

Project Narrative for 4899 Browns Bridge Road

LOCATION – 4899 Browns Bridge Road, Gainesville, GA 30504

ACREAGE – 3.1 acres+/-

APPLICANT- Advantage Investment Properties, Inc. (Bradley Dunckel)

OWNER- Advantage Investment Properties, Inc.

Planning & Zoning

Received

February 23, 2024

Summary

The accompanying application seeks Hall County Commission Approval for the rezoning from AR-III to PCD for a 3.1 +/- acres of undeveloped property located at 4899 Browns Bridge Road (SR 369) in west Hall County. The intent is to develop a maximum of two buildings, and associated parking, with allowable uses as shown below. The location and proposed use is within the Hall County 2022 Comprehensive Plan's designation as a "Lake Supportive Corridor" which allows limited commercial uses. Completion of development is anticipated by year-end 2024.

Site Description

The site has frontage along Browns Bridge Road (SR 369) (375') and Ponderosa Drive (225'). The site is L- shaped and adjacent to several residential properties. The site is partially wooded with a mix of trees with rolling topography. Domestic water is provided by the City of Gainesville and is located in both the Browns Bridge Road and Ponderosa Drive rights-of-way. The site will be served by an on-site sewage management system and all other dry utilities are located within a reasonable distance for service extensions. An overhead power line easement does affect the property, but no other known impediments should impact its successful development for the purposes intended.

Allowable Uses – PCD

Business Service Establishment:

The use of a building or premises primarily for rendering a service to other business establishments on a contract or fee basis, such as advertising, credit reporting, computer programming and data processing, photocopying, blueprinting and duplication services, commercial art and graphic design, mailing agencies, employment services, detective, protective, and security system services, accounting, auditing, and bookkeeping services, business consulting firms such as interior decorating.

Office:

The use of a building or portion thereof wherein services are performed involving predominantly administrative, professional or clerical operations and not involving retail sales or other sales of any kind on the premises including CPA, attorney, and real estate offices.

Office/Warehouse:

The use of a building that combines office and warehouse or storage functions, where no more than eighty-five (85) percent of the building is devoted to warehouse or storage functions, and which does not involve retail sales.

Adjacencies

The property is surrounded by residential zoned parcels (R-I & AR-III) with predominately single-family detached homes, mobile homes and at least one storage yard.

Access

Access will occur from a primary driveway located on Browns Bridge Road (pending final GDOT approval) and a secondary driveway from Ponderosa Drive (pending Hall County approval).

Proximity to Other Uses

- Nearest distance to a single-family home - a single family home at 4885 Browns Bridge Road (parcel #08062 001108) is located within 10' of the boundary of the subject parcel to the northeast
- Nearest distance to a commercial property – an Exxon Convenience Store (parcel #08080 001001) is located 1,600' west of the property boundary.

Comprehensive Plan Consistency

The property is located within a "Lake Support Corridor" of the Future Land Use Map. Browns Bridge Road is among those roads described, as being "generally those roadways that are intended to accommodate a variety of nonresidential uses without encroaching upon or replacing adjacent residential neighborhoods".

The draft version of the 2024 Comprehensive Plan Update specifically identifies this property as a "Business Node & Corridor" that "include more intense commercial uses and low intensity industrial uses that house businesses that serve nearby residents and visitors".

It is our position that the draft 2024 Plan further justifies the proposed zoning and uses and is not in direct conflict with the goals and policies of the Plan.

Proffered Conditions

Applicant offers the following Proffered Conditions for consideration:

1. Installation of a 6' high opaque fence in locations shown on revised site plan.
2. Installation of a 3' high landscape berm between Browns Bridge Road and building where shown on revised site plan
3. Limit total square footage to 14,000 SF
4. Provide GCOD architectural standards (as modified herein) for both buildings (3 sides only).
5. Utilize building mounting security lighting with semi-cutoff features.



Gateway Corridor Overlay District (GCOD)

The property is within Hall County's GCOD. The Applicant is requesting a variance from Section 17.420.050, item 2, *Building Materials*, to;

- 1) allow for metal exterior walls on the rear building. The majority of this building falls outside the 300' GCOD limits and should have limited visibility from Browns Bridge Road, and
- 2) allow for cementitious siding on the front building, but not to exceed 75% of each elevation.

Traffic Impact

Traffic impact by this project will be minimal with an estimated fifty-five total trips per day on average. AM Peak is estimated at 4 trips and PM Peak at 6 trips.

Noise. Dust. Light

Outdoor lighting will be "semi-cutoff" fixtures in order to provide minimum-security protection of property and personnel. Any excessive noise or dust that may be generated by the Users will be contained within the buildings.

Hours of Operation

All business related operations would be conducted within the buildings with typical hours of operation consistent with any licensing requirements for the type of business occupying the premises.

Conceptual Site Plan

The development of the site shall generally occur as depicted by the Conceptual Site Plan (the "Plan") attached as exhibit "A". The plan is considered conceptual in nature, and as such may require modifications during the engineering and development process. Modifications to the locations and arrangement of buildings, roads, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer or End User, so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks. Design flexibility to work within these parameters is requested.