



HALL COUNTY PLANNING COMMISSION
MINUTES OF SEPTEMBER 7, 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, Johnny Varner, and Trey Bell

Staff Present: Sarah McQuade, Director of Planning; Beth Garmon, Principal Planner; Justin Crighton, Senior Planner; Laura Ogletree, Clerk

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

Approval of Minutes: August 16, 2021

OLD BUSINESS

1. **Previously tabled application of Lanier Luxe Self Storage for a Use Subject to Planning Commission approval on a 9.862± acre tract located on the north side of Browns Bridge Road at its intersection with Cherokee Trail; a.k.a. 4152 Browns Bridge Road; Zoned R-I & AR-III; Tax Parcel 08050 003002. Proposed Use: caretaker or employee residence. Commission District 2.**

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

Background Information:

The applicant is seeking to rezone a 9.862± acre parcel from Residential-I (R-I) and Agricultural-Residential-III (AR-III) to Highway Business (H-B) for development as self-storage warehouse business. The narrative describes an upscale climate-controlled self-storage and boat storage facility, with access controlled by an automated gate entrance on Cherokee Trail. Non-spill LED lighting will provide security. A monument sign will be located at the corner of Browns Bridge Road and Cherokee Trail, and a smaller entrance sign will be constructed at the facility's entrance.

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request. Ms. McQuade stated that the applicant had requested to withdraw their application as they do not plan to use the existing house on the property as an office or caretakers residence.

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

2. Previously tabled application of John Roberts to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 38.85± acre tract located on the north side of Lee Land Road, at its intersection with Webb Girth Road; a.k.a. 2522 Lee Land Road, Zoned AR-III; Tax Parcel 15030 000027A. Proposed Use: 160 unit townhome development. Commission District 4.

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 5-0 vote.*

Background Information:

The applicant is requesting to rezone 38.85± acres from Agricultural Residential-IV (AR-IV) to Planned Residential Development (PRD) in order to develop 160 two-story townhomes. The submitted site plan shows 20 buildings which contain eight (8) units each, for a gross density of 4.12 units/acre. The submitted narrative and site plan assign a total of 24.5 acres or 62% of the overall site as green space. The minimum required open space for a PRD is 30% of the site area.

Applicant's Presentation:

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

John Roberts, 540 Woodland Drive, Gainesville, presented the request. Mr. Roberts stated that originally the request was submitted to rezone the property to develop a combination of single-family homes with septic tanks and wastewater management and the second part of the development being duplex homes. He stated at that time, the sewer line was being installed by the City of Gainesville. He stated that Environmental Health informed him that any property within 500 feet of a municipal sewer line, has to access that sewer line and individual septic systems would not be allowed. Mr. Roberts stated that was when he originally tabled his request in order to address those issues. He stated that he and his engineer reviewed the plans and decided that the only way to get sewer to the houses that could not reach the main line would be to install a sewer lift station, which ultimately ended up not being feasible. Mr. Roberts stated that he met with Commissioner Stowe to discuss developing townhomes on the property. He stated that all the previously proposed single-family homes would be turned into the green space, which gave the project an overall percentage of 62% open space. Mr. Roberts stated that under the PRD regulations, the proposed property would allow for up to 224 units, 5.7 units per acre. He stated that staff and Commissioner Stowe agreed that 224 units was too many for the property and surrounding area. Mr. Roberts stated that 160 units, 4.12 units per acre was suggested and that was what the current site plan and narrative stated. He addressed the comment in his staff report that stated the request did not meet the comprehensive plan of Hall County and he stated that the when the comp plan was adopted, there were several things that had changed since then. He stated that one of the main things that was not addressed then was sewer. He stated that there now were multiple employment opportunities now on Candler Highway, as well as the City of Gainesville constructing their new business park. Mr. Roberts stated that both of the business parks were close to the

