



## AGENDA ITEM

### Public Hearing to amend Hall County's Zoning Map as follows:

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**REPORT TO:** Work Session (08/11/25)

**REPORT TO:** Voting Meeting (08/14/25)

**ITEM NO:** 451/2025

**SUBJECT:** **3654 Thompson Bridge Road | Amend Conditions of Zoning** | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 | **Proposed use: Financial Institution** | Commission District 2 | **Fifth Third Bank c/o Tammala Brooks, applicant**

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### Meetings:

**Work Session Date:** 08/11/25

**Voting Meeting Date:** 08/14/25

### Executive Summary:

**Presenter:** BG

**Recommendation:**

Approval, with 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.

**Purpose of Request:**

**History:**

3654 Thompson Bridge Road | Amend Conditions of Zoning | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 | Proposed use: Financial Institution | Commission District 2 | Fifth Third Bank c/o Tammala Brooks, applicant

Facts and Issues:

Options:

Funding Requested \$ 0.00  
Are funds within current budget? No  
Source of Funds  
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.? No  
Has it been reviewed by the County Attorney? Yes  
Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	JL	CR
Clerk			
JR			

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- History Plat
- Maps
- Survey
- Civil Plans
- Deed
- Legal Description
- Water Availability
- Environmental Health Comment
- GDOT Comment
- Public Works Comments
- Fire Comment
- Notice Sign