

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant William Schmid

Request Amend conditions of a Planned Commercial Development (PCD, [17.180.080](#))

Proposed Use Mixed-use development

Size 28.685 ± acres

Zoning Current Planned Commercial Development (PCD, [17.180.080](#)) | Proposed Planned Commercial Development (PCD, [17.180.080](#))

Location 5800 Thompsons Mill Road & 0 Friendship Road | Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643

Commission District One

Planning Commission Date September 5, 2023

Staff Recommendation **Approval, with conditions**, as the requested zoning designation is appropriate based on the intended use and prior approvals.

Planning Commission Recommendation.....**Approval, with conditions**
Vote: 4-0

Conditions:

1. Development is approved as generally shown on the concept plan dated July 5, 2023, described in the project narrative titled ‘Letter of Intent’ and dated July 6, 2023, and detailed in the “Thompson Mills Village PCD District Design Standards” as submitted with modifications, if any, as presented on September 5, 2023, and excluding specific conditions referenced herein and modified as necessary for compliance with development standards enforced at the time of site plan approval. 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, as modified herein.
2. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards, or processes, in effect when the plans are submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.

3. This section of the development is approved for a maximum of 529,212 square feet of office/retail, 168 residential units, and a 200 room hotel.
4. Prior to issuance of any permits, a traffic impact study shall be updated by an independent party that includes an assessment of existing conditions and projected impacts on transportation due to the development of this property for external roads. This report shall be generated at the expense of the applicant/developer. The updated Traffic Engineering Study shall be submitted to GDOT and the Hall County Traffic Engineer for review and approval prior to the issuance of any permits for the property. The study shall identify improvements necessary to alleviate those impacts related to the project which exceed capacity of existing and planned improvements and a recommended timeframe for implementation of the improvements. A Signal Warrant Analysis for existing and projected conditions shall be included.
5. Prior to issuance of a building permit for individual parcels, the owner/developer shall submit a landscape plan to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
6. Prior to issuance of sign permits, other than general signs permitted pursuant to 17.270.050, the owner/developer shall submit a master sign package for street, wall, internal directional, temporary and other signs to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
7. Prior to issuance of a building permit, the owner/developer shall submit an Architectural Design Guidebook which lists a palette of acceptable building materials along which shall designate required minimums and acceptable design alternatives to be reviewed and approved by the Director of Community Development and Infrastructure, or their designee.
8. No variances or development exceptions not specifically listed in these conditions of approval are granted. Submittal materials referenced in condition #1 are incorporated and approved by reference.
9. All conditions of zoning shall be made a part of any plats created for the development.

Public Forum:

There were no comments in support or opposition.

Summary Analysis

The subject request is to rezone 28.685± acres from Planned Commercial Development (PCD, 17.180.080) to Planned Commercial Development (PCD, 17.180.080) for the purpose of amending prior conditions of zoning. Such amendments shall be processed in the same manner as the original approval pursuant to Amendments ([17.380](#)).

The applicant is requesting to amend conditions of the original PCD for the following purposes: the addition of an 11.462 acre parcel (see corresponding rezoning request), the removal of a 7.07 acre parcel, the clarification of prohibited and approved uses within the development, and to request modifications to the Gateway Corridor Overlay District standards as applicable to this development.

On March 27th, 2008, the Board of Commissioners approved 28.79 acres of the subject parcel to be rezoned from PRD and AR-IV to PCD for the purpose of developing a mixed-use community that includes 168 residential units, 529,212 square feet of non-residential uses, and a 200 room hotel. The request to amend conditions does not include an increase to the total units, rooms, or square footage previously approved for this development. The request to amend conditions includes an increase in total acreage and a decrease in overall density shown in the chart provided below:

<u>Vested Interest</u>	<u>2008 (approved)</u>	<u>2023 (amendment)</u>
Acreage	28.79	38.147
529,212 office/retail	18,382 SF/ac	13,873 SF/ac
200 hotel rooms	6.95 rooms/ac	5.24 rooms/ ac
168 residential units	5.84 units.ac	4.40 units/ac

At the time of the 2008 rezoning, the subject property consisted of over 67 acres to be developed as a master planned mixed-use community. Approximately 28 acres are within Hall County and the remaining 39 acres are within Gwinnett County. The applicant is requesting to add 11.9 acres to the development and has identified a 2.1 acre tract as being exempt from the current zoning request. The balance of the project falls within Gwinnett County and is subject to that jurisdiction’s zoning actions and conditions; the applicant has indicated that the development in each county will be similar in design and uses in order to create a seamless development.

