mr. Riley stated that North Hall was in need of something like this. He stated that the applicant and one of their sons wanted to open this venue. Mr. Riley stated that in regards to the location of the venue, you would not be able to see it from Mt. Vernon Road. Mr. Riley and the Planning Commission reviewed the site plan. Mr. Riley stated that the old farm building and chicken houses were no longer on the property. Mr. Riley stated that the applicant was more than willing to accommodate any changes to the location of the venue if needed. Mr. Bell asked if the applicant was planning to subdivide the property. Mr. Riley stated that there would not be any subdivision. Mr. Braswell asked if any variances that would need to be met would be addressed in the plan review process. Ms. McQuade stated that they would be. Ms. Pilcher asked what the distance from the corner of the building to the property line was. Mr. Riley stated that it was 470 feet. Mr. Hunt asked if there would be any outdoor events. Mr. Riley stated that if there were to be any events outside, they would be on the backside of the building and would not be able to be seen from the road. Mr. Braswell asked Mr. Riley to provide the renderings to Planning Staff in order to provide them to the Board of Commissioners.

Public Forum:

Brian Rochester, 425 Oak Street, Gainesville, spoke in favor of the request. Mr. Rochester stated that he believed that this venue would serve North Hall well and provide that part of the county with something they don't have there. He stated that the applicants were good people and wanted to do and provide good things for their community.

Seth Barnes Jr., 559 Honeysuckle Road, Gainesville, spoke in favor of the request. Mr. Barnes stated that he believed there was a need and demand for something like this in the community. He stated that he personally knows a few people that wanted something like this for a wedding, but had to go outside of Hall County to find it.

Karen Baston, 4553 Montclair Circle, Gainesville, spoke in opposition of the request. Ms. Baston stated that she lives directly across the street from the proposed venue and would not have a problem with it being located there.

Bernie Shelton, 4600 Mount Vernon Road, Gainesville, spoke in opposition of the request. Mr. Shelton stated that he was concerned with the possible increase of traffic, light pollution, and the amount of noise that could possibly go late into the night.

Ted Landers, 4605 Mount Vernon Road, Gainesville, submitted an online public comment and wanted to make sure staff had received it. Ms. McQuade confirmed they had received that online submission and would add it to the applicant's file.

Rebuttal

Mr. Riley stated that in response to the concern with lighting, the applicant does plan to use non-spill lighting. He stated that the agricultural entertainment was created to keep farms from being commercialized. Mr. Riley stated that this property could be sold to a developer to put 60-70 houses on it, but the applicant wanted to keep the farm and provide this venue to the community. Mr. Braswell asked how far the building would be from Mt. Vernon Road. Mr. Riley stated that it was about 1,800 feet from the road. Mr. Hunt asked if 10:00pm would be the closing time. Mr. Riley stated that yes, 10:00pm would be the closing time every day of the week.

Planning Commission Comments:

Mr. Hunt asked staff if they would need to add a condition for the setbacks. Ms. McQuade stated that they would only need to add a condition if the Planning Commission was going to change one of the setbacks that was already required.

Motion: *Mr. Hunt made a motion to recommend approval, with conditions for the request, with a second from Ms. Pilcher and the motion passed by a 4-0 vote. (Mr. Varner absent)*

Conditions:

1. *The development shall occur as described in the narrative and meet all standards set forth by section 17.215 of the Official Code of Hall County.*
 2. *The applicant shall meet all permitting and requirements of county departments including, but not limited to: Hall County Building Inspections, Engineering, Environmental Health, Fire Services, and Planning to make sure the structure meets commercial occupancy requirements.*
 3. *Any future development of the parcel shall be subject to the Hall County Development Review process in regards to stormwater management and other applicable regulations.*
 4. *All conditions of zoning shall be made part of any plats created for the property.*
- 4. Application of Nemrod Ovis. LLC to rezone from Agricultural Residential-III (AR-III) to Planned Industrial Development (PID) on a 5.98± acre tract located on the west**

side of White Sulphur Road at its intersection with Navajo Circle; a.k.a. 0 White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000073 & 000074. Proposed Use: office and warehouse space. Commission District 4.

Chairman Braswell recused himself from the hearing of this request.

