



HALL COUNTY PLANNING COMMISSION MINUTES OF JUNE 15, 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; Katie Greenway, Planner; Laura Ogletree, Clerk

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

Approval of Minutes: June 1, 2020

OLD BUSINESS

- 1. 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.**

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.

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

Applicant's Presentation:

Lee Luplow, 2221 Dawsonville Highway, Gainesville, presented the request. Mr. Luplow stated that he was concerned about being required to build a monument style sign because of the site issues it would cause. Mr. Braswell stated that traffic engineering had visited the site to determine whether or not a monument style sign would affect the site distance and they did determine it would. Mr. Braswell also stated that if a drawing of the sign from Mr. Luplow's sign company was provided, it would be made things easier. Mr. Luplow stated that he was never asked to provide a drawing from a sign company. Mr. Luplow stated that he had provided a picture of the sign and an additional picture of an example of what the sign would look like with his application. Mr. Luplow stated that the only part of the sign that would change would be the lower portion. Mr. Braswell stated that he did not disagree,

however a drawing was not provided. Mr. Luplow stated that it was never made clear that he needed a drawing and that he also was not using a sign company. He stated that he bought the sign online and was going to have an electrician come out and install the sign. Mr. Braswell stated that he would still like a drawing of what was going to be added to the sign, whether it be decorative or a change to the sign poles. Mr. Luplow stated that nothing would be changed and that he had already provided photos with his application. Mr. Braswell stated he and the Planning Board disagreed with him. Mr. Sosebee stated that if Mr. Luplow was willing to work with them, they would be able to figure this out at the next meeting. **Sarah McQuade, Director**, stated that she would also need to check with Building Inspections to clarify if all signs did or did not need to be installed by a sign contractor.

Public Forum:

No one spoke in favor or opposition of the request.

Planning Commission Comments:

Mr. Sosebee stated that he would like to see a scale drawing and sample of the sign before he was to make a decision.

Motion: *Mr. Hunt made a motion to table the request to the July 6, 2020 Planning Commission meeting with a second from Mr. Sosebee and the motion passed by a 4-0 vote. (Mr. Varner absent)*

NEW BUSINESS

2. **Application of Chris Patton for a road frontage variance from 150 feet to 75 feet on a 6.86± acre tract location on the west side of County Line Road approximately 487 feet from its intersection with Woodlin Road; a.k.a. 6750 County Line Road; Zoned AR-III; Tax Parcel 15006B000021. Proposed Use: subdivide property. Commission District 3.**

Background Information:

The applicant is seeking a road frontage variance on Tract 1 from 150 feet to 75 feet, in order to subdivide the property. County Line Road is classified as a *major collector* and require all parcels to have 150 feet of road frontage. The parent tract is occupied by two residences and dividing the lot into two tracts will bring the lot into conformity with zoning regulations.

Applicant's Presentation:

Chris Patton, 119 Bradford Street, Gainesville, presented the request. Mr. Patton stated that he would be presenting on behalf of the property owners and had a survey to show the Planning Commissioners. He stated that creating two lots around each residences would bring each into compliance. Ms. Pilcher asked if there were any plans to add any additional driveway portions to the property. Mr. Patton stated there were not any plans to add to the driveway, however the survey showed an easement along the driveway in order to reach the back lot.

Public Forum:

Rick Poole, 6726 County Line Road, Lula, spoke in opposition of the request. Mr. Pull stated that he did not want more lots in his area.

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

- 3. Application of Little Red, LLC to amend conditions of an existing mobile home park on a 17.83± acre tract located at the terminus of Gilleland Extension; a.k.a. 3540 Gilleland Extension; Zoned AR-III; Tax Parcel 15036 00006B. Proposed Use: to increase the total number of pads within park. Commission District 4.**

Background Information:

The applicant is requesting approval to amend the condition of an existing mobile home park in order to increase the total number of pads within the park from 48 to 53.

Applicant's Presentation:

Jim Walters, 718 Green Street, Gainesville, presented the request. Mr. Walters stated that there are currently 49 trailers on the lot. He stated that he had 7 extra meters that were installed by Georgia Power, however he would like to only have the original 53 lots that were approved. Mr. Walters also stated that they would more than likely not fill all of the additional lots. Mr. Braswell asked if Mr. Walters had seen the conditions that staff had recommended. Ms. Pilcher asked if Mr. Walters had a plan to fix up the property. Mr. Walters stated that he had planned to replace the trailers that were falling apart.

Public Forum:

Jerry Woodall, 3505 Gilleland Extension, Gainesville, spoke in opposition of the request. Mr. Woodall stated that he was not speaking in opposition of the trailer park itself, however he was in opposition of the amount of people that would be living there. He stated that he was concerned with the trash and types of people that would move in.

Joan Woodall, 3505 Gilleland Extention, Gainesville, spoke in opposition of the request. Ms. Woodwall stated that she would like to see Mr. Walters have a manager for the property and trailer park. She stated she believed it would help the area stay cleaner and better looking. Ms. Woodall also stated that she was concerned about the safety of the area as well.

Rebuttal

Jerry Hill, 6646 Jake Kemp Road, Murrayville, spoke for Mr. Walters. Mr. Hill stated that he has been working with Mr. Walters for a few years now and he is also familiar with mobile home parks. He added that he had just taken over management of the park in the past few weeks and was working on cleaning it up. Mr. Hill stated that he appreciated Mr. and Ms. Woodall's concerns and would work with the tenants of the mobile home park to ensure the

park becomes cleaner and nicer. Mr. Hill stated that he wanted to make that mobile home park a safe and clean place that the tenants can be proud of where they live. Mr. Hill also stated that they would be providing a dumpster for the tenants to use to begin cleaning up the park.

