



**HALL COUNTY PLANNING COMMISSION
MINUTES OF APRIL 1, 2019**

The regular meeting of the Hall County Planning Commission was held in the 2nd Floor Meeting Room, Hall County Government Center, 2875 Browns Bridge Road, Gainesville, Georgia.

- Members Present:** Chris Braswell, Chairman, Frank Sosebee, Johnny Varner, Stan Hunt
- Members Absent:** Gina Pilcher
- Staff Present:** Srikanth Yamala, Director; Sarah McQuade, Manager; Beth Garmon, Senior Planner; Vanessa Foster, Planner; Emily Foote, Secretary
- Call to Order:** The meeting was called to order by the Chairman at 5:15pm.
- Approval of Minutes:** March 18, 2019

NEW BUSINESS

Conditional Use/Use Subject to Approval

- 1. Application of Jessica and Tao Ventre for a Use Subject to Planning Commission Approval on 8.47± acres located at the intersection of Duckett Mill Road and Monroe Circle; a.k.a. 3526 Monroe Circle; Zoned AR-III and V-C; Tax Parcel 10044 000036. Proposed Use: Caretaker residence. Commission District 2.**

Background Information:

The applicant is requesting Planning Commission approval in order to establish a caretaker residence at 3526 Monroe Circle. The existing home on the property is currently inhabited by the property owners, Peter and Stephanie Gordon, and this would become the caretaker residence. Jessica and Tao Ventre, the applicants, intend to purchase the property from the Gordons and would like to renovate an existing detached garage finished with an apartment into another primary residence. The subject property is 8.47± acres and is developed with a single-family log home built in 1978, as well as a pool and pool house, detached garage, and outbuildings. The property is zoned Agricultural-Residential-III (AR-III) and Vacation Cottage (V-C), which appears to be original zoning. In 2013, an application by Stephanie Gordon was approved to subdivide a 10.5 acre tract to create two additional building lots of one acre each for the purpose of settling a family estate. The subdivided lots were rezoned to V-C at that time. The subject property is bordered by Duckett Mill Road and Monroe Circle. To the south of the subject property is Army Corps of Engineers property.

Applicant's Presentation:

Jessica and Tao Ventre, 4659 Fox Forrest Drive, Flowery Branch, presented the application. Ms. Ventre stated that the property is a family farm and they want to preserve the legacy of the property. Ms. Ventre stated that they want to let the property owners retire and take over caretaker responsibilities for the farm. Mr. Braswell asked if the property owners are Ms. Ventre's parents. Mr. Ventre answered that the Gordons are his parents. Mr. Braswell asked if the applicants will live in the garage apartment. Ms. Ventre confirmed.

Public Forum:

Stephanie and Peter Gordon, 3526 Monroe Circle, Gainesville, spoke in favor of the application. Ms. Gordon stated that she and her husband own the subject property and it is a farm that has been in the family for years. Ms. Gordon explained that her sisters live on adjacent properties and the farm is part of their family history. Mr. Gordon stated that the property acts as a greenspace for the local community. Mr. Gordon explained that his children grew up on the property and they would like to keep it in the family for his grandchildren to enjoy.

Motion: *Mr. Sosebee made a motion to Approve the request with a second from Mr. Hunt and the motion passed by a 4 – 0 vote (Ms. Pilcher absent).*

Proposed Amendments

- 2. Application of Brad Davis to amend the conditions of an Agricultural-Residential-IV Subdivision on 39.71± acres located at the terminus of Suggs Road; a.k.a. 3624 Suggs Road; Zoned AR-IV; Tax Parcel 15016 000038C. Proposed Use: 3-lot subdivision. Commission District 4.**

Background Information:

The applicant is requesting to subdivide a 39.71± acre tract zoned Agricultural-Residential-IV (AR-IV) into three lots. On the submitted draft plat, Tract A is shown at 13.71± acres, Tract B is shown at 16.00± acres, and Tract C is shown at 10.00± acres. The narrative states that the property owner purchased this property with the intention of providing future home sites to his family members. The property owner would like to subdivide Tracts B and C for private home residences for his children and agricultural use. The subject property zoned Agricultural-Residential-IV (AR-IV) and is listed as Parcel 1 within the Peckerwood Farms Subdivision. The subject property is developed with a site built single-family residence that was constructed in 2016, measuring 1,597 square feet; a pole barn that was constructed in 2016, measuring approximately 2,000 square feet; and a second pole barn that was constructed in 2016 and is being retroactively permitted, measuring approximately 2,000 square feet based on aerial imagery. All of the existing structures on the property would be located on proposed Tract A as shown on the submitted draft plat. All of the surrounding adjacent properties are zoned AR-IV. The surrounding area has predominantly larger agricultural and single family residential tracts of land with a few smaller tracts.

Applicant's Presentation:

Brad Davis, 4913 Center Ridge Court, Flowery Branch, presented the application. Mr. Davis stated that he wants to subdivide the property in order to build a new home. Mr. Braswell asked if the property owner and Mr. Davis are related. Mr. Davis confirmed. Mr. Braswell asked if Mr. Davis had read the conditions listed in the staff report. Mr. Davis stated that he had not and Staff provided Mr. Davis with a copy of the conditions.

Public Forum:

Tony Rodriguez, 3624 Suggs Road, Gainesville, spoke in favor of the application. Mr. Rodriguez stated that he owns the property and he and his wife purchased the property with the intention of dividing it into three parcels for their children to live on. Mr. Rodriguez stated that he has no intention to develop the property further and only wants to keep it for his family.

Mr. Davis stated that he agrees with the conditions in the staff report.

Michael Barnes, 4057 Plainview Road, Maysville, spoke in opposition. Mr. Barnes stated that he owns 103 acres adjacent to the subject property. Mr. Barnes asked what the conditions for the subdivision are and how many parcels total will be created. Mr. Braswell answered that the applicant is requesting to go from one parcel to three parcels. Staff provided Mr. Barnes with a copy of the staff report. Mr. Barnes asked if the land will be occupied by the property owner's family. Mr. Braswell confirmed. Mr. Barnes stated that he is not in opposition to the request after obtaining answers to his questions.

Motion: *Mr. Varner made a motion to Recommend Approval of the request with Conditions with a second from Mr. Sosebee and Mr. Hunt and the motion passed by a 4 – 0 vote (Ms. Pilcher absent).*

Conditions:

1. *All conditions of the May 24, 2012 approval shall apply, with the exception that condition one shall be increased to a maximum of 30 lots, to accommodate the current request. No further subdivision of the subject parcels shall be permitted.*
2. *The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:*

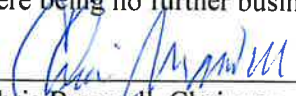
“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”
3. *All conditions of zoning shall be made part of any plat created for the subdivision.*

Other Business

The next Planning Commission meeting will be on Monday, April 15, 2019.

ADJOURNMENT:

There being no further business to conduct, the meeting was adjourned by Mr. Braswell at 5:32pm.


Chris Braswell, Chairman
Hall County Planning Commission


Emily Foote, Secretary
Hall County Planning Commission