



## HALL COUNTY PLANNING COMMISSION MINUTES OF APRIL 5, 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; Johnny Varner joined virtually
- Staff Present:** Sarah McQuade, Director of Planning; Katie Greenway, Planner; Laura Ogletree, Clerk
- Call to Order:** The meeting was called to order by the Chairman at 5:21pm.
- Approval of Minutes:** March 15, 2021

### **NEW BUSINESS**

- 1. Application of Michael L. Weaver, Sr. to rezone from Highway Business (H-B) and Agricultural Residential-III (AR-III) to Planned Commercial Development (PCD) on a 5.83± acre tract located on the east side of Thompson Bridge Road approximately 130 feet from its intersection with Bark Camp Road; a.k.a. 5504 Thompson Bridge Road; Zoned H-B & AR-III; Tax Parcel 11082 000018. Proposed Use: office and storage space. Commission District 3.**

#### **Background Information:**

The applicant is requesting to rezone a 5.83± acre tract from Highway Business (H-B) and Agricultural Residential-III (AR-III) to Planned Commercial Development (PCD). The applicant's narrative states that they are requesting this change in zoning to utilize the front portion of the existing bank building for a law office, add additional office space for lease which would be based upon available parking, and develop the back section of the property as a self-storage facility and outdoor boat and recreational vehicle (RV) storage. According to the site plan, the storage facility access would be limited by a gate within the parking lot to the rear of the office building. The site plan shows 8 total storage buildings, varying in size from 500 square feet to 7,700 square feet. Asphalt paving is specified connecting the buildings, and an approximately 45,000 square foot gravel pad is located behind the storage buildings and intended to be used for boat and RV storage. Buildings facing Thompson Bridge Road will include a façade of brick, stone, or cementitious material siding.

#### **Applicant's Presentation:**

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

**Brian Rochester, 425 Oak Street, Gainesville,** presented the request. Mr. Rochester stated that he would like to clarify that there would be nine buildings built if approved, not eight as stated by Ms. McQuade in her summary, and that the submitted site was an accurate depiction of the proposed development. Any discrepancies could be resolved by consulting that. Mr. Rochester also stated that the property had been vacant for almost two years and it was previously a bank. He stated that the Weaver family wanted to invest in the property and even improve it. Mr. Rochester stated that the bank building that was currently on the property would remain there and the drive thru portion of the building would be enclosed to provide additional office space. He stated that on the side, to the back of the bank building would be the storage buildings, and then on the rear of the property would be the RV and boat storage. Mr. Rochester stated that the existing sign would be replaced with a monument style sign with an LED panel. Mr. Rochester asked staff if the sign met the requirements for a PCD zoning. Ms. McQuade stated that it did not meet the requirements of the Gateway Corridor Overlay District but because with a Planned Commercial Development the standards were defined by the applicant, if they were proposing a LED panel as part of the sign and it was approved as part of the application then it would meet the requirements. Mr. Rochester stated that there was a buffer around the entire property, except where one of the buildings would be placed. He stated that the buffer adjacent to that building would need to be reduced. He stated that building would be placed on an existing parking area and the rear of the building would buffer the neighboring property. Mr. Braswell asked for clarification on the position of two buildings. Mr. Rochester showed where they would be on the site plan and stated that they would face outward toward Thompsons Bridge Road.

**Public Forum:**

No one spoke in favor or opposition of the request.

**Planning Commission Comments:**

Mr. Braswell stated that he would like a condition to be added that required the building materials be approved by the Planning Director prior to any building permits were issued.

**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 5-0 vote.***

**Conditions:**

1. *The development shall conform substantially with the proposed site plan and narrative, modified as necessary for compliance with current development standards at time of site plan approval. This includes architectural styles, setbacks, and common access driveways.*
2. *All building and roofing materials shall be approved by the Planning Director prior to any issuance of any building permits.*
3. *The shared access driveway shall be subject to approval of the Hall County Traffic Engineer.*
4. *The self-storage units shall be limited to 26,050 square feet total.*
5. *All conditions of zoning shall be made part of any plat created for the property.*

2. **Application of CBA Properties, LLC to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 8.44± acre tract located on the south side of Deaton Henry Road approximately 541 feet from its intersection with Spout Springs Road; a.k.a. 6982 Deaton Henry Road; Zoned AR-IV; Tax Parcel 15042 000071. Proposed Use: 6 lot subdivision. Commission District 1.**

**Background Information:**

The applicant is requesting to rezone from Agricultural-Residential-IV (AR-IV) to Residential-I (R-I) in order to subdivide the property into six lots. The narrative states that each lot will be larger than one acre in size, and all homes constructed on the lots would have access to power and public water services. The applicant did not provide any information regarding minimum heated floor area for the proposed residences or any architectural information.

**Applicant's Presentation:**

**Sarah McQuade, Planning Director**, presented a summary of the request. Ms. McQuade stated that the applicant was not present in person or virtually and due to come complicated parts of the request, she suggested that the Planning Commission table the request to the May 3, 2021 Planning Commission meeting. Mr. Hunt asked if he could request the applicant be present, in person, for the May 3, 2021 Planning Commission meeting. Ms. McQuade stated that he could.

**Planning Commission Comments:**

Mr. Hunt requested that the applicant be present, in person, for the meeting on May 3, 2021 to discuss the request.

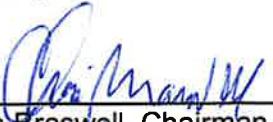
**Motion:** *Mr. Bell made a motion to table the request to the May 3, 2021 Planning Commission meeting, with a second from Ms. Pilcher and the motion passed by a 5-0 vote.*

**Other Business**

The next Planning Commission meeting will be on Monday, April 19, 2021.

**ADJOURNMENT:**

There being no further business to conduct, the meeting was adjourned by Mr. Braswell at 5:43pm.

  
Chris Braswell, Chairman  
Hall County Planning Commission

  
Laura Ogletree, Clerk  
Hall County Planning Commission