



AGENDA ITEM

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

REPORT TO: Work Session (03/06/23)

REPORT TO: Voting Meeting (03/09/23)

ITEM NO: 104/2023

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 located at the intersection of Thompson Bridge Road and Southers Road | Zoned H-B, AR-III, & R-I; Tax Parcels 10104 000020, 10104 000022 – 000023, 000031, & 000059 | **Proposed use: mixed use office-institutional park** | Commission District 2 | **Northeast Georgia Health Systems, Inc, applicant.**

Meetings:

Work Session Date: 03/06/23

Voting Meeting Date: 03/09/23

Executive Summary:

Presenter: RD
Recommendation:

Approval, with 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. TVO roof systems shall be allowed as an approved roofing material.

Purpose of Request:

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 located at the intersection of Thompson Bridge Road and Southers Road | Zoned H-B, AR-III, & R-I; Tax Parcels 10104 000020, 10104 000022 – 000023, 000031, & 000059 | **Proposed use: mixed use office-institutional park** | Commission District 2 | **Northeast Georgia Health Systems, Inc, applicant.**

History:

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney		Administration	
WLI		CR	
		Clerk	
		JR	

Attachments:

Updated Board Memo - as of 3/6/2023

Board Memo

Recommendation Report

Application

Narrative

Updated Site Plan

Maps

Renderings

Deed

Legal Description

Environmental Health Comments

GDOT Comments

Public Works Comments

Fire Comments

Public Comments

Public Comment - Opposition - from Teresa Barrett

Notice Sign Photos