

HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT

**Applicant** ..... Hall County Planning Staff  
**Request** ..... Text Amendment  
**Proposed Use** ..... Amend the Code or Ordinances regarding Zoning Regulations -- 17.20.1110, 17.20.1120, 17.20.1130 & 17.240.040  
**Zoning** ..... Applicable to all zoning districts  
**Location** ..... **Throughout Hall County**  
**Commission District** ..... One, Two, Three, and Four  
**Planning Commission Date** ..... March 6, 2023  
**Staff Recommendation** ..... Approval to provide clarity in the regulations.  
**Planning Commission Recommendation**..... **Approval**  
**Vote: 5-0**

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**Public Forum**

*There were no comments in support or opposition.*

**Summary Analysis**

Staff and legal have discovered areas of Chapter 17.20, Section 17.20.1110 (Definitions – Street, arterial), Section 17.20.1120 (Definitions – Street, collector), Section 17.20.1130 (Definitions – Street, Connector) & Section 17.240.040 (Setbacks from arterial streets). These definitions and regulations are being changed and Appendix B is being removed in its entirety because of conflict with other portions of the regulations. This proposed amendment will correct those items.

**When considering a text amendment, the Planning Commission must follow the same procedural guidelines as for a rezoning request (17.380.040), this includes public notice. The proposal was advertised in the Gainesville Times but since the proposal is not related to a specific parcel, no signs were posted. The staff report includes strikethrough and additions.**

**STREET, ARTERIAL**

The current definition is as follows:

- ~~1. Section 17.20.1110 (Definitions – Street, arterial) "Street, arterial" means a major street, highway or state route with intersections at grade and direct access to abutting~~

~~property, and on which geometric design and traffic control measures are used to expedite the safe movement of through traffic between major traffic generators.~~

**The new proposal is as follows:**

- 1. Section 17.20.1110 (Definitions – Street, arterial) is hereby amended by deleting Section 17.20.1110 in its entirety and inserting in lieu thereof a new Section 17.20.1110 which provides as follows:

““Street, arterial" means a major street, highway or state route with intersections at grade and direct access to abutting property, and on which geometric design and traffic control measures are used to expedite the safe movement of through traffic between major traffic generators. The County shall compile and maintain an approved record of arterial streets”

**STREET, COLLECTOR**

**The current definition is as follows:**

~~2. Section 17.20.1120 (Definitions – Street, collector) "Collector street" means any street designed and located to collect traffic from intersecting minor streets while still giving access to abutting property, and to conduct such traffic to and from a variety of destinations outside a single subdivision, neighborhood or business district. See also "street, residential collector."~~

**The new proposal is as follows:**

- 2. Section 17.20.1120 (Definitions – Street, collector) is hereby amended by deleting Section 17.20.1120 in its entirety and inserting in lieu thereof a new Section 17.20.1120 which provides as follows:

"Collector street" or "collector street" means any street designed and located to collect traffic from intersecting minor streets while still giving access to abutting property, so as to conduct such traffic to and from a variety of destinations outside a single subdivision, neighborhood or business district. The County shall compile and maintain an approved record of collector streets. See also "Street, residential collector."

**STREET, CONNECTOR**

**The current definition is as follows:**

~~3. Section 17.20.1130 (Definitions Street, connector) "Connector street" means a street supplementary to the major state and U.S. highway systems running throughout the country and primarily a means of intercommunication between this system and smaller areas.~~

**The new proposal is as follows:**

3. Section 17.20.1130 (Definitions – Street, connector) is hereby amended by deleting Section 17.20.1130 in its entirety and inserting in lieu thereof a new Section 17.20.1130 which provides as follows:

"Street, connector" or "connector street" means a street supplementary to the major state and U.S. highway systems running throughout the country and primarily a means of intercommunication between this system and smaller areas. The County shall compile and maintain an approved record of connector streets.

**SETBACKS FROM ARTERIAL STREETS**

**The current ordinance reads:**

~~4. Section 17.240.040. Setbacks from arterial streets. No structure may be placed less than 100 feet from the center line of an arterial street (as defined in section 17.20). Arterial streets shall be so designated by the county commission. (See appendix B.)~~

**The new proposal is as follows:**

4. Section 17.240.040 (Setbacks from arterial streets) is hereby amended by deleting Section 17.240.040 in its entirety and inserting in lieu thereof a new Section 17.240.040 which provides as follows:

“No structure may be placed less than 100 feet from the center line of an arterial street (as defined in section 17.20). The County maintains an approved list of arterial streets per Section 17.20.”