The previously submitted 2008 site analysis for the Hall County portion showed a breakdown of the development as follows:

<i>Residential</i>	<i>Number of Units</i>	<i>Heated Area</i>
Townhomes	27	Not Specified
Live/Work Townhomes	14	3,600 sq. ft.
Big House Condos	0	3,000 sq. ft.
Apartments	67	1,000 sq. ft.
Total	108+ (residential units shown on site plan) *The Applicant requested the option of developing as many as 168 residential units.	

<i>Retail/Office</i>	
Village Retail	160,810
Park Retail	20,150
Town Center Retail	103,787
Office Over Retail	244,465
Total	529,212+ (square feet) **plus hotel *The Applicant requested the option of increasing square footage up to 850,000 sq. ft.

<i>Hotel</i>	
(1) Hotel	(maximum) 200 rooms
Total	**Square footage for the hotel is not included with the above referenced retail/office calculation.

The site plan submitted as part of the current zoning request does not include a square footage breakdown of the proposed development and states that “final subdivision, site/road geometry, building height, location of uses, phasing and sequencing of development are not parcel-specific, and may vary as the market demands.”

Since the original March 27, 2008 Hall County Commission approval, the following has occurred:

- (1) A six-lane highway (SR 347 Friendship Road) and new hospital were completed, as were significant public water and sewer infrastructure projects;
- (2) The property has been cleared, graded, and padded (**HDV2021-00029**);
- (3) Sewer and lift station plans have been approved;
- (4) Adjacent property with frontage along Friendship Road in Hall County (11.46 acres) has been purchased by the applicant; and a master detention pond is proposed in this new location (see corresponding rezoning request for 0 Friendship Road from AR-IV to PCD for an additional tract to be included in this development);
- (5) Grading plans have been approved by Hall County for a regional detention facility on a portion of the 11.46-acre tract but commencement of construction is conditional upon the rezoning of the parcel (**HDV2021-00029**)

The subject property is located within the Gateway Corridors Overlay District (GCOD). The applicant utilized the Gateway Corridors Overlay District development standards as a template to outline the desired standards for the proposed development. Included in the application submittal is a document titled "Thompson Mills Village PCD District Design Standards" which outlines deletions from the GCOD code in red and additions in yellow.

Staff has identified deviations from the Official Code of Hall County as outlined below:

	Hall County Code	Proposed (2023)	Approved (2008)
Residential Lot Frontage	50 feet	16 feet	50 feet
Commercial Lot Frontage	100 feet	20 feet	100 feet
Residential Lot Size (min)	8,000 sq. ft.	1,400 sq. ft.	8,000 sq. ft.
Commercial Lot Size (min)	15,000 sq. ft.	2,000 sq. ft.	15,000 sq. ft.
Transitional Buffer along Hall/Braselton municipal limits	25 feet	0 feet	25 feet
Street Frontage Landscape Strip	10 feet within the development's property	10 feet in the right-of-way, or adjacent property, or combination thereof	10 feet within the development's property
Front to Front Face Building Separation (min)	Varies	None proposed	60 feet
Building Setback along Hall/Braselton municipal limits	20 feet (Suburban Shopping standards – side setback)	10 feet	25 feet (applicable due to external buffer of 25 feet required between the subject property and all external adjoining properties)
Perimeter Landscaping (parking lots abutting public streets)	25 feet	0 feet	25 feet
Building materials	Tilt/up and pre-cast concrete are prohibited	Pre-cast tilt wall construction without	Tilt-up or pre-cast concrete, wood, wood