proposed property. Mr. Roberts stated that the proposed townhomes would have 20 buildings, with 8 units per building. He stated that each building would be different colors and have different architectural materials. He stated that all units would have a one-car garage, with two parking spaces per unit, minimum 1,450 square feet. Mr. Roberts stated that the exterior of the buildings would be a combination of rock, stone, or cement siding. Mr. Hunt asked exactly how many units each building would have. Mr. Roberts stated that there would be some buildings that would have 8 units, 7 units, or even 6 units depending on the topography of the area where the building would be placed. Mr. Braswell asked what the width of units would be. Mr. Roberts stated that each unit would roughly be 22 feet in width from center of firewall to center of firewall. Mr. Braswell stated that the site plan was lacking quite a bit of information that the Planning Commission needed to fully understand the request. Mr. Braswell asked if there was a maximum dwelling size. Mr. Roberts stated that he had not set a maximum, but typically the maximum would be between 1,500 square feet and 1,650 square feet. Mr. Braswell asked if Mr. Roberts had a bedroom breakdown. Mr. Roberts stated that each unit would have a minimum of three bedrooms. Mr. Hunt asked how many four bedrooms Mr. Roberts was planning to have. Mr. Roberts stated that it would depend on the topography and demand. Mr. Hunt asked if the footprint of the three bedroom and the footprint of the four bedroom would be the same. Mr. Roberts stated that they would be the same width, but have different depths. Mr. Braswell stated that it appeared that two of the six buildings across the front of the property would be placed in the power line easement, as well as the last of the six buildings. Mr. Roberts stated those were not transmission lines, just one line that serves an individual home. Mr. Braswell stated that he would like to see an updated site plan providing more information. Mr. Braswell asked that the distance between the two buildings were. Mr. Roberts stated that there was 10 feet between each building with a 50 foot buffer from Lee Land Road. Mr. Braswell asked if the units would be fee simple or rental. Mr. Roberts stated that the units would be fee simple. Mr. Varner asked if Mr. Roberts had seen the staff recommendations. Mr. Roberts stated that he had. Mr. Varner stated that he was difficult to really understand and see what Mr. Roberts was asking for. Mr. Varner stated that he would like to see elevations. Mr. Braswell asked if the buildings could be more spread out. Mr. Roberts stated that he would not be opposed to a wider side setback to spread the buildings out more. Mr. Braswell asked staff if traffic engineering had had time to look over the submitted traffic study. Ms. McQuade stated that they had not had time to review the study due to it being submitted late in the week prior to the meeting. She stated that traffic engineering would be able to review the study prior to the Board of Commission meeting. Ms. McQuade stated that the study did not require any traffic lanes or improvements to the road; however, traffic engineering could require something different. Mr. Braswell asked if all of the units would be front entry. Mr. Roberts stated that was correct. Mr. Hunt asked what the distance between the back of the building that faces north and the back of a building facing south. Mr. Roberts stated that it was a minimum of 20 feet.

Public Forum:

No one spoke in favor or opposition of the request.

Planning Commission Comments:

Mr. Braswell stated that he would like to see more information for the request and would prefer to table the request in order to make a better decision. Mr. Varner agreed. Mr. Roberts asked if they would provide him with specifics to what they would like to see. Mr. Braswell asked for more dimensions, elevations, more detail for architectural materials. Mr. Varner stated that staff would be able to provide him with a list. Ms. Pilcher asked Mr. Roberts to add roads and

sidewalks to the site plan as well. Mr. Hunt requested to see layouts of buildings for each bedroom count.

Motion: *Mr. Varner made a motion to table the request to the September 20, 2021 Planning Commission meeting, with a second from Ms. Pilcher and the motion passed by a 5-0 vote.*

3. Previously tabled 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.

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 5-0 vote.*

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 the applicant had requested to table their request to a date to be determined due to not knowing when their new plan would be finalized and ready.

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

Mr. Braswell stated that agenda items 4 through 9 would be heard all together but voted on separately.

4. Previously tabled application of Intown Home Builders for a Use Subject to County Commission approval on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. Commission District 3.

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

Background Information:

The applicant is requesting to subdivide an 8.00± acre tract into six (6) separate building lots. The property is zoned Agricultural-Residential-IV (AR-IV); the subdivision of property within an AR-IV zoning district which results in greater than two (2) lots requires approval by the Board of Commissioners. The applicant's narrative states the property is 8.00 acres in size with 804 feet of frontage along Pierce Road. The applicant has submitted a concept plan showing five (5) proposed tracts with 90 feet of frontage and 1 acre in size, and a sixth lot with 354 feet of frontage and 3 acres in size.

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 5-0 vote.*

Conditions:

1. *The development is approved for a maximum of six (6) building lots with a minimum road frontage of ~~150 feet~~ 120 feet per parcel.*
2. *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."*
3. *A final plat shall be recorded before any building permit applications are submitted to Hall County.*
4. *There shall be no more than four (4) driveways to serve the proposed 6 lots.*
5. *All conditions of zoning shall be made part of any plat created for the subdivision.*

NEW BUSINESS

5. **Application of Intown Home Builders to vary the road frontage requirements on lot 1 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. Commission District 3.**

Background Information:

The applicant is seeking a road frontage variance from 150 feet to 90 feet to accommodate a division of the property into six (6) separate tracts. The parent tract has approximately 805 feet of road frontage total; the minimum road frontage requirement of 150 feet prohibits the applicant from subdividing the property, as delineated in a separate zoning request. The

applicant has submitted a concept plan showing five (5) proposed tracts with 90 feet of frontage and 1 acre in size, and a sixth lot with 354 feet of frontage and 3 acres in size.

