



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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

From: Beth Garmon, Assistant Director of Planning & Development

Date: April 8, 2024

Subject: **4899 Browns Bridge Road | Rezone** | from Agricultural Residential (AR-III) to Highway Business (H-B) | on a 3.10± acre tract | **Proposed Use: Office/warehouse buildings | Advantage Investment Properties, applicant**

The request before you is the request of Advantage Investment Properties to rezone from Agricultural Residential (AR-III) to Highway Business (H-B) to allow an office/warehouse buildings. This item is located within Commission District 2.

At their March 18, 2024 meeting, the Hall County Planning Commission voted to recommend approval with fourteen (14) conditions **(3-2, Pilcher and Sosebee opposed)**.

Staff recommendation: **Denial**, as the proposed use is inconsistent with the future land use designation of "Lake Supportive Corridor" as described in the Comprehensive Plan.

Public Comment:

- February 19, 2024 HCPC: **One (1) public comment submitted** in advance of the Planning Commission meeting and **seven (7) people spoke** in opposition during the public hearing
- March 4, 2024 HCPC: **One (1) public comment submitted** in advance of the Planning Commission meeting
- March 18, 2024 HCPC: **Three (3) public comments submitted** in advance of the Planning Commission meeting and **six (6) people spoke** in opposition during the public hearing.

There have been no changes to the request since the Planning Commission took action.

Planning Commission Conditions:

1. The property shall be rezoned to a Planned Commercial Development (PCD), and shall be developed in accordance with the revised site plan submitted on March 18, 2024, as described in the updated project narrative submitted on February 23, 2024, and the conceptual elevation labeled Exhibit A, with final elevations to be reviewed and approved by the Assistant Director of Planning and Development, or their designee. The submitted documents shall be modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances to Gateway Corridor District standard are granted other than those approved herein (GCOD, 17.420).
3. Access to the property from Ponderosa Drive as well as Sunset Way is prohibited. Access to the property shall be located on Browns Bridge Road only.
4. The developer shall bear all costs associated with the installation of a fire hydrant if required by the Fire Marshal.
5. All conditions of zoning shall be made part of any plats created for the parcel.
6. Permitted uses shall be limited to Business Service Establishment, Office, and Office/Warehouse as described in the project narrative submitted on February 23, 2024. Gateway Corridor Overlay District standards 17.420.050 A & B shall apply.
7. A 6-foot opaque fence shall be installed along sections of the parcel as designated on Exhibit B and on revised site plan dated March 18, 2024.
8. All sides, excluding the sides labeled with roll up doors on the approved site plan, shall adhere to Gateway standards. The sides labeled with roll up door exterior are to be developed in accordance with submitted site plan dated March 18, 2024 and submitted elevation labeled Exhibit A.
9. A 3' high landscape berm shall be installed between Browns Bridge Road and Building A as shown on the revised site plan submitted on site plan dated March 18, 2024.
10. Each building shall be limited to 8,000 and 6,000 square feet as proposed on the revised site plan dated March 18, 2024.
11. The development shall utilize building mounted security lighting with semi-cutoff features.
12. No brokerage, sales (either wholesale or retail), purchase, or outside display of any automotive vehicles, RVs, boats or trailers shall be permitted.
13. Outside activities shall be limited to deliveries, shipping, and employee parking only.
14. No outside storage of any materials is allowed.