



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR  
**Srikanth Yamala**

PLANNING AND DEVELOPMENT  
DIRECTOR  
**Randi Doveton**

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

**From:** Randi Doveton, Director of Planning and Development

**Date:** April 10, 2023

**Subject:** **3331 Friendship Road | Variance |** from Gateway Corridor Overlay District architectural requirements | **Proposed use: church | Eugene Kim, applicant.**

---

The request before you is the request of Eugene Kim for a variance from Gateway Corridor Overlay District architectural requirements for a church. This item is located within Commission District 1.

At their March 20, 2023 meeting, the Hall County Planning Commission voted to recommend approval with nine (9) conditions **(5-0)**.

There were **no written comments** submitted in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

**Since the Planning Commission meeting, the applicant's representative has requested that the request be withdrawn.**

#### **Planning Commission Approval Conditions:**

1. The development shall occur as depicted on the site plan presented. Minor changes can be approved by the Planning Director provided 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 from the Hall County development standards.
2. The applicant shall provide masonry siding for any portion of the structure visible from Friendship Road, consistent with the requirements of the Gateway Corridors Overlay District (GCOD, 17.420).
3. The existing single-family residence and garage shall be an accessory use to the church and utilized for church uses only. If the residence and garage are to be used for assembly purposes an inspection shall be required to bring them up to commercial occupancy requirements.
4. Prior to any assembly uses occurring in any existing or proposed structures an occupancy permit shall be obtained.
5. There shall be a 25 foot transitional or planted buffer along the sides and rear lot line of the subject property. The buffer shall be planted

according to Hall County section 17.260.020. Leaving existing trees undisturbed may also be considered an alternative to satisfy this condition.

6. The development shall follow all Hall County Development Review processes including stormwater regulations and commercial building plan review for any future development of the site.
7. Architectural elevations showing building façade materials and colors shall be submitted and approved by the planning director prior to approval of the building plans.
8. All Conditions of zoning shall be placed on any plat or development plans.
9. Standing seam architectural metal roofing systems shall be allowed with colors to be approved by the Planning Director.