Motion: *Mr. Hunt made a motion to approve the request of a variance from 150 feet to 120 feet, with a second from Mr. Varner and the motion passed by a 5-0 vote.*

6. **Application of Intown Home Builders to vary the road frontage requirements on lot 2 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. Commission District 3.**

Background Information:

The applicant is seeking a road frontage variance from 150 feet to 90 feet to accommodate a division of the property into six (6) separate tracts. The parent tract has approximately 805 feet of road frontage total; the minimum road frontage requirement of 150 feet prohibits the applicant from subdividing the property, as delineated in a separate zoning request. The applicant has submitted a concept plan showing five (5) proposed tracts with 90 feet of frontage and 1 acre in size, and a sixth lot with 354 feet of frontage and 3 acres in size.

Motion: *Mr. Hunt made a motion to approve the request of a variance from 150 feet to 120 feet, with a second from Mr. Varner and the motion passed by a 5-0 vote.*

7. **Application of Intown Home Builders to vary the road frontage requirements on lot 3 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. Commission District 3.**

Background Information:

The applicant is seeking a road frontage variance from 150 feet to 90 feet to accommodate a division of the property into six (6) separate tracts. The parent tract has approximately 805 feet of road frontage total; the minimum road frontage requirement of 150 feet prohibits the applicant from subdividing the property, as delineated in a separate zoning request. The applicant has submitted a concept plan showing five (5) proposed tracts with 90 feet of frontage and 1 acre in size, and a sixth lot with 354 feet of frontage and 3 acres in size.

Motion: *Mr. Hunt made a motion to approve the request of a variance from 150 feet to 120 feet, with a second from Mr. Varner and the motion passed by a 5-0 vote.*

8. **Application of Intown Home Builders to vary the road frontage requirements on lot 4 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. Commission District 3.**

Background Information:

The applicant is seeking a road frontage variance from 150 feet to 90 feet to accommodate a division of the property into six (6) separate tracts. The parent tract has approximately 805 feet of road frontage total; the minimum road frontage requirement of 150 feet prohibits the applicant from subdividing the property, as delineated in a separate zoning request. The applicant has submitted a concept plan showing five (5) proposed tracts with 90 feet of frontage and 1 acre in size, and a sixth lot with 354 feet of frontage and 3 acres in size.

Motion: ***Mr. Hunt made a motion to approve the request of a variance from 150 feet to 120 feet, with a second from Mr. Varner and the motion passed by a 5-0 vote.***

9. **Application of Intown Home Builders to vary the road frontage requirements on lot 5 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. Commission District 3.**

Background Information:

The applicant is seeking a road frontage variance from 150 feet to 90 feet to accommodate a division of the property into six (6) separate tracts. The parent tract has approximately 805 feet of road frontage total; the minimum road frontage requirement of 150 feet prohibits the applicant from subdividing the property, as delineated in a separate zoning request. The applicant has submitted a concept plan showing five (5) proposed tracts with 90 feet of frontage and 1 acre in size, and a sixth lot with 354 feet of frontage and 3 acres in size.

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request. Ms. McQuade stated that the applicant provided an updated site plan. Mr. Braswell stated that the widths of the lots would need to be addressed.

Randy Wallis, 506 Carriage Drive, Bethlehem, presented the request. Mr. Wallis asked if there was a variance that the staff would recommend. He stated that initially they had wanted 100 feet but staff had recommended less. Mr. Braswell stated that the site plan was hard to read because it had been copied multiple times. Mr. Braswell stated one lot would need to be 150 feet wide due to the way it was advertised. Mr. Wallis stated that there was one lot with 300 feet of frontage and the rest had 90 feet. Mr. Braswell asked why one lot was at 300 feet. Mr. Wallis stated that he was thinking that he could sell it as a bigger lot. Mr. Hunt stated that it looked as though Mr. Wallis had just gotten rid of two lot lines. Mr. Wallis stated that was

what they had done to avoid being classified as a major subdivision. Mr. Bell asked if everything that was currently on the property would be demoed and then developed. Mr. Wallis stated that was correct. Mr. Wallis stated that when he purchased the lot they determined it was an AR-IV zoned property, which requires 50 foot front setbacks, 25 foot rear setbacks, and 15 foot setbacks on each side. He stated that they would maintain that with new lot they would create. Mr. Wallis also mentioned that AR-IV also required a 50 foot road frontage and the collector road is causing it to be 150 feet of road frontage. Mr. Wallis stated that he believe that caught him off guard with the original request. Mr. Hunt stated that the plat look like the road frontage could be pushed to 125 feet on all 1-acre lots; it would leave 179 feet for the bigger lot. Mr. Wallis stated that could work, he had just gone with the number that staff had suggested. Mr. Bell asked if the 3 acre lot had any topography reasons for being bigger or if it was only economics. Mr. Wallis stated it was only economics.

