

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Wednesday, November 2, 2022 10:05 AM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Subject: RE: Tentative Planning Agenda for November 21, 2022

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Please see GDOT responses in **red** below

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Subject: Tentative Planning Agenda for November 21, 2022

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, November 21, 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, November 3rd**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES - November 7, 2022

OLD BUSINESS

1. [2363 Whippoorwill Lane | Variance](#) | for a front yard setback variance from 55 feet to 35 feet, right side yard setback variance from 10 feet to 3 feet, and a left side yard setback variance from 10 feet to 9 feet on a .14± acre tract located on the west side of Whippoorwill Lane approximately 848 feet from its intersection with Sportsman Club Road | Zoned R-I; Tax Parcel 00109A000029 | Proposed use: single-family residence | * Commission District 4 | **Thomas Ryan & Vicki Beddingfield, applicant.**
2. [5385 Winder Highway | 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 | Zoned PCD; Tax Parcel 15028B000015 | **Proposed use: car condos, storage, commercial uses, and retail** | ** Commission District 1 | **The Dell Group, LLC, applicant.**

NEW BUSINESS

3. [4336 Cornelia Highway | Variance](#) | for a sign variance on sign design and dimensions with an Amended to Planned Commercial Development conditions on a 14.09± acre tract located on the south side of Cornelia Highway approximately 1,497 feet from its intersection with Lula Road | Zoned PCD; Tax Parcel 09085 000008 | **Proposed use: new monument sign** | ** Commission District 3 | **Sophie Le Tily (Big Mouth Signs), applicant.**
GDOT coordination required to verify no work being performed in GDOT R/W
4. [3519 White Sulphur Road | Use subject to County Commission Approval](#) | on a 5.45± acre tract located on the east side of White Sulphur Road at its intersection with Cornelia Highway | Zoned I-II; Tax Parcel 15020A000030 | **Proposed use: trailer storage** | ** Commission District 3 | **Reynolds-Hemmer Properties, LP, applicant.**
GDOT Coordination required
5. [4139 Cagle Road | Use subject to County Commission Approval](#) | on a 7.43± acre tract located on the north side of Cagle Road approximately 1,637 feet from its intersection with Eli Jackson Road | Zoned AR-III & V-C; Tax Parcel 09099 000008 | **Proposed use: 2-lot subdivision** | ** Commission District 3 | **Robert & Valerie DeLeon, applicant.**
None
6. [3055 Tumbling Creek Road | Amend conditions](#) | of a Planned Residential Development (PRD) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 (pt.) | **Proposed use: 38-unit residential rental community** | ** Commission District 2 | **Rochester/DCCM, applicant.**
None
7. [4053 Cleveland Highway | Rezone](#) | from Agriculture-Residential-III (AR-III) to Suburban-Shopping (SS) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | **Proposed use: grocery store, convenience store with gas & restaurant** | ** Commission District 3 | **Reginald Crayton, P.E., applicant.**
GDOT Coordination Required