Planning Commission Comments:

Mr. Hunt stated that he would like to include an amendment to condition #2 to stated that the applicant must obtain all necessary permits when adding the new mobile homes.

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

Conditions:

1. *There shall be a maximum of 53 lots within the mobile home park.*
 2. *Prior to adding any additional mobile homes to the property, the development shall comply with all Georgia Environmental Protection Division and Hall County Engineering standards and shall obtain any necessary permits.*
- 4. Application of Rack System Holdings to amend existing zoning conditions on a 6.71± acre tract located on the south side of Mabry Road approximately 235 feet from its intersection with Old Flowery Branch Road; a.k.a. 3521 Mabry Road; Zoned I-I; Tax Parcel 08024 002047. Proposed Use: metal manufacturing. Commission District 2.**

Background Information:

The applicant is requesting approval to amend the condition of a previously approved rezoning request. The narrative states that the proposed business is light Industrial/manufacturing of metal goods and corporate office space.

Applicant's Presentation:

Damon Santimauro, 2314 Centennial Circle, Gainesville, presented the request. Mr. Santimauro stated that he and Rack System Holdings did not want to close the current road and when the land was purchased they were under the impression that the previous owner wanted to use it for a different purpose. He proposed moving the entrance for employees and industrial traffic to enter on the south end of the road and allow the north end of Mabry Road to pass through the proposed cul-de-sac. Mr. Santimauro stated that they did not have a need to close the road, but they did believe that things such as emergency vehicles would need access to a turnaround. He also mentioned using signage to deter industrial traffic from using Mabry Road. He also stated that any vehicles entering their facility could only enter from the left and only be allowed to make a right back out of the facility, pushing traffic away from the residents on the other end of Mabry Road. Mr. Braswell stated that a cul-de-sac would allow tractor trailers to turn around as well. **Dick Treadwell, 2314 Centennial Circle, Gainesville**, stated that originally the cul-de-sac had been proposed on the north end of Mabry Road, which would have been directly behind Ms. Norrell's house. He stated that moving it to the south end of the road would be better for the residents.

Public Forum:

Daniel Norrell, 2729 Old Flowery Branch Road, Gainesville, spoke in opposition of the request. Mr. Norrell stated that when his aunt and uncles property was sold, the agreement was that Mabry Road would be a one lane road. He stated that they were also told they could close the road and put a gate up. Mr. Norrell stated that the road also could not be widened. He also stated that he was concerned with heavier traffic.

Danette Adamson, 2729 Old Flowery Branch Road, Gainesville, spoke in the opposition of the request. Ms. Adamson stated that she was under the impression that they could still close the road. She also stated that there was already so much truck traffic and it created a dangerous environment.

Evelyn Norrell, 2803 Six Gun Drive, Gainesville, spoke in opposition of the request. Ms. Norrell stated that she owned the property at 2729 Old Flowery Branch. She stated that she did not want the additional traffic. Ms. Norrell also stated that the tractor trailers damage the road when they drive on the single lane part.

Rebuttal

Chris Patton, 419 Bradford Street, stated that he had completed the survey of the property and could answer a few questions that the Planning Commission had. Mr. Braswell asked what the width of the road was on the opposite side of from the company's entrance. Mr. Patton stated the width was about 18 feet. Mr. Patton also stated that they looked into closing the road, however if the current residents ever wanted to or needed to have something done for their property, it would no longer have the correct amount of road frontage needed. Therefore, keeping the road open would be better for them. Mr. Braswell stated that he had a question about the wording of condition #2. He stated it was confusing and could be misleading to someone else reading it. Mr. Braswell stated that he would like to amend that condition to be less confusing. Mr. Braswell asked if there was something they could add to the residential end of Mabry Road. Mr. Patton stated that they could include a speedbump or something similar.

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

Conditions:

1. All previous conditions of zoning apply other than the proposed changes if approved by the Board.
 1. Development shall be as generally depicted on the proposed plan and narrative submitted, modified for compliance with new development standards as necessary at the time of plan approval.
 2. ~~Mabry Road shall be brought up to industrial standards from where the road is already improved to include the width of the subject property and the developer shall work with Hall County Engineering at the time of the development review for~~

~~a cul-de-sac at the northern end. The installation of the cul-de-sac will be contingent upon the approval of an abandonment of right-of-way by the Hall County Board of Commissioners. All cost associated with the construction of the cul-de-sac including design, construction, and proper abandonment of right-of-way shall be borne by the developer.~~

3. There shall be a continuous ten-foot landscape strip along the I-I frontage except at perpendicular crossing for the driveway and utilities. The landscape strip shall be planted with sad trees (six feet tall, two inches caliber, dbh, at time of planting) planted not less than 40 feet on center, and shrubbery forming an intermittent hedge designed to provide an adequate screen.
 4. Any outdoor lighting on the premises shall be of a non-spill type.
 5. The vehicle parking and circulation areas shall be paved with either asphalt or concrete.
 6. All conditions of zoning shall be made part of any plat created for property.
2. Mabry Road shall be brought up to industrial standards to the cul-de-sac.
 3. Development shall include a cul-de-sac at the southeastern end to accommodate a first responder vehicle to turn around completely. The development will allow pass thru traffic through the north end of said cul-de-sac via and open access/drive thru point. This is to allow traffic to utilize Mabry Road to access Old Flowery Branch Road (Current use) and the City of Gainesville to access their property that lies adjacent to the development properly being discussed.

Other Business

The next Planning Commission meeting will be on Monday, July 6, 2020.

ADJOURNMENT:

There being no further business to conduct, the meeting was adjourned by Mr. Braswell at 6:57 pm.

Chris Braswell, Chairman
Hall County Planning Commission

Laura Ogletree, Clerk
Hall County Planning Commission