Public Forum:

No one spoke in favor or opposition of the requests.

Planning Commission Comments:

Mr. Hunt stated that he would not have any problem approving a variance of 120 feet and limiting the number of driveways to four. Mr. Wallis stated that he would be in agreeable to that. Ms. Pilcher asked if Mr. Wallis had a copy of the footprint of the houses, he was planning to build. Mr. Wallis stated that he did not, but the houses would be 50x50, about 2,500 square feet, two story or split level homes with a two-car garage.

Motion: *Mr. Hunt made a motion to approve the request of a variance from 150 feet to 120 feet, with a second from Mr. Varner and the motion passed by a 5-0 vote.*

- 10. Application of Randy Rowland for a front yard setback variance from 40 feet to 30 feet on a 1.00± acre tract located on the east side of Duckett Mill Road approximately 269 feet from its intersection with Hampton Court; a.k.a. 3567 Duckett Mill Road; Zoned AR-III & V-C; Tax Parcel 10044 000091. Proposed Use: construct a residence. Commission District 2.**

Background Information:

The applicant is requesting to vary the front yard setback from 40 feet to 30 feet on a 1.00± acre tract in order to bring the structure into compliance with the front setback requirement for the Vacation Cottage zoning district instead of AR-III. This lot is split-zoned, with approximately 60% of the northern portion designated as AR-III and the remaining 40% designated as V-C. The homes proposed location and the majority of the area would require this property conform to the AR-III setbacks. The applicant has submitted a soil survey as an exhibit, which depicts the proposed location of the house, as well as the septic area required.

Applicant's Presentation:

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

Randy Rowland, 2082 Riverwood Drive, Gainesville, presented the request. Mr. Rowland stated there was a stream and a well that pushed his home to the front of the lot. Mr. Rowland stated that this variance would allow him to install a stormwater system and septic system easier.

Public Forum:

No one spoke in favor or opposition of the request.

Planning Commission Comments:

Mr. Braswell stated that there was one public comment submitted in opposition of the request.

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

- 11. Application of Invest NH, LLC for a Use Subject to County Commission approval on a 6.75± acre tract located on the east side of Lula Road at its intersection with Glade Farm Road; a.k.a. 7404 Lula Road; Zoned AR-IV; Tax Parcel 12115 000005(pt.). Proposed Use: 6-lot subdivision. Commission District 3.**

Background Information:

The applicant is requesting to subdivide a 16.00± acre tract into six (6) separate building lots measuring 1.25 acres each. The property is zoned Agricultural-Residential-IV (AR-IV); the subdivision of property within an AR-IV zoning district which results in greater than two (2) lots requires approval by the Board of Commissioners. The applicant intends to construct "six high-quality starter homes" on the lots. No information was provided as to the size or style of the homes.

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request. Ms. McQuade stated that staff realized that in order for the request for six lots, there would need to be variances advertised for the request. She stated that the request could be tabled in order to properly advertise a variance, or the applicant could move forward with five lots. Mr. Braswell stated that the site plan was submitted did not provide any dimensions for staff to know about the required variances.

Chris Orme, 7596 Lula Road, Lula, presented the request. Mr. Orme stated that he had a site plan with dimensions. He presented that site plan to the Planning Commissioners. Mr. Orme stated that the frontage on lot one was 138 feet, lot two was 126 feet, lot three 117 feet, lot four was 121 feet, lot five was 128 feet, and lot six was 141 feet. Mr. Hunt asked what the total road frontage was. Mr. Orme stated that it was about 772 feet total. Mr. Orme stated that he would be willing to apply for the variances. Mr. Orme stated that he was aiming for six lots and would like to have approval for the proposed plan. He stated that each lot was about 1.17 acres. Mr. Hunt asked if Mr. Orme understood that the Planning Commission could not approve any road frontage amount less than 150 feet unless it was properly advertised. Mr.

Orme asked what that would consist of. Ms. McQuade stated that staff would need 15 days prior to the public hearing, which would put his tabled date on the October 4, 2021 Planning Commission meeting. Mr. Orme stated that he would like to do that. Ms. Pilcher stated that she was concerned about the site distance on that road and the fact that it was a state highway. Ms. Pilcher asked if Mr. Orme could make less driveways work. Mr. Orme stated that he would be willing to have less driveways and actually had a secondary plan with three driveways. Ms. Pilcher stated that she would feel better about three driveways, rather than six. Mr. Hunt stated that he would be comfortable with four driveways.

