

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, October 20, 2022 9:45 AM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Chavers, Veronica E; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for November 7, 2022

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Please see GDOT comments in red below

Thank you,

Parker Niebauer

DITO Traffic Operations Supervisor



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Sent: Thursday, October 13, 2022 9:27 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mil>; Ellis Still (Planning) <estill@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; Jeremy Wills <jeremy.wills@gainesville.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; nswafford <nswafford@gainesville.org>; Pam Cravero <Pam.Cravero@hallco.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>
Subject: Tentative Planning Agenda for November 7, 2022

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, November 7, 2022** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, October 20th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 17, 2022

OLD BUSINESS

1. [3461 Thompson Bridge Road | Rezone | from Residential-I \(R-I\) to Office and Institutional \(O-I\) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive | Zoned R-I; Tax Parcel 10114 000039A | Proposed use: office | ** Commission District 2 | Michael James Remodeling, applicant.](#)

NEW BUSINESS

2. [3600 Maple Valley Drive | Variance | for a rear yard setback variance from 15 feet to 3 feet on a .02± acre tract located on the east side of Maple Valley Drive at its intersection with Friendship Road | Zoned R-I; Tax Parcel 15048H000001 \(pt.\) | Proposed Use: new sign monument | * Commission District 1 | Brunson & Company, LLC, applicant.](#)
GDOT Coordination Required. Sign appears to be off GDOT ROW but is showing minor earthwork ROW.
3. [4319 Winder Highway | Use Subject to Planning Commission approval | on a .98± acre tract located on the east side of Winder Highway approximately 344 feet from its intersection with Strickland Road | Zoned H-B; Tax Parcel 15037B000037 | Proposed use: office & warehouse | * Commission District 1 | Genuine Mapping and Design, LLC, applicant.](#)
GDOT Coordination In Progress - See GDOT Access Permit A-139-008366-1 under review.
4. [6580 Cleveland Highway | Amend Conditions | of a Light-Industrial \(I-I\) on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | ** Commission District 3 | Diane Schermerhorn, applicant.](#)
GDOT Coordination In Progress – See Page 12/21 of this application package for initial GDOT comments.
5. [6580 Cleveland Highway | Use Subject to County Commission approval | on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | ** Commission District 3 | Diane Schermerhorn, applicant.](#)
See Comment above
6. [4020 & 3886 Cornelia Highway and 4761 Cagle Mill Road | Rezone | from Agricultural-Residential-III \(AR-III\) & Agricultural-Residential-IV \(AR-IV\) to Heavy Industrial \(I-II\) on a 134.14± acre tract located on the south side of Cornelia Highway approximately 679 feet from its intersection with Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 000129, 000270, & 000027A | Proposed use: heavy industrial | ** Commission District 3 | Ridgeline Land Planning, Inc, applicant.](#)
GDOT Coordination In Progress – See GDOT Access Permit A-139-008556-1

7. [2581 Ramsey Circle | Rezone | from Agricultural-Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000001 \(pt.\) | Proposed use: 305-unit multi-family complex | ** Commission District 3 | CMWB Company, LLC, applicant.](#)
None

8. [0 & 0 Old Winder Highway | Rezone | from Planned Commercial Development \(PCD\) to Agricultural-Residential-IV \(AR-IV\) on a 13.38± acre tract located on the west side of Old Winder Highway approximately 771 feet from its intersection with Ridgemoor Drive | Zoned PCD; Tax Parcel 15039A000003 & 000029 \(pt.\) | Proposed use: agricultural uses | ** Commission District 1 | Ben Baker, Baker & Summy, PC, applicant.](#)
 GDOT Coordination shown on page 12/14 of the application package. No coordination required at this time for zoning change, but coordination would be required if property will be developed. Note that SR 211 is tentatively scheduled to begin widening under GDOT PI 0007233 within the next 4-7 years.

9. [5741 Holiday Road | Rezone | from Highway-Business \(H-B\) to Planned Commercial Development \(PCD\) on a 2.12± acre tract located on the east side of Holiday road at its intersection with Green Road | Zoned H-B; Tax Parcel 07329 001005 | Proposed use: boat & RV storage | ** Commission District 2 | Torris J. Babbs, PE, applicant.](#)
 GDOT Coordination required

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, December 8, 2022** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, December 8, 2022. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,
 Ana Dominguez
 Planning Commission Clerk
 Hall County Government
 2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



Georgia is a state of natural beauty. And it's a state that spends millions each year cleaning up litter that not only mars that beauty, but also affects road safety, the environment and the economy. Do your part – don't litter. How can you play an active role in protecting the splendor of the Peach State? Find out at <http://keepgaclean.com/>.