



## AGENDA ITEM

### **Public Hearing to amend Hall County's Zoning Map as follows:**

**REPORT TO:** **Work Session (12/05/22)**

**REPORT TO:** **Voting Meeting (12/08/22)**

**ITEM NO:** 638/2022

**SUBJECT:** 3461 Thompson Bridge Road | Rezone | from Residential-I (R-I) to Office and Institutional (O-I) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive | Zoned R-I; Tax Parcel 10114 000039A | Proposed use: office | \*\* Commission District 2 | Michael James Remodeling, applicant.

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### **Meetings:**

**Work Session Date:** 12/05/22

**Voting Meeting Date:** 12/08/22

### **Executive Summary:**

**Presenter:** RD

**Recommendation:**

Approval, with conditions: 1. The development shall conform with the proposed narrative and site plan, and the following conditions. 2. The development shall be consistent with the standards of Gateway Corridors Overlay District (GCOD, 17.420), of the Official Code of Hall County with the exception of allowing gravel parking noted on the site plan. 3. The current driveway access on Tommy Aaron Road shall be closed and there shall be no future access to Tommy Aaron Road from any part of the subject property. The applicant shall block the driveway onto Tommy Aaron Road by means of placing a fence that meets Gateway Corridor Standards or by utilizing a landscape buffer to block the road. This condition shall be added to the site plan before the application is heard by the Hall County Board of Commissioners. 4. Interparcel access between the subject property and 3461 Thompson Bridge Road shall be required, per Gateway Corridors Overlay District (GCOD, 17.420). The use of the existing gravel interparcel access road from 3461 Thompson Bridge Road shall be the only access approved to the subject property. 5. No outdoor storage is allowed. 6. No additional signage shall be allowed along Tommy Aaron Drive or Thompson Bridge Road. 7. The subject property is restricted to office use only all other inherent uses that may be permitted by right are not allowed. 8. The applicant shall have an easement recorded for interparcel access. 9. Any future improvements to the subject property must be brought to the Hall County Planning Commission and approved by the Board of Commission. 10. All company vehicles must be parked on 3461 Thompson Bridge Road.

**Purpose of Request:**

**History:**

3461 Thompson Bridge Road | Rezone | from Residential-I (R-I) to Office and Institutional (O-I) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive | Zoned R-I; Tax Parcel 10114 000039A | Proposed use: office | Commission District 2 | Michael James Remodeling, applicant.

**Facts and Issues:****Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

Submit	Approve	Budget	Finance
AD	RD	EW	WG
<b>Attorney</b>		<b>Administration</b>	<b>Clerk</b>
WLI		LJ	AO

**Attachments:**

Board Memo - Updated as of 12/8/22  
Board Memo  
Recommendation Report - Updated as of 12/8/2022  
Recommendation Report  
Application  
11-28 Updated Narrative  
Updated Narrative  
Original Narrative  
11-28 Updated Site Plan  
Updated Site Plan  
Original Site Plan  
Maps  
Renderings  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Public Comments  
Notice sign Photos  
Public Comment - Stacy Reece  
Public Comment - submitted 12/7/22 - Ed Gilreath  
Public Comment - submitted 12/7/22 - Stacy Reece