		exterior finish allowed on parking decks or high-low parking wrapped by other structures.	shake, fiber cement siding or architectural metal or glass may be used subject to review and approval. (front façade of residential, nonresidential, and mixed use buildings)
Monument Sign Setback	15 feet from right-of-way and side property line 50 feet from intersections for corner lots	1/4 the building setback line	50 feet
Monument Sign total	1 per lot	1 per street building elevation	Sign package to be submitted and approved by Planning Commission.
Banners square footage: residential/nonresidential	1 banner 6 sq. ft./32 sq. ft. (max) 4 feet/12 feet height (max)	1 banner per building 90 sq. ft. per banner	Sign package to be submitted and approved by Planning Commission.
Wall signs and marquee signs	1 per building, to be located on side with primary entrance (64 sq. ft. per building)	Permitted on all four sides (150 sq. ft. per elevation)	Sign package to be submitted and approved by Planning Commission
Directory signs, freestanding or building-mounted	N/A	1 sign per building 44 sq. ft. (max) 8 feet in height (max)	Sign package to be submitted and approved by Planning Commission

Statement of Flexibility for conceptual site plan:

The applicant has requested that the submitted site plan dated July 5, 2023 be conceptual in nature only to allow for market forces that may determine the detailed particulars of the number and shape of new parcels, road geometry, and the location, size, orientation, height, materials, tenant mix and uses for each building. Additionally, the applicant states that the mix of businesses and residents will likely vary over time but will not exceed 529,212 square feet of combined commercial office and retail space, 200-room hotel and 168 residential units as originally approved by the Hall County Commissioners on March 27, 2008.

- Staff recommends that the Planning Director reserve the right to determine if changes in the site plan are substantial enough in nature to constitute Hall County Commissioners' approval.

Alternative Landscape Approaches:

The applicant has requested that alternative landscape approaches to building perimeter walls and street frontage landscape strips gain approval from the TMV PCD District Architectural Review Board.

- Staff recommends that the Planning Director also review alternative landscape approaches prior to approval.

Shared Parking standards:

The applicant is requesting that a shared parking analysis not be required as part of a master parking study for the overall mixed-use development, or any portion thereof.

- Staff recommends that the Planning Director reserve the right to require this analysis per review. The requested parking ratios are in general conformance with the Official Code of Hall County.
- The development was originally approved with the following condition: “Parking shall be provided based on a Master Parking Plan to be submitted for approval by the Planning Director. This plan contemplates coordinating the various minimum and maximum policy standards of Hall and Gwinnett Counties in a manner which reflects efficiencies obtained through a mix of uses. Parking areas shall be designed to facilitate safe and convenient use by pedestrian. Commercial and multi-family developments shall provide designated pedestrian pathways and sidewalks connecting parking aisles to the front entrances of the buildings.”
 - The applicant has included in the current proposed standards that all sidewalks and pedestrian crossings will meet ADA standards.

Interparcel Access

The applicant has requested to require interparcel access for non-residential parcels excluding locations that have direct access along arterial or collector streets.

- Staff recommends that all non-residential lots maintain interparcel access.

The applicant is also requesting that the developer have the right to determine if constraints of the property make interparcel access economically infeasible.

- Staff recommends that the Planning Director reserve this right.

Architectural Standards for all buildings:

The applicant has requested to have the TMV PCD District Architectural Review Board develop, adopt, and maintain a Design Guidebook. Additionally, the applicant has requested that the use of common palette building materials be required on all four sides of a building for a structure 5,000 square feet or less; for buildings over 5,000 square feet, variations in materials, modulation, texture, and depth should be utilized to provide design variation.

Original approved architectural conditions are outlined below (2008):

Front Façade – Residential Building
Architectural treatments for residential buildings shall be a minimum of 50% brick, stone, terracotta, manufactured stone or stucco. Tilt-up or pre-cast concrete, wood, wood shake, fiber-cement siding or architectural metal or glass may be used subject to review and approval.

