



# Hall County Government

## PLANNING AND ZONING

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING  
DIRECTOR  
Beth Garmon

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

**From:** Beth Garmon, Director of Planning & Zoning

**Date:** July 28, 2025

**Subject:** **3654 Thompson Bridge Road | Special Use |** to amend conditions of zoning | on a 1.37± acre tract | Zoned PCD; Tax Parcel 10104 000002 | **Proposed use: Financial Institution | Fifth Third Bank c/o Tammala Brooks, applicant**

The request before you is from Fifth Third Bank care of Tammala Brooks for a special use to amend conditions of zoning for a financial institution. This item is located within Commission District 2.

At their July 7, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with eight (8) conditions (4-0).**

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the “Regional Activity Nodes and Corridors” future land use designation within the Comprehensive Plan.

#### Public Comment:

- July 7, 2025 HCPC: There were **no comments submitted** in advance of the Planning Commission meeting. **Two (2) people spoke in favor** during the public hearing.
- June 16, 2025 HCPC: There were **no comments submitted** in advance of the Planning Commission meeting. The request was tabled to July 7, 2025.

#### Planning Commission Conditions:

1. Development is approved as generally shown on the site plan dated December 17, 2024, and described in the project narrative dated March 26, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall comply with the architectural design standards as described in the project narrative, with final materials and colors approved by the Director of Planning and Development, or their designee.

3. The driveway into the property from Thompson Bridge Road (S.R. 60) will serve both the financial institution and the storage facility by utilizing a shared driveway easement.
4. An easement for shared stormwater detention facilities shall be established to serve both Tract A and Tract B.
5. Hours of operation for the financial institution shall be limited to 9:00 a.m. to 5:00 p.m., Monday through Friday; 9:00 a.m. to 12:00 p.m. on Saturdays and closed on Sundays.
6. An eight foot tall opaque wood fence with a ten foot landscape buffer shall be constructed along the northwest property line which abuts Lanier Village Estates as reflected on the site plan dated December 17, 2024.
7. No variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
8. All conditions of zoning shall be made a part of any plats or construction plans created for the property.