



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: May 4, 2022

Subject: Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. Commission District 2.

Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. Commission District 2.

At their April 18, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-0) of this request with the following two (2) conditions:

1. *The development shall substantially conform to the submitted building elevations with colors approved by the Director of Planning and Development.*
2. *The building materials and architectural design shall be consistent with §17.420.050. subject to the following variances:*
 - 1.) *Applicant requests that the PCD allow the property to be divided into two parcels, one to hold the medical office building (Tract A) and the other to hold the storage facility (Tract B) as depicted on the site plan. If divided, Tract A will be approximately 1.31 acres and Tract B will be approximately 4.23 acres.*
 - 2.) *Hall County Ordinance 17.240.160 requires that lots abutting a divided four-lane highway have a minimum of 500 feet of frontage. The subject property has approximately 300 feet of frontage. Applicant requests a variance allowing this rezoning despite the property not having 500 feet of frontage. Applicant further requests that the variance allow for the lots to be divided as requested in the immediately preceding paragraph with the existing frontage. If*

- divided, Tract A will have approximately 220 feet of frontage, and Tract B will have approximately 80 feet of frontage.*
- 3.) The driveway into the property from Thompson Bridge Road (S.R. 60) will serve both the medical office building and the storage facility, for which the Applicant requests approval of a shared driveway easement. Applicant also shall request plans for interparcel access with the abutting Kroger shopping center site south of the subject property.*
 - 4.) Applicant shall requests approval of a shared easement for stormwater detention facilities to serve Tract A and Tract B.*
 - 5.) Applicant requests a variance from Hall County Ordinance 17.420.050.F.4 to allow up to two internally illuminated LED digital signs, with automatic change capacity, for the subject property, one for the medical office building and the other for the storage facility.*
 - 6.) Applicant requests approval of building materials consistent with the elevations provided with Applicant's rezoning and variance application. Applicant requests a variance from Hall County Ordinance 17.420.050.H.2 to allow use of materials displayed in elevations.*

There was zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and two (2) people spoke in favor during the public hearing on April 18, 2022.

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