Front Façade – Non-Residential and Mixed Use Building
Architectural treatments shall be of brick, stone, terracotta, manufactured stone or stucco. Tilt-up or pre-cast concrete, wood, wood shake, fiber cement siding or architectural metal or glass- may be used subject to review and approval.
Street Level Facade - Non-residential
Street level facades shall incorporate varying edifice details such as trellises, windows or recessed panels suggestive of windows, door or colonnade openings, or storefronts every 20-30 linear reel.
Color – Non-residential
Contrasting accent colors of any wall, awning or other feature (other than a neutral color) shall be limited to no more than 15% of the total area for any single facade.
Roofing Materials - Non-residential
Roofing materials shall be limited to the following: metal standing seam of red, green or sliver in color, tile, slate or stone, wood shake, or architectural shingles with a slate, tile or metal appearance
Roofing Standards - Non-residential <5000 sq. ft.
Non-residential buildings of less than 5,000 square feet of gross floor area shall be designed with pitched roofs, minimum pitch of 4:12. Portions of the roof structure may be flat to accommodate vents, mechanical systems or similar appurtenances, if they are adequately screened and suet, are subject to review and approval of the Director.
Flat-Roofed Buildings - Non-Residential
Design of flat roofed buildings shall include minimum one-foot deep cornices, extending along the entire front of the building and the sides of the building for a depth of at least ten feet. Parapets on flat-roofed buildings shall be articulated to provide visual diversity. Parapets shall include articulations or architectural features at least every 100 linear feet. The minimum height of articulations or features shall be one foot, and may be provided in height offset or facade projections such as porticoes or towers. The rear of parapet articulations visible from adjacent external streets shall be finished to match the exterior architectural treatment.
Non-Residential Building Design - Contrasting Base
Building design shall include a minimum one-foot high contrasting base, extending along the entire front of buildings and the sides of buildings for a depth of at least ten feet.
Mechanical Equipment – Non-Residential
All mechanical, HVAC and like systems shall be screened from adjacent street level view on all sides by an opaque wall or fence of brick, stucco, split-faced block or wood.

- **Staff recommends that a design guidebook of similar detail be submitted for review and approval by the Planning Commission.**

Signs:

The applicant is requesting to modify the sign code to allow for the following:

Setback: 1/4 the building setback
Signage to be incorporated into a retaining or freestanding wall

Monument sign square footage: 96 square feet of total monument sign area per street building elevation
Monument sign height: 16 feet maximum
Number of wall/marquee signs: 1 sign on all four side for each building
Wall sign square footage: 150 square maximum sign area for single tenant and 175 square feet for multi-tenant
Pole and banner sign: prohibited <u>except</u> as part of street light pole system
Building elevation banners: 90 square feet maximum
Entry signs -1 permitted on each side the following intersection: the intersection of Traverse Road with Deaton Creek Way at the intersections of Village Way with SR 347 and with Traverse Road; at the intersections of Town Center Way with SR 347 and Traverse Road; and at the intersection of Traverse Road with SR 347.
Entry signs materials: stone or brick base with fabricated metal sign cabinet, if pylon type.
Entry sign area: 96 square feet maximum, width not to exceed the base.
Entry sign height: 12 feet above street grade maximum
Entry sign setback: five feet (5') from right-of-way (minimum), provided adequate sight distance is maintained.

- **Staff recommends a master sign package be submitted for street, wall, internal directional, temporary and other signs for review and approval by the Planning Commission.**

Based on the future land use plan, staff finds the requested zoning designation is consistent with the Hall County Comprehensive Plan. The Comprehensive Plan’s future land use designation for the subject parcel is “Residential” within a “Mixed-use corridor.” The Mixed-use corridor allows for retail activities, office-based employment, civic uses, single-family residential, and low-impact industrial or higher-density residential only where the same is found on adjacent properties.

In March of 2008, the Hall County Board of Commissioners approved, with conditions, an application to rezone the subject property to PCD. The result of those original conditions have been incorporated into staff’s recommended conditions for the subject application. There is an associated application to rezone an additional 11.462± acres from Agricultural Residential-IV ([AR-IV, 17.120](#)) to Planned Commercial Development (PCD, [17.180.080](#)). The intent is to develop the subject areas as one mixed-use development utilizing the majority of the 11.462 acres as the master stormwater management facility.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the following items must be considered by Planning Commission and the Hall County Commission pursuant to [17.380.060](#):

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The zoning proposal is suitable given the context of the surrounding area. The adjacent developed parcels with a consistent character.**

