



HALL COUNTY PLANNING COMMISSION MINUTES OF MAY 17, 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; Beth Garmon, Principal Planner; Justin Crighton, Senior Planner; Katie Greenway, Planner; Laura Ogletree, Clerk

Call to Order: The meeting was called to order by the Chairman at 5:19pm.

Approval of Minutes: May 3, 2021

OLD BUSINESS

1. **Previously tabled application of Joseph E. Epps for a road frontage variance from 150 feet to 75 feet on a 28.70± acre tract located on the east side of Cleveland Highway approximately 890 feet from its intersection with River Walk Court; a.k.a. 5074 Cleveland Highway; Zoned AR-IV & S-S; Tax Parcel 12029 000015. Proposed Use: 2 lot subdivision. Commission District 3.**

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)*

Background Information:

The applicant is seeking a road frontage variance from 150 feet to 75 feet on two separate tracts in order to subdivide property as depicted on the attached exhibit. According to the applicant's submitted narrative, subdivision of the property is being sought on behalf of four heirs, which the applicant represents, in order to keep half in a conservation use covenant, and offer the other half for sale. The adjacent parcels located to the south and west of the subject property are owned by the applicant's extended family.

Applicant's Presentation:

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

Joseph Epps, 5074 Cleveland Highway, Gainesville, presented the request. Mr. Epps stated that this property had been in his family since the 1940s and his mother was in the process of splitting the property when she passed away. Mr. Epps stated that he and his siblings were wanting to finish splitting the property in order for him to keep his portion and for his siblings to sell theirs. He stated that he needed clarification on what he would need to do for the driveway. Mr. Braswell asked Ms. McQuade to answer the driveway concern. Ms. McQuade stated that when items are sent out for comments, GDOT has an opportunity to comment and their comment stated that a

single use driveway would be required. She also stated that GDOT mentioned that 75 feet of road frontage is not enough for a commercial entrance, therefore the property would have to remain residential. Mr. Braswell told Mr. Epps that the Planning Staff could provide him with contact information in order for him to speak with GDOT. Mr. Epps asked for clarification for what was required for the property since it was in conservation. Ms. McQuade stated that the Tax Assessors had commented that if the property was sold to someone other than family to the fourth degree, they would be liable to any penalties or they would need to wait for the conservation agreement runs out.

Public Forum:

No one spoke in favor or opposition of the request.

Motion: *Mr. Hunt made a motion to approve, 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. Driveway design and placement are subject to approval by Hall County Engineering and Georgia DOT and a shared driveway may be required.*
- 2. Previously tabled application of Caleb Mosley to rezone from Suburban Shopping (S-S) to Planned Commercial Development (PCD) on a 2.084± acre tract located on the east side of A L Mangum Road at its intersection with Athens Highway; a.k.a. 3509 & 0 A L Mangum Road; Zoned H-B; Tax Parcel 15014 000041F & 000220. Proposed Use: Variance from Gateway Corridor Overlay District standards for commercial signage. Commission District 3.**

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)*

Background Information:

The applicant is requesting to rezone a 2.084± acre tract zoned Suburban Shopping (S-S) to Planned Commercial Development (PCD) for a variance from Gateway Corridor Overlay District standards for commercial signage. The applicant's request was tabled at the May 3rd Planning Commission meeting to allow them time to submit a revised site plan and supporting details at the request of Planning Commission. The revised site plan proposes a wrapped double-pole sign along Athens Highway, approximately 8 feet from the front property line. The proposed sign renderings show and describe this sign as measuring 25 feet tall by 5 feet wide with the sign face measuring 70.18 square feet, as well as a second option measuring 10 feet tall by 4 feet, two inches wide with a 42 square foot sign face. Both proposed signs display an internally illuminated BP logo, and will display the price of two (2) of the automotive and diesel fuels with a two (2) tiered pricing for cash or credit. The 25' high option is proposed to be mounted on two poles wrapped with powder coated aluminum composite material giving the appearance of a monument style base.

