



March 26<sup>th</sup>, 2025

Fifth Third Bank – Thompson Bridge  
 3654 Thompson Bridge Rd., Gainesville, GA 60506  
 Project Narrative.

Project Narrative for a Bank Branch in Hall County, Georgia.

**Existing zoning and overlay districts:** The existing property is situated within a Planned Commercial Development (PCD) zoning district, with a Gateway Corridors Overlay District (GCOD).

**Proposed Use:** The site is in Hall County near Gainesville Georgia. The proposed use of the property is to establish a full-service bank branch that will provide a range of financial services to the community, including personal banking, business banking, and financial advising. Currently, the site is approved for a medical office building; however, the proposed use will have to change to allow a bank. This process will require the approval from the Board of Commissioner. The proposed bank will be a 2400 square foot building with two drive through lanes. One lane with a VAT Tube and a night drop box, and the other shall have an ATM. All services except the VAT tube shall be available twenty four hours per day. The bank will be open from 9AM to 5PM on weekdays and 9AM-12PM on Saturdays, and there will be private meeting rooms for client consultations.

**Proposed Standards for Development:** The development will adhere to all zoning regulations, including setback requirements to ensure compliance and maintain neighborhood aesthetics. The site prior to Fifth Third was a vacant gas station that has recently been demolished. After the demolition of the gas station a self-storage facility was built to the rear of the lot. In the scope of the self-storage facility a drive connection to the existing development to the south containing Wendys and Kroger was also built as well as the curb cut for the Fifth Third Out lot. The proposed Fifth Third Out lot is known as Tract A and is 1.71 Acres. The zoning of tract A requires a thirty-foot front setback, ten-foot rear setback, twenty-foot side setback and a ten-foot landscape buffer. To the south is the drive to the self-storage facility and connection to Wendys and Kroger. To the west is Thompson Bridge Rd (S.R 60), to the east is the self-storage facility and to the north there is a residential lot. To screen the storage facility and Fifth Third from the residential lot there is an eight-foot wooden fence as well as landscape plantings. The parking lot will accommodate 16 vehicles, including one designated ADA accessible space including an adjacent accessible striped area.

**Proposed Signs and Specifications:** The bank will feature a singular monument sign along Thompson Bridge Road, designed to comply with local sign ordinances. The sign will be tastefully illuminated and incorporate the bank's branding while maintaining a height and size that is harmonious with the surrounding environment. There are also building signs and directional signs all complying with sign code.

**Proposed Lighting:** Exterior lighting will be strategically placed to enhance safety and security while minimizing light pollution. Downward-facing LED fixtures will be used to illuminate parking areas and walkways, ensuring adequate visibility without impacting neighboring properties.

**Provisions for Water, Wastewater Disposal, and Storm Run-Off:** The bank branch water and sanitary services shall tap into the existing mains along Thompson Bridge Rd. The water service will have a domestic water meter and an irrigation meter. These are located on the exterior of the building between the parking lot and the right-of-way. During the self-storage construction an above ground detention pond was built on Tract A; but due to site constraints Fifth Third filled in the pond and replaced it with an underground chamber system which will meet location stormwater regulations.

**Plans for protecting abutting properties (buffers):** The architectural design will reflect modern aesthetics, featuring sustainable materials and energy-efficient systems. To ensure minimal impact on neighboring properties, the project will include landscape buffers consisting of native trees and shrubs along the property boundaries. These buffers will provide visual screening and noise reduction, contributing to the privacy and enjoyment of adjacent properties.

Sincerely,

**Andrew Lehman**

Program Manager

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