



## HALL COUNTY PLANNING COMMISSION MINUTES OF JUNE 1, 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 Johnny Varner

**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 5:17 pm.

**Approval of Minutes:** May 18, 2020

### **OLD BUSINESS**

1. **Previously tabled application of Rochester & Associates, Inc. to rezone from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) on a 30.66± acre tract located on the south side of Thompsons Mill Road; a.k.a. 5375, 5381, 5393 & 5401 Thompsons Mill Road; Zoned AR-IV; Tax Parcel 15041 000003P, 000003O, 000074, & 000003V. Proposed Use: multi-family residential. Commission District 1.**

**Motion:** *Mr. Sosebee made a motion to remove the request from the table, with a second from Mr. Hunt and the motion passed by a 5-0 vote.*

### **Background Information:**

The applicant is requesting to rezone four parcels totaling approximately 30.66± acres currently zoned Agricultural-Residential-IV (AR-IV) to Planned Residential Development (PRD) for a 350-unit apartment complex. The narrative included with the application indicates that the development will have gated access, clubhouse, swimming pool, and passive park areas. According to the applicant, the subject property is within walking distance of the Duncan Crossing retail development, and the apartments will provide housing opportunities to major employers in the area such as Northeast Georgia Medical Center, located only 2 miles away. The project is anticipated to be complete by 2022.

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

Applicant was not present to present the request, however had requested to table their item to the August 3, 2020 Planning Commission meeting.

**Motion:** *Mr. Sosebee made a motion to table the request to the August 3, 2020 Planning Commission meeting, with a second from Mr. Varner and the motion passed by a 5-0 vote.*

2. **Previously tabled 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.**

**Motion:** *Mr. Hunt made a motion to remove the request from the table with a second from Ms. Pilcher and the motion passed by a 5-0 vote.*

**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:**

Applicant was not present to present the request, however the applicant has requested to table their request to the June 15, 2020 Planning Commission meeting.

**Motion:** *Ms. Pilcher made a motion of approve the request to table the request to the June 15, 2020 Planning Commission meeting, with second from Mr. Sosebee and the motion passed by a 5-0 vote.*

**NEW BUSINESS**

3. **Application of Diana Ramirez for a front yard setback variance from 65 feet to 45 feet on a 0.31± acre tract located on the south side of Chris Avenue approximately 351 feet from its intersection with Falcon Parkway; a.k.a. 3829 Chris Avenue; Zoned S-S; Tax Parcel 08050 001016. Proposed Use: construct an addition. Commission District 2.**

**Background Information:**

The applicant is requesting to a front setback variance from 65 feet from centerline to 45 feet from centerline of the road on a 0.31± acre tract currently zoned suburban Shopping (S-S).

The applicant has a separate application to rezone the property from Suburban-Shopping (S-S) to Agricultural-Residential-III (AR-III) in order to construct a residential addition to their mobile home. The property is currently being used for residential purposes and has not been used commercially. If approved for rezoning, the applicant will need a setback variance from the AR-III requirements.

**Applicant's Presentation:**

**Diana Ramirez, 3829 Chris Avenue, Flowery Branch**, presented the application. Ms. Ramirez stated that she did not have anything to add to the summary given by the Planning Department.

**Public Forum:**

No one spoke in favor or opposition of the request.

**Planning Commission Comments:**

Ms. Pilcher asked if the current concrete slab was within the setback requirements. **Sarah McQuade, Planning Director**, confirmed that it was.

**Motion:** *Mr. Hunt made a motion to approve the request, with a second from Mr. Sosebee and the motion passed by a 5-0 vote.*

- 4. Application of Diana Ramirez to rezone from Suburban Shopping (S-S) to Agricultural Residential (AR-III) on a 0.31± acre tract located on the south side of Chris Avenue approximately 351 feet from its intersection with Falcon Parkway; a.k.a. 3829 Chris Avenue; Zoned S-S; Tax Parcel 08050 001016. Proposed Use: construct an addition. Commission District 2.**

**Background Information:**

The applicant is requesting to rezone a 0.31± acre tract from Suburban Shopping (S-S) to Agricultural-Residential-III (AR-III). The applicant's narrative states that they are requesting this change in zoning in order to construct a residential addition to their mobile home. Even though the property is zoned commercially, it is being used residentially and is developed with a 2015 singlewide mobile home, 12 feet by 60 feet in size. The addition is said to consist of a bedroom, living rooming and a dining room space. The applicant is proposing to construct the addition to the front of the mobile home. The addition will require a front setback variance, which the applicant has also requested in a separate application.