Applicant's Presentation:

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

Polly Licaiardi, 2436 Island Drive, Gainesville, presented the request. Ms. Licaiardi stated that she had submitted updated renderings and showed the new renderings to the Planning Commission. Ms. Licaiardi stated that the storeowner had been without a sign for over a year, due to DOT widening the road. She continued to review the renderings. Ms. McQuade clarified what the regulations meant when it stated the sign height was above street grade, meaning that they could have the support structure for the signage below street grade. The maximum sign height related to the portion of the sign beginning at the street grade, therefore the sign could only be eight feet tall above street grade and that height did not include the portion of the sign structure below street grade. Mr. Bell asked how tall the sign would be above street grade. Ms. Licaiardi stated that it was about 10 feet above street level. She stated that the sign will come with standard height digits, therefore the sign size would not be able to shrink at all. Mr. Bell asked if she could shrink the BP portion of the sign, Ms. Licaiardi stated that she could not. Mr. Braswell asked if that the height of the columns could be adjusted. Mr. Licaiardi stated that you could adjust them; however, you would not be able to see the diesel price at the bottom of the sign. Mr. Braswell asked for clarification on placing the sign 15 feet below street grade. Ms. Licaiardi stated that they would be placing it 15 feet below street grade because that would be the only place the sign could be located to be seen from the road. Mr. Hunt stated that from the bottom of the LED portion of the sign to the top of the sign was about 169 inches. He then stated that from the bottom to the top of the sign was about 14 feet, so the question would be how much they would adjust the sign columns. Ms. McQuade stated that that was correct and that she was calculating that the sign was 13.25 feet. Ms. McQuade also clarified that the base of the sign, what would be below street grade, is not included and treated more as a foundational part of the structure of the sign. Mr. Braswell stated that if they allowed 15 feet above street grade, which would be 7 feet above what is normally allowed in the code.

Public Forum:

No one spoke in favor or opposition to 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. *GCOD requirements shall apply per §17.420 of the Official Code of Hall County, with the exception of the following:*
 - a. *A variance shall be granted from setback and height requirements, allowing the proposed sign to be placed no closer than 8 feet from the property line adjacent to Athens Highway and the sign height shall not exceed 15 feet above the street grade of Athens Highway. No other variances from §17.420 are granted as part of this rezoning request.*
2. *All conditions of zoning shall be made a part of any plat created for the property.*

NEW BUSINESS

3. **Application of Wayne Wilson for a rear yard setback variance from 5 feet to 2 feet on a 0.29± acre tract located on the south side of Hammock Trail at its intersection with Bluebird Cove; a.k.a. 7039 Hammock Trail; Zoned PRD; Tax Parcel 10017 000194. Proposed Use: construct a covered patio. Commission District 2.**

Background Information:

The applicant is requesting to vary the rear yard setback from 5 feet to 2 feet on a 0.29± acre tract in order to construct a roof covering an existing patio. An uncovered patio currently exists on the lot and the applicant's request is to add a gabled roof addition over the existing flagstone patio. The footprint of the patio is not proposed to change.

Applicant's Presentation:

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

No one was present to present the request.

Planning Commission Comments:

Mr. Braswell stated that it would be best to table the item to give the applicant a chance to answer any questions the Planning Commission may have.

Motion: *Ms. Pilcher made a motion to table the request to the June 21, 2021 Planning Commission meeting, with a second from Mr. Bell and the motion passed by a 4-0 vote. (Mr. Varner absent)*

4. **Application of John Biggers to amend the conditions of previously approved Planned Commercial Development (PCD) on a 7.84± acre tract located on the west side of Cleveland Highway approximately 767 feet from its intersection with Deer River Trail; a.k.a. 4789 Cleveland Highway; Zoned PCD; Tax Parcel 12028 000077. Proposed Use: event venue. Commission District 3.**

Background Information:

The applicant is requesting to amend conditions of a previously approved Planned Commercial Development (PCD). The application seeks approval for the operation of an event venue on the existing PCD property. In the narrative, the applicant requests approval for events such as hosting weddings, rehearsal dinners, and special events such as private function venues, small gatherings, corporate events, presentations, and meetings.

Applicant's Presentation:

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

John Biggers, 4789 Cleveland Highway, Gainesville, presented the request. Mr. Biggers stated that the venue was a brand new building that had been inspected by Hall County. He stated that he had heard from a lot of people wanting to rent the building out for events and was unaware of all the other zoning requirements that were needed to be able to do that. Mr. Biggers stated that he was trying to get everything done the correct way in order to be able to rent it out to people. Mr.

Braswell asked if Mr. Biggers lived in the other building on the property. Mr. Biggers stated that he did, however it was temporary. Mr. Braswell reviewed the hours of operations in the code and stated that he would like to request that Mr. Biggers not have any outdoor amplification of any kind unless it was during a wedding ceremony or something similar. Mr. Biggers stated that he would be okay with that and his phone can control everything from lights to the sound. Mr. Biggers also stated that the building sits far off from the road and the closest house to it, the owner recently passed away and their grandson was keeping up with the property on the weekends. Ms. Pilcher asked for the site plan to show which building would be used for the events. Mr. Braswell asked if any events would go on in the other building. Mr. Biggers stated that there would not be. Ms. McQuade stated that the Planning Commissioners might want to discuss the uses for the other building. Mr. Biggers stated that he used the building to store his cars and it would be for personal use only.