Public Forum:

No one spoke in favor or opposition of the request.

Motion: *Mr. Hunt made a motion to table the request to the October 4, 2021 Planning Commission meeting, with a second from Ms. Pilcher and the motion passed by a 5-0 vote.*

- 12. Application of AK Chan to amend conditions of a previous rezoning on a 16.00± acre tract located on the east side of the intersection of Green Drive and Clarks Bridge Road; a.k.a. 0 Clarks Bridge Road; Zoned R-I; Tax Parcel 10156 000009. Proposed Use: 6-lot subdivision Commission District 3.**

Background Information:

The applicant is requesting to reconfigure a 16.00± acre tract into six (6) separate building lots; however, the proposed configuration differs significantly from a previous zoning request, which was conditioned to be developed in accordance with the submitted site plan. The reconfigured lots will vary in size from 1.00 acres to 8.82 acres. Currently, the one (1) acre parcel contains the original home site and was established by deed in 2019 by the previous property owner. The current applicant is requesting to reconfigure the remaining five (5) building lots approved in 2006.

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request. Mr. Braswell asked about traffic engineering's driveway comment. Ms. McQuade stated that the proposed driveway could not be placed on Green Drive because it would be too close to the intersection.

Don Westmoreland, 3191 Clarks Bridge Road, Gainesville, presented the request. Mr. Hunt asked if Mr. Westmoreland had read the staff recommendations. Mr. Westmoreland stated he had not. He stated that one driveway would be on Clarks Bridge Road and one on Green Road. Mr. Hunt stated that the county is not allowing a driveway on Green Road for lot 2. Mr. Westmoreland questioned why this was. Mr. Braswell stated that lot 2, did not have the distance required for a driveway to be located on Green Road. Mr. Westmoreland stated he could shift where the driveway was so the access could be from Green Road. Ms. McQuade stated that the driveway location would be discussed during plat and plan review and if engineering wanted to modify it, they could discuss doing it then. Mr. Westmoreland stated that he was fine placing the driveway on either road. Mr. Braswell stated that they could conditions the applicant to speak with Traffic Engineering prior to any permits. Mr. Westmoreland stated that the houses would be craftsman's style, two story homes.

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. Bell and the motion passed by a 5-0 vote.*

Conditions:

1. *The original zoning conditions from 2006 rezoning approval shall not apply and the development standards submitted as part of this application shall take precedence.*
 2. *Development will be limited to homes having no less than 2,200 square feet of heated floor space, with the exception of the existing residence on Lot 6/Outparcel.*
 3. *The applicant shall coordinate with the Georgia Department of Transportation (GDOT) and Hall County Engineering to obtain the necessary driveway permits for access off Clarks Bridge Road and/or Green Drive.*
 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. *A final plat shall be recorded before any building permit applications are submitted to Hall County.*
 6. *All conditions of zoning shall be made part of any plat created for the subdivision.*
- 13. Application of Patrick Morrissey to rezone from Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 0.52± acre tract located on the south side of Watson Circle approximately 408 feet from its intersection with Browns Bridge Road; a.k.a. 3805, 3809, 3890 & 3886 Watson Circle; Zoned AR-III; Tax Parcels 08039 003012, 003013, 003014, and 003015. Proposed Use: outdoor storage of inventory items. Commission District 2.**

Background Information:

The applicant is requesting approval to rezone 1.04± acres from Agricultural Residential-IV (AR-III) to Highway Business (H-B). The applicant's intent is to purchase 3805, 3809, 3890 & 3886 Watson Circle, which are adjacent parcels and combine them with the 2.87± acre property located at 3764 Browns Bridge Road. Lighthouse Marine Solutions currently operates on the 2.87 acre parcel and this request would permit an expansion of the storage area for the business.

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request. Ms. McQuade stated that the applicant had requested to table their request to the September 20, 2021 Planning Commission meeting.

Motion: *Mr. Hunt made a motion to table the request to the September 20, 2021 Planning Commission meeting, with a second from Mr. Bell and the motion passed by a 5-0 vote.*


Other Business

The next Planning Commission meeting will be on Monday, September 20, 2021.

ADJOURNMENT:

There being no further business to conduct, the meeting was adjourned by Mr. Braswell at 6:59pm.



Chris Braswell, Chairman
Hall County Planning Commission

Laura Ogletree, Clerk
Hall County Planning Commission