



HALL COUNTY PLANNING COMMISSION
MINUTES OF MAY 18, 2020

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, Frank Sosebee, Gina Pilcher, Stan Hunt

Staff Present: Sarah McQuade, Director of Planning; Beth Garmon, Senior Planner; Katie Greenway, Planner; Vanessa Foster, Civil Engineer; Laura Ogletree, Clerk

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

Approval of Minutes: May 4, 2020

NEW BUSINESS

1. **Application of Margaret M. Thompson for a front yard setback variance from 30 feet to 23 feet, a right side yard setback variance from 10 feet to 5 feet, and a left side yard setback variance from 10 feet to 9 feet on a 0.50± acre tract located on the south side of Ford White Road at its terminus; a.k.a. 2392 Ford White Road; Zoned V-C; Tax Parcel 10094A000024. Proposed Use: Addition and detached garage. Commission District 2.**

Background Information:

The applicant is seeking two side yard setback variances and a front setback variance on a 0.50± acre tract. The applicant is request the front from 30 feet to 23 feet, left from 10 feet to 9 feet, and the right from 10 feet to 5 feet. The narrative states that the right and front setback variance is to construct the addition to the home and the left setback is to construct a detached garage/shop.

In the narrative, the applicant discusses the history of the property regarding ownership and plat. A new plat was approved for recording on April 23, 2020 which reconfigured the lots to meet the approval of the Planning, Engineering, and Environmental Health Department.

Applicant's Presentation:

Margret Thompson, 2392 Ford White Road, Gainesville, presented the request. Ms. Thompson stated that the lots that she owned were oddly shaped and the addition was going to be difficult to build without the variance.

Public Forum:

No one spoke in favor or opposition of the request.

Planning Commission Comments:

Ms. Pilcher requested that the applicant be cautious when building along the property line against the property that they do not own, to make sure that no damage is done.

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

- 2. Application of Tom Child for a Use Subject to County Commission approval on 6.659± acres located on the south side of Browns Bridge Road at its intersection with Fincher Drive; a.k.a. 4105, 4113, 4115 & 4117 Browns Bridge Road; Zoned AR-III and H-B; Tax Parcels 08039 002009, 002010, 002011 & 002012. Proposed Use: outdoor storage. Commission District 2.**

Background Information:

The applicant is requesting approval for a Use Subject to County Commission approval on 6.659± acres zoned Agricultural Residential-IV (AR-III) and Highway Business (H-B) for the purpose of outdoor storage of a sale display.

This use request is in order to use the property at 4113 Browns Bridge Road for a parking and display area for 4105 Browns Bridge Road, which is home to the business Marine Specialties, a marine contractor. The applicant's narrative states that 4113 Browns Bridge Road is developed with an existing building which will be removed. All proposed lighting for the area will be of nonspill type.

Applicant's Presentation:

Tom Child, 4105 Browns Bridge, presented the request. Mr. Child stated that he was looking to combine the property to turn in into parking for his company. Mr. Braswell asked if he would be using the current entrance and not adding an additional one. Mr. Child stated that was correct. Mr. Hunt asked if the additional parking would be paved. Mr. Child stated that it would be paved.

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 Mr. Sosebee and the motion passed with 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 site plan approval.*

2. *All development of the property shall conform with §17.420 of the Official Code of Hall County, Gateway Corridor Overlay District (GCOD) standards.*
3. *Prior to the issuance of a Land Disturbance Permit, a combination plat shall be required combining 4105 Browns Bridge Road and 4113 Browns Bridge Road.*
4. *All conditions of zoning shall be made a part of any plat of the property.*

3. **Application of Tom Child to rezone from Agricultural Residential (AR-III) and Highway Business (H-B) to Highway Business (H-B) on 6.659± acres located on the south side of Browns Bridge Road at its intersection with Fincher Drive; a.k.a. 4105, 4113, 4115 & 4117 Browns Bridge Road; Zoned AR-III and H-B; Tax Parcels 08039 002009, 002010, 002011 & 002012. Proposed Use: permitted uses in the Highway Business zoning district. Commission District 2.**

Background Information:

The applicant is requesting approval to rezone 6.659± acres from Agricultural Residential-IV (AR-III) and Highway Business (H-B) to H-B. Marine Specialties, a marine contractor, and is located on 4105 Browns Bridge Road. The business owner has the opportunity to purchase 4113, 4115, and 4117 Browns Bridge Road, which are adjacent to his business. 4105 and 4113 are zoned H-B and 4115 and 4117 are zoned AR-III. The applicant is requesting to rezone the two AR-III lots to H-B for a future expansion of his business.

Applicant's Presentation:

Tom Child, 4105 Browns Bridge, presented the request. Mr. Child stated that he was looking to combine the property to turn in into parking for his company. Mr. Braswell asked if he would be using the current entrance and not adding an additional one. Mr. Child stated that was correct. Mr. Hunt asked if the additional parking would be paved. Mr. Child stated that it would be paved. In addition to parking there will be outside display areas for his business.