Public Forum:

Haydee Anderson, 4723 Cleveland Highway, Gainesville, spoke in opposition of the request. Ms. Anderson stated that she was concerned with the possibility of traffic, the level of noise, and security as well. She stated that she did not want any bad wrecks to happen to guests leaving the venue after consuming alcohol.

Planning Commission Comments:

Mr. Hunt asked if any additional conditions would need to be added. Mr. Braswell stated that the hours of operation would need to be clarified, no amplifying sound equipment outside, number of occupants would need to be set and approved by the Hall County Fire Marshal, and specify that there would not be any events in the other building on the property.

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

Conditions:

1. *The development shall conform substantially with the proposed narrative, modified as necessary for compliance with current development standards at time of application.*
2. *All future development shall be subject to Hall County Development Review process and Land Disturbance permits and/or building permits.*
3. *Business hours shall be 9:00am to 10:00pm Sunday through Thursday and 9:00am to 12:00am on Friday and Saturday.*
4. *There shall be no amplifying sound equipment outside, unless used during a wedding ceremony.*
5. *Number of guests allowed on the property during a special event shall be set and approved by the Hall County Fire Marshal.*
6. *There shall be no events at the larger structure on the property. That building is approved for personal storage only.*

5. **Application of Cook Communities for a Use Subject to County Commission approval on a 5.8± acre tract located on the east side of Leach Road approximately 1,828 feet from**

its intersection with Willie Robinson Road; a.k.a. 4034 Leach Road; Zoned AR-III; Tax Parcel 10050 000008(pt.). Proposed Use: 5 lot subdivision. ** Commission District 2.

Background Information:

The applicant is requesting to subdivide a 5.8± acre tract into five building lots for future residences. Any subdivision within the Agricultural-Residential-III (AR-III) zoning district which is greater than two lots, requires approval from the Board of Commissioners. The applicant has submitted an exhibit with their application showing five proposed lots, which their narrative describes as a minimum of 1 acre each. The proposed residences would be a minimum of 1,800 heated square feet, with three bedrooms and two baths, a two car garage, and exteriors exclusively of Hardie siding/panel, brick, or stone. The applicant has also an additional application, being considered at the same to this request, to rezone the remaining 67.9± acres across Leach Road to R-I for a 23 lot subdivision, independent from this request.

Applicant's Presentation:

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

Jane Range, 200 E E Butler Parkway, Gainesville, presented the request. Ms. Range stated that she was representing the applicant. She stated that the applicant is requesting five lots, none being less than 1 acre. She reviewed the site plan with the Planning Commissioners. Ms. Range also stated that the applicant agrees with all of the staff conditions. She also reviewed renderings showing the style and look of the homes. Ms. Range stated that Leach Road do not have many curves through that area, therefore the road frontage and site distance from the driveways would be good. She stated that no drainage would be required. Ms. Range stated that she believed that this would be a good opportunity for the area. Mr. Braswell asked if the minimum lot size for a subdivision that does not have access to public water was still 1 acre. Ms. McQuade stated that without access to public water, the minimum lot size was 1.5 acres. Ms. Range stated that if both portions of the subdivision were approved, it would make more sense to get public water access. If only this portion of the subdivision was approved, they would reconfigure the lots to meet the 1.5 acre minimum.

Public Forum:

No one spoke in favor or opposition of 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. The minimum heated area shall be 1,800 square feet for each home.*
- 2. All homes shall include a two-car garage.*
- 3. Exterior finishes of the homes shall be Hardie siding/panel, brick, or stone exclusively.*
- 4. 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.”

5. All conditions of approval shall be made part of any plat created for the property.

6. **Application of Cook Communities to rezone from Agricultural Residential-III (AR-III) to Residential-I (R-I) on a 67.9± acre tract located on the west side of Leach Road approximately 1,941 feet from its intersection with Willie Robinson Road; a.k.a. 4035 Leach Road; Zoned AR-III; Tax Parcel 10050 000008(pt.). Proposed Use: 23 lot subdivision. Commission District 2.**

Background Information:

The applicant is requesting to rezone a 69.9± acre tract from Agricultural-Residential-III (AR-III) to Residential-I (R-I) in order to subdivide the property into twenty-three lots for single family homes. The narrative states that each lot will be a minimum of 1.5 acre in size with the largest being approximately 12 acres. The applicant proposes single family detached homes with a minimum 1,800 square feet of heated floor area, 3 bedrooms, 2 bathrooms, and a two-car garage. The homes are described in the submitted narrative are to be constructed with Hardiplank, brick and stone, and will be served by onsite septic systems and public water. No interior roads are proposed to serve the newly created lots, with access from Leach Road for 20 of the 23 lots and 3 lots gaining access from Willie Robinson Road all lots will have a minimum width of 100’.

