

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Monday, December 19, 2022 7:06 PM
To: Anael Dominguez (Planning); Peevy, Jonathan
Cc: Randi Doveton (Planning); David Webb (Planning); Rebecca Keefer
Subject: RE: Tentative Planning Agenda for January 3, 2023

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thanks for following up Anael, I dropped the ball on this one. Item #6 (Solidum Holdings) will require GDOT coordination.

6. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)

With deepest apologies for my tardiness,

Parker Niebauer

DITO Traffic Operations Supervisor



District 1 Division of Field Services
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8275 office
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From: Anael Dominguez (Planning) <adominguez@hallcounty.org>
Sent: Friday, December 16, 2022 9:52 AM
To: Peevy, Jonathan <jpeevy@dot.ga.gov>; Niebauer, Parker J <PNiebauer@dot.ga.gov>
Cc: Randi Doveton (Planning) <rdoveton@hallcounty.org>; David Webb (Planning) <dwebb@hallcounty.org>; Rebecca Keefer <rkeef@cplteam.com>
Subject: FW: Tentative Planning Agenda for January 3, 2023

Good morning,
I just wanted to check in and make sure you didn't have any comments for the 1-3-2023 tentative agenda below. Comments were due yesterday.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504



From: Anael Dominguez (Planning)
Sent: Thursday, December 8, 2022 10:41 AM
Subject: Tentative Planning Agenda for January 3, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Tuesday, January 3, 2023** 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, December 15th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – December 19, 2022

OLD BUSINESS

1. [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

2. [6725 Bass Circle | Variance](#) | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-I; Tax Parcel 07353 004003 | **Proposed use: single-family home** | * Commission District 2 | [Douglas Argento, applicant.](#)
3. [5645 Burke Lane | Variance](#) | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | **Proposed use: single-family home** | * Commission District 2 | [Anthony R. Claxton, applicant.](#)
4. [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.](#)
5. [3814 Bolding Road | Rezone](#) | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower

Road | Zoned AR-III; Tax Parcel 15036B000035 | Proposed use: travel trailer park | ** Commission District 1 | Yeon H. Jung & Soyeon Kim, applicants.

6. 6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 - 000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.
7. 3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.
8. 3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.

*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, February 9, 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, February 9, 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/>.