

## Anael Dominguez (Planning)

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**From:** Niebauer, Parker J <PNiebauer@dot.ga.gov>  
**Sent:** Tuesday, February 14, 2023 11:02 AM  
**To:** Anael Dominguez (Planning); Randi Doveton (Planning)  
**Cc:** Chavers, Veronica E; Peevy, Jonathan  
**Subject:** RE: Tentative Planning Agenda for March 6, 2023

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The following will require GDOT Coordination

1. Steve P. McKibbon will require GDOT Coordination
2. Highlands Residential will require GDOT Coordination
5. John S. Hemphill will require GDOT Coordination

The following will not require GDOT Coordination

3. Uriel Solorzano - none
4. Uriel Solorzano - none
5. Hall County Planning - none

Thank you,

**Parker Niebauer**

*DITO Traffic Operations Supervisor*



District 1 Division of Field Services  
1475 Jesse Jewell Pkwy  
Suite 100  
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**From:** Anael Dominguez (Planning) <adominguez@hallcounty.org>  
**Sent:** Thursday, February 9, 2023 12:24 PM  
**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.gov) <jeremy.wills@gainesvillega.gov>; 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 March 6, 2023

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, March 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 **Thursday, February 16<sup>th</sup>**. Email comments to Randi ([rdoveton@hallcounty.org](mailto:rdoveton@hallcounty.org)) and Ana ([adominguez@hallcounty.org](mailto:adominguez@hallcounty.org)).

## **CALL TO ORDER**

## **AGENDA REVIEW**

## **APPROVAL OF MINUTES – February 20, 2023**

## **NEW BUSINESS**

1. [1000 Treesort View | Amend conditions | of a Planned Residential Development \(PRD\) on a 25.58± acre tract located on the north side of Price Road approximately 884 feet from its intersection with Thompson Bridge Road | Zoned PRD & PCD; Tax Parcel 10100 000158 | Proposed use: master sign plan | \\*\\* Commission District 2 | Steve P. McKibbon, Jr., applicant.](#)
2. [1670 Friendship Road, 5608 & 0 Thompsons Mill Road | Amend conditions | of a Planed Commercial Development \(PCD\) on a 5.43± acre tract located on the north side of Thompsons Mill Road at its intersection with Chateau Point | Zoned PCD; Tax Parcels 15041 000056, 000013, & 000191 | Proposed use: master sign plan | \\*\\* Commission District 1 | Highlands Residential, LLC, applicant.](#)
3. [2014 Edmonds Drive | Rezone | from Agricultural-Residential-III \(AR-III\) to Residential-I \(R-I\) on a 2.62± acre tract located on the south side of Edmonds Drive at its terminus | Zoned AR-III; Tax Parcel 09124 000027C | Proposed use: 3-lot subdivision | \\*\\* Commission District 3 | Uriel Rebollar Solorzano, applicant.](#)
4. [2014 Edmonds Drive | Use Subject to County Commission Approval | on a 2.62± acre tract located on the south side of Edmonds Drive at its terminus | Zoned AR-III; Tax Parcel 09124 000027C | Proposed use: 3-lot subdivision | \\*\\* Commission District 3 | Uriel Rebollar Solorzano, applicant.](#)
5. [4916 Cleveland Highway | Rezone | from Office & Institutional \(O-I\) to Planned Commercial Development \(PCD\) on a 7.00 ± acre tract located on the east side of Cleveland Highway at its intersection with Gilstrap Circle | Zoned O-I; Tax Parcel 12029 000011B | Proposed use: self-storage facility | \\*\\* Commission District 3 | John S. Hemphill, applicant.](#)
6. [Title 17 of the Official Code of Hall County | Text Amendment | Proposed amendments to Sections 17.20.1110, 17.20.1130, 17.20.1140, 17.240.130.A, deleting Appendix B, and inserting a new section 17.240, a copy of the proposed amendments are available from the Hall County Planning office | \\*\\* All Commission Districts | Hall County Planning, 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, April 13, 2023** at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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, April 13, 2023**. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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](http://www.hallcounty.org) | 770-531-6810



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