

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Monday, September 19, 2022 1:56 PM
To: Anael Dominguez (Planning)
Cc: Randi Doveton (Planning); Peevy, Jonathan; Chavers, Veronica E
Subject: RE: Tentative Planning Agenda for October 3, 2022

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Please see GDOT responses below in **red**

Dell, Atlas, and Capstone will required GDOT Coordination

Thank you,

Parker Niebauer

DITO Traffic Operations Supervisor



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From: Anael Dominguez (Planning) <adominguez@hallcounty.org>
Sent: Monday, September 12, 2022 5:41 PM
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.mi>; 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>; Randi Doveton (Planning) <rdoveton@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>; nswofford <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 October 3, 2022

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, October 3, 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 **Monday, September 19th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 19, 2022

OLD BUSINESS

1. [Previously tabled application of Michael James Remodeling to 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; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. ** Commission District 2.](#)
2. [Previously tabled application of Scott Puckett, Inc to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 115.98± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place; a. k. a. 3746, 3760, & 3774 Friendship Circle & 3654 Friendship Road; Zoned AR-III; Tax Parcel 15048 000007, 000008, 000025C, & 000204. Proposed use: 349-unit residential development. ** Commission District 1.](#)

NEW BUSINESS

3. [Application of Thomas Ryan & Vicki Beddingfield for a front yard setback variance from 55 feet to 41 feet, right side yard setback variance from 10 feet to 3 feet, and a left side yard setback variance from 10 feet to 3 feet on a .14± acre tract located on the west side of Whippoorwill Lane approximately 848 feet from its intersection with Sportsman Club Road; a.k.a. 2363 Whippoorwill Lane; Zoned R-I; Tax Parcel 00109A000029. Proposed use: single-family residence. * Commission District 4.](#)
4. [Application of Ridgeline Land Planning, Inc. for a front yard setback variance from 30 feet to 15 feet on a .51± acre tract located at the terminus of River Station Drive; a.k.a. 6599 River Station Drive; Zoned PRD; Tax Parcel 09079C000035. Proposed use: single family dwelling. * Commission District 3.](#)
5. [Application of Ridgeline Land Planning, Inc. for a front yard setback variance from 30 feet to 15 feet on a .61± acre tract located at the terminus of River Station Drive; a.k.a. 6595 River Station Drive; Zoned PRD; Tax Parcel 09079C000036. Proposed use: single family dwelling. * Commission District 3.](#)
6. [Application of The Dell Group, LLC to amend conditions of a Planned Commercial Development \(PCD\) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road; a.k.a. 5385 Winder Highway; Zoned PCD; Tax Parcel 15028B000015. Proposed use: car condos, storage, commercial uses, and retail. ** Commission District 1.](#)

GDOT Coordination Required

7. [Application of Atlas Development Services, Inc. to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Residential District \(PRD\) on a 19.21± acre tract located at the intersection of Old Winder Highway and Union Church Road; a.k.a. 5540, 5548, 5556, 5564, 5572, & 5580 Old Winder Highway & 5925, 5919, 5911, & 5901 Union Church Road; Zoned AR-IV; Tax Parcel 15039A000018 – 000023 & 000025 – 000028. Proposed use: single-family townhomes. ** Commission District 1.](#)
GDOT Coordination Required
8. [Application of Paul and Ana Price for a Use Subject to County Commission approval on a 7.58± acre tract located at the terminus of James Ed Road; a.k.a. 3820 James Ed Road; Zoned V-C; Tax Parcel 10142 000006. Proposed use: 4-lot subdivision. ** Commission District 3.](#)
9. [Application of Capstone Acquisitions, LLC to rezone from Light-Industrial \(L-I\) to Residential Multi-Family \(RMF\) on a 58.26± acre tract located at the terminus of Lanier Tech Drive; a.k.a. 2866 Lanier Tech Drive; Zoned I-I; Tax Parcel 15021 000085. Proposed use: 342-unit multi-family complex. ** Commission District 3.](#)
GDOT Coordination Required
10. [Application of Russell Hausen to appeal an administrative decision for a short term rental on a 1.01± acre tract located on the north side of Jim Crow Road approximately 28 feet from its intersection with Old Federal Road; a.k.a. 5954 Jim Crow Road; Zoned AR-III; Tax Parcel 08101 002003. Proposed use: short-term rental. * Commission District 2.](#)

*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, November 10, 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, November 10, 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/>.