Background Information:

The applicant is seeking to rezone two adjacent parcels totaling 5.98± acres from Agricultural-Residential-III (AR-III) to Light Industrial (I-I) for development as warehouse space. The narrative submitted on behalf of the applicant describes the use as small light-industrial warehouses. The proposed site plan shows five buildings proposed to be between 8,000 and 12,000 square feet in size. The proposed layout also includes shared truck dock areas between buildings, as well as parking and detention ponds.

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request.

James Irvin, 164 Professional Drive, Baldwin, presented the request. Mr. Irvin stated that he was working as the Civil Engineer for this project. He stated that this property was mass graded back in the early 2000s but was never developed. He presented an updated site plan to the Planning Commission and stated that a driveway could possibly be added onto Navajo Circle for limited use. He also wanted the Planning Commission to note that they were very limited with trying to use the graded pad that is already there. With that being said, the buildings may need to move or change size. Mr. Irvin stated that the buildings would be 50 feet higher than the railroad and 60 feet higher than the residents on the other side of the railroad. There is a thick line of pine trees between the properties. He stated that the surrounding lots were in the City of Gainesville and were being used for industrial uses. He stated the non-spill lighting would be used. Mr. Irvin stated that there was one thing that Ms. McQuade stated about using stucco on all four sides of the building that he wanted the applicant to address. **Rex Baker, 200 Market Place Suite 110, Roswell,** stated that he was not opposed to the buildings have a brick water table on the front of the buildings. He stated that he did not see why it would need to be on all four sides, however he stated that they were willing to do that if it was what the Planning Commission wanted him to do. Mr. Baker stated that only putting it on the front of the buildings would be ideal. Mr. Hunt asked what the maximum square footage would be. Mr. Irvin stated that it would be 50,000 square feet. Mr. Hunt asked if they would be comfortable with capping it at 50,000 square feet. Mr. Baker confirmed. Mr. Irvin stated that they would be and total might actually be less than that with the finished project. Mr. Bell asked if they were asking for a variance on the front of the property. Ms. McQuade stated that because the site plan stated otherwise, they can use that as setbacks. Mr. Hunt asked if they would be building five signs and would the applicant be comfortable with four signs. Mr. Baker stated that he would agree to four signs. Mr. Hunt asked if he would have one sign per entrance. Mr. Baker stated that would work. Mr. Baker asked if the face of the sign was 32 square feet, not including the monument base. Mr. Hunt stated that was correct. Mr. Bell asked if they approved this request based on the site plan they presented, what would they need to do if the site plan changes. Ms. McQuade stated that they would be tied to that site plan. She stated that there were some options with conditions that would allow the applicant to change a little bit, without having to come back before the

Planning Commission. Mr. Bell asked if Navajo Circle was a state or county road. Ms. McQuade stated that it was a local road.

Public Forum:

No one spoke in favor or opposition of the request.

Planning Commission Comments:

Mr. Hunt stated that he felt comfortable approving this request, with three additional conditions for the request.

Motion: *Ms. Pilcher made a motion to recommend approval, with conditions for the request, with a second from Mr. Bell and the motion passed by a 3-0 vote. (Mr. Varner absent, Mr. Braswell recused)*

Conditions:


1. A more detailed program of intended uses shall be submitted for review at the time of Development Review.
2. Only those uses shall be permitted that are listed as permitted uses within the Light Industrial zoning district as defined in the official code of Hall County.
3. All improvements shall comply with county and state regulations at time of development.
4. The developer shall work with Georgia Department of Transportation to permit driveways on White Sulphur Road.
5. All conditions of zoning shall be made part of any plats of the property.
6. Applicant shall be permitted to have one sign, per entrance.
7. Masonry water tables shall only be required on the front side of the structure.
8. Maximum size for a single structure on the subject property shall be 50,000 square feet.

Other Business

The next Planning Commission meeting will be on Monday, April 5, 2021.

ADJOURNMENT:

There being no further business to conduct, the meeting was adjourned by Mr. Braswell at 6:32 pm.



Chris Braswell, Chairman
Hall County Planning Commission



Laura Ogletree, Clerk
Hall County Planning Commission