Applicant’s Presentation:

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

Jane Range, 200 E E Butler Parkway, Gainesville, presented the request. Ms. Range showed the Planning Commissioners a concept plan of the request. She stated that the lots on Willie Robinson Road are larger lots and the rest of the lots off Leach Road would be smaller lots but would all still meet the minimum lot size requirement. She stated that they meet minimum road frontage, so there would be ample road frontage for each lot and would be able to space the driveways out. She also stated that they would meet whatever minimums would be required to obtain public water. Ms. Range stated that building plans and renderings were the same as what was presented for the previous request. Mr. Braswell asked if lots along Leach Road were 100 feet wide. Ms. Range stated that they were all at least 100 feet wide. Mr. Braswell asked if the applicant had given any thought to shared driveways. **Geoff Cook, 3120 Frontage Road, Gainesville**, stated that he did not think the level of traffic on Leach Road would require shared driveways. He also stated that he would prefer not to do shared driveways. Mr. Braswell stated that from a safety standpoint, he would rather them work with Planning staff to minimize the number of driveways. Mr. Braswell asked if any of the lots along the power line easement would need a variance of any kind. Mr. Cook stated that he did not think they would need any, but they were not completely sure. Mr. Braswell stated that he would like to add the agricultural statement as a condition.

Public Forum:

No one spoke in favor or opposition of the request.

Planning Commission Comments:

Mr. Hunt asked if the shared driveways needed to be addressed now. Ms. McQuade stated that they could add it as a condition, however this request would go through the county's development review process. Therefore, that would be reviewed then so a condition is not necessary.

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

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.*
2. *The subdivision shall be limited to 23 residential lots.*
3. *Minimum lot width shall be 100 feet.*
4. *The minimum heated area shall be 1,800 square feet for each home.*
5. *All homes shall include a two-car garage.*
6. *Exterior finishes of the homes shall be Hardie siding/panel, brick, or stone exclusively.*
7. *All conditions of zoning shall be made a part of any plat of the property.*
8. *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."

7. **Application of Donnie and Deberah Kelley to rezone from Office Industrial (O-I) and Agricultural Residential-III (AR-III) to Agricultural Residential-III (AR-III) on a 24.25±acre tract located on the south side of Thompson Bridge Road approximately 267 feet from its intersection with Lee Road; a.k.a. 4783 Thompson Bridge Road; Zoned O-I & AR-III; Tax Parcel 11061 001002. Proposed Use: single family residence. Commission District 2.**

Background Information:

The applicant is seeking to rezone a 24.25± acre tract from Office Institutional (O-I) and Agricultural Residential-III (AR-III) to AR-III for a single-family residence. The site plan submitted with the application is from a rezoning request in 2000, which rezoned a portion of the property from Residential-II (R-II) and AR-III to O-I for a medical office. This site plan depicts 4 separate tracts, however it was never recorded, therefore the property remains as one 24.25± acre tract with a portion of the lot zoned O-I. After the 2000 rezoning request, the original residence was converted into a medical office, which operated for a number of years. The applicants state that they plan to revert the office back to a residence and reside on the property. The remainder of the lot will be in a conservation convent.

Applicant's Presentation:

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

Deborah Kelley, 7090 Alan Thomas Road, Cumming, presented the request. Ms. Kelley stated that she did not have anything to add to Ms. McQuade's summary.

Public Forum:

No one spoke in favor or opposition of the request.

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

Conditions:

1. 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."

8. Application of Firooz Nahai to rezone from Agricultural Residential-III (AR-III) to Residential-I (R-I) on a 1.67± acre tract located on the east side of Price Road approximately 116 feet from its intersection with Graham Circle; a.k.a. 4824 Price Road; Zoned AR-III; Tax Parcel 11108 000002. Proposed Use: 2 lot subdivision. Commission District 2.

Background Information:

The applicant is requesting approval to rezone a 1.67± acre tract from Agricultural Residential-III (AR-III) to Residential-I (R-I) in order to subdivide the lot into two parcels. The proposed lots would meet Hall County's minimum lot size of 35,000 square feet for the R-I zoning district. The proposed subdivision has sufficient frontage on Price Road.

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request. Ms. McQuade stated that after further discussion, the applicant would not need to rezone in order to subdivide the property.