**Applicant's Presentation:**

**Diana Ramirez, 3829 Chris Avenue, Flowery Branch**, presented the application. Ms. Ramirez stated that she did not have anything to add to the summary given by the Planning Department.

**Public Forum:**

No one spoke in favor or opposition of the request.

**Motion:** *Ms. Pilcher made a motion to recommend approval, with a second from Mr. Sosebee and the motion passed by a 5-0 vote.*

5. **Application of Clint Dixon to amend conditions of a previously approved subdivision on a 73.10± acre tract located on the west side of Spout Springs Road approximately 2,319 feet from its intersection with Deaton Henry Road; a.k.a. Lancaster Subdivision; Zoned PRD; Tax Parcel 15042 000341. Proposed Use: amend front setback for lots 34-45. Commission District 1.**

**Background Information:**

The applicant is proposing to amend the conditions within the Lancaster Subdivision on lots 34 through 45 in phase two of the development. The narrative states that they are requesting to amend the minimum front yard setback from 25 feet to 20 feet due to a 40-foot slope behind majority of these lots which does not belong to the Lancaster Subdivision. For this reason, the applicant request to bring these homes 5 feet closer to the road to create a more desirable and functional backyard.

**Applicant's Presentation:**

Clint Dixon, 5230 Bellewood Court, Buford, presented the request. Mr. Dixon stated that he had no additional comments to add to the summary given by the Planning Department.

**Public Forum:**

No one spoke in favor or opposition of the request.

**Planning Commission Comments:**

Ms. Pilcher asked the applicant if he had been in contact with the adjacent property owner about any additional grading and if it would affect his property. Mr. Dixon stated that he had spoken with them and they were in favor of his request.

**Motion:** *Mr. Sosebee 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. *Development is approved for lots as generally shown on the concept plan and described in the project narrative modified as necessary for compliance with development standards enforced at the time of site plan approval at the October 20, 2016 meeting.*

2. *Development is approved for a maximum of 187 detached lots with a minimum lot size of 7,130 square feet.*
3. *Lot standards for the development shall be as follows:*
  - *Minimum of 25 feet from the front property line, with the exception of lots 34 – 35 of phase two, which shall have a 20 foot front yard setback*
  - *Minimum of 5 feet from the side yard property line*
  - *Minimum lot width of 62 feet at the building line*
  - *Minimum lot size of 7,130 square feet*
4. *The minimum heated floor area (HFA) shall be 1,800 square feet. Houses shall be constructed primarily of brick or stacked stone on the front and not on the side facade of the house. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited.*
5. *For the detached dwelling units, a garage shall not extend any more than 8 feet further toward the front yard property line than the facade of the habitable area of the first story, and the width of the garage wall shall not exceed 55% of the front façade of the dwelling.*
6. *All lots must be accessed via internal roadways.*
7. *Any modifications from section 16.60.200 – Design Standards for Streets must be approved by Hall County Engineering. No variance shall be granted to reduce the minimum cul-de-sac length from centerline to center of turnaround.*
8. *All utilities shall be installed underground throughout the development.*
9. *The following statement regarding the potential impacts of existing regional operations in the area shall be made part of any plat recorded on the property: “Owners, occupants and uses of property shown on this plat are hereby informed of the impacts associated with waste water treatment practices which may take place on adjacent and nearby properties including, but not limited to odors and the storage and disposal of waste. Therefore owners, occupants and users of the property shown on this plat should be prepared to expect the effects of such practices”*
10. *A cabana and pool shall be added to the amenities area of the detached dwelling units and shall be dedicated to the Home Owner’s Association (HOA). The HOA shall have covenants to reflect that amenities shall be constructed after 33% of the lots (not house) are sold.*
11. *All conditions of zoning shall be made a part of any plat created for the subdivision.*

### **Other Business**

Mr. Braswell asked for the May 18, 2020 minutes to be updated to include more detail for the request of A1 Lakeside Self Storage.

The next Planning Commission meeting will be on Monday, June 15, 2020.

**ADJOURNMENT:**

There being no further business to conduct, the meeting was adjourned by Mr. Braswell at 5:45 pm.



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Chris Braswell, Chairman  
Hall County Planning Commission



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Laura Ogletree, Clerk  
Hall County Planning Commission