

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, January 19, 2023 2:15 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Peevy, Jonathan; Chavers, Veronica E
Subject: RE: Tentative Planning Agenda for February 6, 2023

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Items 1-4 will not require GDOT Coordination

Items 5 & 6 (Gerardo Vargas) will require GDOT Coordination

Item 7 (Northeast Georgia Health System) will require GDOT Coordination

Thank you,

Parker Niebauer

DITO Traffic Operations Supervisor



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From: Anael Dominguez (Planning) <adominguez@hallcounty.org>

Sent: Tuesday, January 17, 2023 9:17 AM

To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@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@gainesvillega.org) <jeremy.wills@gainesvillega.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.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 Sutton (Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

Subject: Tentative Planning Agenda for February 6, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, February 6, 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 **Monday, January 23rd**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – January 17, 2023

NEW BUSINESS

1. **[3325 Lakeland Road | Variance | front yard setback variance from 30 feet to 10 feet on a 1.56± acre tract located on the west side of Lakeland Road at its intersection with Leisure Lane | Zoned R-I; Tax Parcel 000163 | Proposed use: residential porch and garage addition | * Commission District 3 | Lydia Gonzalez, applicant.](#)**
2. **[3268 Whidby Road | Variance | left side yard setback variance from 10 feet to 2 feet on a .30± acre tract located on the north side on Whidby Road approximately 1,692 feet from its intersection with Lanier Islands Parkway | Zoned V-C; Tax Parcel 07330 004001D | Proposed use: residential addition | * Commission District 2 | Douglas & Sheridan Bazemore, applicants.](#)**
3. **[4654 Shirley Road | Variance | road frontage variance from 150 feet to 50 feet on a 22.04± acre tract located on the south side of Shirley Road approximately 500 feet from its intersection with Destitute Way | Zoned V-C & AR-III; Tax Parcel 10119 000001\(pt.\) | Proposed use: 6-lot subdivision | ** Commission District 3 | Rochester|DCCM, applicant.](#)**
4. **[4654 Shirley Road | Use Subject to County Commission Approval | on a 22.04± acre tract located on the south side of Shirley Road approximately 500 feet from its intersection with Destitute Way | Zoned V-C & AR-III; Tax Parcel 10119 000001\(pt.\) Proposed use: 6-lot subdivision | ** Commission District 3 | Rochester|DCCM, applicant.](#)**
5. **[1600 Athens Highway, Building C | Rezone | from Highway-Business \(H-B\) to Light-Industrial \(I-I\) on a .64± acre tract located at the south side of Athens Highway approximately 554 feet from its intersection with Old County Dump Road | Zoned H-B; Tax Parcel 15032 000050 | Proposed use: countertop manufacturing with outdoor storage | ** Commission District 3 | Gerardo Vargas, applicant.](#)**
6. **[1600 Athens Highway, Building C | Use Subject to County Commission Approval | on a .64± acre tract located at the south side of Athens Highway approximately 554 feet from its intersection with Old County Dump Road | Zoned H-B; Tax Parcel 15032 000050 | Proposed use: countertop manufacturing with outside storage | ** Commission District 3 | Gerardo Vargas, applicant.](#)**
7. **[3675 Thompson Bridge Road, 3510 Southers Road, 3709, 3719, & 3739 Price Road | Rezone | from Highway-Business \(H-B\), Agricultural-Residential-III \(AR-III\), & Residential-I \(R-I\) to Planned Office Development \(POD\) on a 42.97± acre tract located at the intersection of Thompson Bridge Road and Southers Road | Zoned H-B, AR-III, & R-I; Tax Parcels 10104 000020, 10104 000022 – 000023, 000031, & 000059 | Proposed use: mixed use office-institutional park | ** Commission District 2 | Northeast Georgia Health Systems, Inc, 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, March 9, 2023** 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, March 9, 2023. 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/>.