Friooz Nahai, Sandy Springs, presented the request. Mr. Nahai reviewed his narrative with the Planning Commission. Mr. Braswell stated that Ms. McQuade had stated that he was able to withdraw his request because after further review, the rezoning would not be required. Mr. Braswell

asked Mr. Nahai if he would like to withdraw his request. Mr. Nahai officially requested to withdraw his request.

Public Forum:

No one spoke in favor or opposition of the request.

Planning Commission Comments:

Mr. Braswell stated that he would like to request that the applicant is fully refunded.

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

9. Application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 10.00± acre tract located on the west side of Coker Road approximately 840 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131(pt.). Proposed Use: 10 lot subdivision. Commission District 3.

Background Information:

The applicant is requesting to rezone a portion of 3504 Coker Road from Agricultural-Residential-IV (AR-IV) to Residential-I (R-I) in order to subdivide the property into ten (10) lots to be developed with single-family homes. The narrative states that each lot will be a minimum of 35,000 square feet in size; eight (8) will measure 125 feet by 280 feet and two (2) will be of an irregular shape yet still meet the 35,000 square foot requirement. The applicant proposes to develop the property with site-built single-family residences served by public water and individual septic tanks. The development will be served by a new street along the southern boundary of this property to provide each lot with appropriate road frontage.

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request. Ms. McQuade stated that this request would need to be tabled to the June 7, 2021 Planning Commission meeting due to the applicant not meeting the public notice requirements.

Motion: *Ms. Pilcher made a motion to table the request to the June 7, 2021 Planning Commission meeting, with a second from Mr. Bell and the motion passed by a 4-0 vote. (Mr. Varner absent)*

10. Application of Ridgeline Land Planning, Inc. to rezone from Planned Residential Development (PRD) and Residential-I (R-I) to Planned Residential Development (PRD) on a 200.94± acre tract located within Magnolia Station subdivision; a.k.a. 0 Lula Road, 6370 River Plantation Drive, and Magnolia Station Phase 1 addresses; Zoned PRD & R-I; Tax Parcels 09079 000001, 09079A000050, and Magnolia Station Phase 1 parcels. Proposed Use: planned residential development. Commission District 3.

Background Information:

The applicant is requesting to rezone 200.94± acres from Planned Residential Development (PRD) and Residential-I (R-I) to PRD in order to further develop a residential community of both detached and attached single-family residences with more cohesive development standards. The application states that the proposed gross density is 2 units per acre; the total of 549 homes over 200.94 acres equals an overall total density of 2.73 units per acre. Phase 4 is proposed to occupy 30 acres for a density of 3.73 units per acre, and Phase 5 is proposed to occupy 25 acres for a density of 4.52 units per acre.

Applicant's Presentation:

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

Keith Breedlove, 1188 Antioch Campground Road, Gainesville, presented the request. Mr. Breedlove stated that this neighborhood has been doing well and with the current cost of development and homes, the need continues to grow. Mr. Breedlove stated that he was striving to provide affordable housing by converting some of the single family homes into attached, townhomes would make this even more of a possibility. He reviewed the site plan and showed where these townhomes and single-family homes would be. Mr. Breedlove also stated that they would be sewer from the city. Mr. Braswell asked if the attached homes in phases 4 and 5 were simple. Mr. Breedlove confirmed and stated that they would have a separate amenity area for the attached townhome phase. Mr. Hunt asked if Mr. Breedlove would be opposed to adding an additional amenity area with a playground and pavilion for phases 4 and 5. Mr. Breedlove stated that he would be able to do that. Mr. Braswell asked if that would need to be in a condition. Ms. McQuade stated that it would be a good idea to specify what phases that the amenity area would be developed. Ms. Pilcher asked how many bedrooms would be in the townhomes. Mr. Breedlove stated that they are all three or four bedrooms and some will even have five.

Public Forum:

No one spoke in favor or opposition of 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. *The development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions, Hall County regulations, and any other regulatory agencies at time of development.*
2. *The development shall not exceed an overall site density of 2.73 units per acre.*
3. *The following standards shall apply to the development:*
 - a. *Phase 1 (Single-Family Detached):*
 1. *89 total units*
 2. *Minimum lot size – 75' x 150' (11,250 square feet)*
 3. *Setbacks:*
 - *Front – 30 feet from property line*
 - *Side – 10 feet from property line*

Other Business

The next Planning Commission meeting will be on Monday, June 7, 2021.

ADJOURNMENT:

There being no further business to conduct, the meeting was adjourned by Mr. Braswell at 7:16pm.



Chris Braswell, Chairman
Hall County Planning Commission



Laura Ogletree, Clerk
Hall County Planning Commission