2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The zoning proposal is not expected to adversely affect the existing use or usability of adjacent or nearby property based on the uses described in the application. The applicant has agreed to submit an updated traffic impact study prior to obtaining permits for the development, in order to allow staff and other agencies to ensure that adverse effects are minimized.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The subject property is zoned Planned Commercial Development (PCD) and is currently undeveloped, although land disturbance permits have been issued for grading and stormwater management.**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **No, the proposed use is not expected to cause an excessive or burdensome use of existing streets, transportation facilities, or utilities. However, the applicant has agreed to submit an updated traffic impact study prior to obtaining permits for the development, which will allow staff and other agencies to ensure that adverse effects are minimized.**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **Yes, the proposed use is consistent with the Comprehensive Plan designation of a "Residential" land use within a "Mixed-use corridor". High density residential uses are only envisioned where the same is found on adjacent properties. In addition, the prior approval already allowed for a residential component within this development.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently undeveloped.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Commercial Development (PCD, [17.180.080](#)). Per the Official Code of Hall County, Planned Development Districts ([17.180](#)) are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.**

12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed development does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional and varied housing and commercial services.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are no other properties within the County that are currently zoned to support the type of mixed-use development being proposed without requiring zoning action.**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **The request could not be handled alternatively as a variance.**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process and as a result are subject to local, state, and federal regulations. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

A Planned Commercial Development (PRD, [17.180.080](#)) allows for more flexibility in the design and development of the property. This provides for a mixture of residential and non-residential uses and encourages maximum use of natural features through proper site planning measures. The development should conform to the existing character and development pattern of the surrounding area. **Based on the intended use and prior approvals, the requested zoning designation is appropriate.**

[17.380.050](#) - Submission requirements for a rezoning request

- A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in [chapter 17.30](#) to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **Proposal meets the requirement. Applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**
- B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:
 1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **Proposal does provide a narrative outlining the intent of the change; however, the applicant has not prepared a response to each of the criteria listed in [17.380.060.C](#).**
 2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site

improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district. **Proposal does meet the requirement.**

- C. For any application for a slow rate land treatment system (see [chapter 17.20](#)), the following additional requirements apply. **The proposed development will utilize public sewer and water; as such, this is not applicable.**
- D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the Planning Commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **A traffic impact study was submitted in 2008 when the original rezoning occurred. An updated traffic impact study has been requested, but not yet received. The applicant has agreed to submit an updated traffic impact study prior to obtaining permits for the development**

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

In an email dated August 3, 2023, Emily McGahee stated “Public Sewer. Tourist Accommodation permit/plan review and/or Food Service permit/plan review may be required after review of business plan.”

Hall County Fire Marshal

In an email dated August 4, 2023 John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated the following:

Fire & EMS concerns: population increase, response times, man power, call volume, development spans Hall and Gwinnett County, mutual aid agreement, multiple multi story buildings, the development will have 2 separate water system providers, GWR has indicated in a letter that they have water capacity for the Hall Side of the development and that Gwinnett Water will be responsible for the water on the Gwinnett side of the development, the proposed public road follows the Hall County line than transitions into Gwinnett County, some of the access into the developments located in Hall County have access only from the Gwinnett County side of the development, 911 concerns, addressing concerns. Another question arises should the development be two independent developments?

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated August 3, 2023, Bill Nash, Director, stated the following:

Engineering:

The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

GDOT permit/approval required

Remove road on Deaton Way relocate to the Thompsons Mill.

Need updated traffic study.

Utilities:

Sanitary sewer design approval required

Georgia Department of Transportation

In an email dated August 1, 2023, Parker Niebauer, D1TO Traffic Operations Supervisor, indicated coordination would be required.

➤ **Excerpts from the minutes of the September 5, 2023 meeting**

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Bill Schmidt, 425 Oak Street, Gainesville, presented the request. The applicant stated that a lot of the public comments submitted in advance of the meeting were directed mainly to other applications. The applicant stated that there is no increase in development impacts from these requests.

Public Forum:

There were no comments in support or opposition.

Planning Commission Comments:

Mr. Hunt questioned the public streets that border Hall and Gwinnett County behind the development. The applicant stated that access would be between parking lots.

Motion: A motion to approve, with conditions was made by Mr. Sosebee and seconded by Mr. Varner.

Vote: 4-0

Conditions:

1. Development is approved as generally shown on the concept plan dated July 5, 2023, described in the project narrative titled 'Letter of Intent' and dated July 6, 2023, and detailed in the "Thompson Mills Village PCD District Design Standards" as submitted with modifications, if any, as presented on September 5, 2023, and excluding specific conditions referenced herein and modified as necessary for compliance with development standards enforced at the time of site plan approval. 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, as modified herein.
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