5. Chapter 17 of the Hall County Code is further amended by deleting Appendix B thereto in its entirety.

**APPENDIX B. -- REFERENCE MATERIALS**

ARTERIAL ROADS  
(Referenced in Section 17.240.060.A [17.240.040])

~~EXPAND~~

<del>State Hwy. System No.</del>	<del>Road Name</del>	<del>From</del>	<del>To</del>
<del>U.S. 129, Ga. 11</del>	<del>Athens Hwy.</del>	<del>Southern Railroad</del>	<del>Jackson Co.</del>
<del>Ga. 13</del>	<del>Atlanta Hwy.</del>	<del>Gwinnett Co.</del>	<del>Friendship Rd.</del>
<del>Ga. 369</del>	<del>Browns Bridge Rd.</del>	<del>Forsyth Co./Chatt. R.</del>	<del>Atlanta Hwy. (Ga. 13)</del>
<del>Ga. 60</del>	<del>Candler Rd.</del>	<del>I-985</del>	<del>Jackson Co.</del>
<del>U.S. 129, Ga. 11</del>	<del>Cleveland Hwy.</del>	<del>S. Enota Drive</del>	<del>White Co.</del>
<del>Ga. 53, 53C</del>	<del>Dawsonville Hwy.</del>	<del>Dawson Co.</del>	<del>West Bypass</del>
<del>Ga. 347</del>	<del>Friendship Rd.</del>	<del>I-985</del>	<del>Ga. 13 (Atlanta Hwy.)</del>
<del>Ga. 347</del>	<del>Holiday Rd.</del>	<del>Ga. 13 (Atlanta Hwy.)</del>	<del>McEver Rd.</del>

Ga. 347	Holiday Rd.	McEver Rd.	NW to end (Lake Lanier Islands)
Ga. 13, Ga. 365 Bus.	Jesse Jewel Pkwy.	Downey Blvd.	I-985 Exit 7
Ga. 365, U.S. 23, I-985	Lanier Pkwy.	Gwinnett Co.	Exit 7
Ga. 365, Ga. 13, U.S. 23	Lanier Pkwy.	I-985 Exit 7	Habersham Co.
U.S. 129, Ga. 11	Limestone Parkway	Cleveland Hwy. (U.S. 129, Ga. 11)	Jesse Jewel Pkwy. (Ga. 13)
Ga. 52	Lula Rd., Old Cornelia Hwy., Fifty-Two Hwy.	Ga. 365	Jackson Co.
Ga. 53	McEver Rd.	Dawsonville Hwy.	Mundy Mill Rd.
	McEver Rd.	Mundy Mill Rd.	Holiday Rd.
Ga. 53 (M2423)	Mundy Mill Rd.	McEver Rd.	I-985
	Old Cornelia Hwy.	Old Cornelia Hwy. (Spring St.)	Joe Chandler Rd.
(S2680)	Old Cornelia Hwy. Ext.	I-985 Exit 7	Old Cornelia Hwy.
Ga. 60, Ga. 365 Bus.	Queen City Pkwy.	Southern Railroad	I-985
Ga. 60 (F198-1)	Thompson Bridge Rd.	Lumpkin Co.	Mountain View Dr.
	West Bypass	Shallowford Rd.	Browns Bridge Rd. (Ga. 369)
Ga. 53	Winder Hwy.	I-985	Jackson Co.

(Res. of 11-11-91; Res. of 2-27-03(1), § 1)

#### COLLECTOR ROADS AS OF JANUARY 20, 1994

##### EXPAND

Road Name	From	To
<i>Minor Collectors</i>		
Belton Bridge Road	Pea Ridge Road	Old Cornelia Highway
Blackstock Road	Athens Highway	Mangum Mill Road
Bogan Road	Gwinnett County line	Friendship Road
Bryant Quarters Road	Holly Springs Road	Highway 52
Dorsey Street	Jesse Jewel Parkway	Proposed West By-Pass Extension
East Hall Road	Gillesville Highway	Old Cornelia Road
Flat Creek Road	Stephens Road	McEver Road
Friendship Road	I-985 (Exit 2)	Spout Springs Road
Gaines Ferry Road	Yacht Club Drive	Atlanta Highway
Harmony Church Road	Gillsville Highway	Three Bridge Road
Hog Mountain Road	Gwinnett County line	Friendship Road
Jim Crow Road	Stephens Road	McEver Road
Jim Hood Road	Mt. Vernon Road	Cleveland Highway
Ledan Road	Sardis Road	Thompson Bridge Road
Mangum Mill Road	Blackstock Road	Harmony Church Road

