



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Gregg Poole, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: February 20, 2023

Subject: **3675 Thompson Bridge Road, 3510 Southers Road, 3709, 3719, & 3739 Price Road | Rezone** | from Highway-Business (H-B), Agricultural-Residential-III (AR-III), & Residential-I (R-I) to Planned Office Development (POD) on a 42.97± acre tract | **Proposed use: mixed use office-institutional park | Northeast Georgia Health Systems, Inc., applicant.**

The request before you is the rezoning request of Northeast Georgia Health Systems, Inc. to allow a mixed use office-institutional park on 42.97± acres. This item is located within Commission District 2.

At their February 6, 2023 meeting, the Hall County Planning Commission voted to recommend approval with nine (9) conditions. **(5-0)**.

There were **five (5) written comments in opposition submitted** in advance of the Planning Commission meeting, **three (3) individuals spoke in favor** and **one (1) individual spoke in opposition** during the public hearing.

There has been no change since the Planning Commission took action.

Planning Commission Approval Conditions:

1. The site shall be developed in accordance with the conceptual master plan dated 12/15/2022 and narrative dated 2-6-23 submitted as part of this application. Minor changes can be approved by the Planning Director provided there is no increase in the square footage of or number of buildings, there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance in Hall County development standards.
2. The standards of the Gateway Corridors Overlay District (GCOD, [17.420](#)) shall apply to the development. No variances to these standards are granted, except those expressly granted by the Planning Commission and listed herein.

3. The development shall follow all Hall County Development Review processes and stormwater requirements as established by the Official Code of Hall County and any other applicable agency.
4. The applicant shall obtain a commercial driveway permit, for construction of the entrance at SR 60, from the Georgia Department of Transportation prior to issuance of a CO for buildings on lots 2 & 3. The applicant shall obtain a commercial driveway permit, for construction of the entrance at SR 136, from the Georgia Department of Transportation prior to issuance of the final CO for the last building on the campus.
5. The zoning conditions shall be placed on any plat or site plan prepared for the property.
6. Prior to issuance of a land disturbance permit for the individual parcels, a landscape and lighting plan shall be submitted to the Planning Director for approval.
7. Signage shall be as amended on 2-2-2023 and approved on 2-6-2023 and shall require building permits. Minor changes can be approved by the Planning Director provided there is no increase in the square footage of the sign types.
8. Allow basic architectural theme and materials as shown on attached renderings including phenolic siding.
9. TPO roof systems shall be allowed as an approved roofing material.