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 with 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 site plan approval.*
2. *All development of the property shall conform with §17.420 of the Official Code of Hall County, Gateway Corridor Overlay District (GCOD) standards.*
3. *All conditions of zoning shall be made a part of any plat of the property.*

4. **Application of A1 Lakeside Self Storage to rezone from Highway Business (H-B) to Planned Commercial Development (PCD) on a 2.55± acre tract located on the south side of Dawsonville Highway at its intersection with Lake Ranch Court; a.k.a. 2221 Dawsonville Highway; Zoned H-B; Tax Parcel 10094 000009. Proposed Use: commercial signage. Commission District 2.**

Background Information:

The applicant is requesting to rezone a 2.55 acre tract from Highway Business (H-B) to Planned Commercial Development (PCD). The applicant's narrative states that they are requesting this change in zoning in order to replace an existing message board with an LED message board. The property is located within the Gateway Corridors Overlay District (GCOD) which restricts the permitting of LED signage. By rezoning to a PCD, the applicant is requesting a variance to the GCOD sign requirements.

Applicant's Presentation:

Lee A. Luplow, 2221 Dawsonville Highway, Gainesville, presented the request. Mr. Luplow stated that they were looking to replace the sign in front of the business. He stated that nothing would change on the sign, except the display. Mr. Luplow also stated that the height and width would stay the same. Mr. Braswell stated that the sign would need to be made into a monument style sign. Mr. Luplow asked what that would consist of, Mr. Braswell stated all the options of material that could be used and what makes a sign monument style. Mr. Luplow stated that he was concerned with the visibility from the entrance of the business being affected by building a monument sign.

Public Forum:

John and Kim Yarger, 2319 Crystal Court, Gainesville, spoke in opposition of the request. Mr. Yarger stated that he and his wife did not want a LED sign in their backyard because it would be distracting.

Josephine Payne, 2301 Crystal Court, Gainesville, spoke in opposition of the request. Ms. Payne stated that she did not like the idea of the LED sign being in her backyard.

Planning Commission Comments:

Mr. Braswell stated that he thought it would be a good idea to table this item in order to get more information regarding the sign and structure of the sign to Mr. Luplow. Mr. Braswell also requested Mr. Luplow provide a scale drawing of the sign from the sign company to better illustrate his proposal. He also stated that he would like to get further information from traffic engineering for the sign.

Motion: Mr. Hunt made a motion to table the item to the June 1, 2020 Planning Commission meeting with second from Mr. Sosebee and the motion passed with a 4-0 vote. (Mr. Varner absent)

5. **Application of Rochester & Associates, Inc. to rezone from Agricultural Residential (AR-III) to Planned Office Development (POD) on a 34.40± acre tract located on the north side of Winder Highway approximately 410 feet from its intersection with Strickland Road; a.k.a. 4937 Chestnut Mountain Drive and 4883 Winder Highway; Zoned AR-III; Tax Parcel 15038A000010 and 15038 000032. Proposed Use: school campus improvements. Commission District 1.**

Background Information:

The applicant is requesting to rezone two tracts totaling approximately 34.40± acres currently zoned Agricultural-Residential-III (AR-III) to Planned Office Development (POD) to develop a private school campus, serving up to 1,000 students in grades Kindergarten through 12th. The narrative states that the proposed project may include the following:

- Academic buildings – up to 102,000 square feet
- Outdoor classrooms/amphitheater
- Gymnasium – up to 30,000 square feet
- Performing Arts building – up to 25,000 square feet
- Athletic Fields with press box, lights, and public announcement system
- Track
- Field Houses
- Concession buildings
- Bleachers
- Parking (parking require will be based on 1 space for each staff member and 1 space per 5 students in grades 10-12 only. Additional parking will be provided for the athletic fields.)
- Driveways and vehicle circulation
- Ancillary uses to its use as a school campus

Applicant's Presentation:

Brian Rochester, 425 Oak Street, Gainesville, presented the request. Mr. Rochester stated that a private school, which would be a K through 12, was looking to relocate to this property. Mr. Rochester presented a slide show that went into further detail of the location and a site plan for the property. Mr. Rochester stated that there was a stream on the property, however most of the planned building would be on the front side of the stream, toward the front of the property along Winder Highway. He also stated that they would like to have new signage and stadium lighting.

Public Forum:

No one spoke in favor or opposition of the application.

Motion: Mr. Sosebee made a motion to recommend approval, with conditions for the request with a second from Ms. Pilcher and the motion passed with 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, not otherwise specified in the application, at time of site plan approval.*
2. *Architectural standards, within 300 feet of Winder Highway, are subject to the conditions outlined in §17.210.050 of the Official Code of Hall County, except as modified by the narrative section titled "Gateway Corridor Overlay District". All buildings outside of the 300' corridor will be exempt from these standards.*
3. *Construction trailers are subject to the conditions outlined in §17.210.020 of the Official Code of Hall County.*
4. *Chestnut Mountain Drive shall be improved, to the extent possible within the existing Right-of-Way, at the developer's expense from Strickland Road to the cul-de-sac to accommodate the school traffic impact.*
5. *All entrances along Winder Highway shall be coordinated with and approved by Georgia Department of Transportation.*
6. *All conditions of zoning shall be made a part of any plat of the property.*

Other Business

The next Planning Commission meeting will be on Monday, June 1, 2020.

ADJOURNMENT:

There being no further business to conduct, the meeting was adjourned by Mr. Braswell at 6:18 pm.



Chris Braswell, Chairman
Hall County Planning Commission



Laura Ogletree, Clerk
Hall County Planning Commission