Memorial Park Drive	Browns Bridge Road	Atlanta Highway
Mountain View Road	McEver Road	Old Oakwood Road
Mud Creek Road	Old Cornelia Highway	Habersham County line
Myrtle Street	Jesse Jewel Parkway	Downey Boulevard
Oliver Road	Union Church Road	Winder Highway (SR 53)
Pea Ridge Road	Belton Bridge Road	Habersham County line
Roy Parks Road	Candler Road	Athens Highway
Skitts Mountain Road	Holly Springs Road	White County line
Spout Springs Road	I-985 (Exit 3)	Gwinnett County line
Spring Road	McEver Road Extension	Browns Bridge Road
Stephens Road	Jim Crow Road	Flat Creek Road
Talmo Road	Roy Parks Road	Belmont Highway
Thompsons Mill Road	Spout Springs Road	Gwinnett County line
Three Bridge Road	Harmony Church Road	Holly Springs Road
Union Church Road	Union Circle	Winder Highway
Union Circle	Spout Springs Road	Union Church Road
Yellow Creek Road	Thompson Bridge Road	Barkers Bend Drive
<i>Major Collectors</i>		
Atlanta Highway	Friendship Road	Jesse Jewel Road
Belmont Highway	Candler Road	Jackson County line
Bethel Road	Britt Whitmire	Dahlonega Highway
Beverly Road	Lakeview Drive	White Sulphur Road
Britt Whitmire Road	Mt. Vernon Road	Bethel Road
Brookton Lula Road	Clarks Bridge Road	Cleveland Highway
Candler Road	I-985 (Exit 5)	Jackson County line
Clarks Bridge Road	Cleveland Highway	Cleveland Highway
Clermont Highway	Dahlonega Highway	S.R. 284
County Line Road	Homer Highway	Highway 52
Dahlonega Highway	Cleveland Highway	Lumpkin County line
East Ridge Road	Athens Street	Old Cornelia Highway
Elrod Road	Price Road	Thompson Bridge Road
Frontage Road	Mundy Mill Road	Atlanta Highway
Gillsville Highway	Athens Highway	Highway 52
Holiday Road	Lake Lanier Islands	McEver Road (proposed realignment)
Holly Springs Road	Gillesville Highway	Jackson County line
Holly Springs Road	S.R. 284	Lula Road
Homer Highway	Old Cornelia Highway	County line
Hubert Stephens Road	Thompson Bridge Road	Mt. Vernon Road
Industrial Boulevard	Atlanta Highway	Bradford Street
Jesse Jewel Parkway	I-985 (Exit 7)	Old Cornelia Highway
Joe Chandler Highway	Old Cornelia Highway	Highway 52
Lights Ferry Road	McEver Road	Mitchell Street, Flowery Branch
Lula Road	S.R. 365	Clarks Bridge Road
Main Street, Flowery Branch	Mitchell Street, Flowery Branch	Railroad Avenue, Flowery Branch

McEver Road	Dawsonville Highway	Browns Bridge Road
Mitchell Street, Flowery Branch	Lights Ferry Road	Main Street, Flowery Branch
Mountain View Road	Old Oakwood Road	Atlanta Highway
Mt. Vernon Road	Thompson Bridge Road	Dahlonega Highway
Mundy Mill Road	McEver Road	I-985 (Exit 4)
Old Cleveland Road	S.R. 284	Cleveland Highway
Old Cornelia Highway	Highway 52	Habersham County line
Old Cornelia Highway	Jesse Jewel Parkway	Highway 52
Old Dahlonega Highway	Thompson Bridge Road	Lumpkin County line
Old Oakwood Road	McEver Road	Mountain View Road
Old Winder Highway	Winder Highway	Gwinnett County line
Poplar Springs Road	Atlanta Highway	Candler Road
Price Road	Old Thompson Bridge Road	Dawson County line
Railroad Avenue, Flowery Branch	Main Street, Flowery Branch	Spout Springs Road
Sardis Road	Price Road	Dawsonville Highway
Shallowford Road	Dawsonville Highway	Pearl Nix Parkway
Skitts Mountain Road	Lula Road	Holly Springs Road
Spout Springs Road	Railroad Avenue	I-985 (Exit 3)
Tanners Mill Road	Winder Highway	Candler Road
West Ridge Road	Queen City Parkway	Athens Street
White Sulphur Road	Beverly Road	S.R. 365
Yonah Road	Old Cornelia Highway	Banks County line

6. The remaining provisions of Title 17 (Zoning Regulations) of the Hall County Code of Ordinances shall remain as they were, unchanged by this amendment.

➤ Excerpts from the minutes of the March 6, 2023 meeting

**Applicant's Presentation:**

Randi Doveton, Planning Director, presented a summary of the request.

**Public Forum:**

*There were no comments in support or opposition.*

**Planning Commission Comments:**

Mr. Hunt questioned how the public will know what road is arterial. Ms. Doveton stated a list of the roads will be maintained by public works since it is subject to change and GIS mapping now has color coordination on the road to reflect so.

**Motion: A motion to approve was made by Ms. Pilcher and seconded by Mr. Varner. Vote: 5-0**