

## Anael Dominguez (CDI: Planning)

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**From:** Peevy, Jonathan <jpeevy@dot.ga.gov>  
**Sent:** Thursday, April 6, 2023 10:40 AM  
**To:** Anael Dominguez (CDI: Planning)  
**Cc:** Niebauer, Parker J  
**Subject:** RE: Tentative Planning Agenda for May 1, 2023

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The following will need to coordinate with GDOT

- 2156 Athens Highway
  - Bring driveway to standards
- 4550 Buckhorn Road
  - To see impacts at the SR 283/Mt Vernon intersection.

### Jonathan Peevy, P.E.

*Assistant District Traffic Engineer*



District 1 Traffic Operations  
1475 Jesse Jewell Pkwy  
Suite 100  
Gainesville, GA, 30501  
770.533.8276 office

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**From:** Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>  
**Sent:** Thursday, April 6, 2023 10:31 AM  
**To:** Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: 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) <cbaswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; Ellis Still (CDI: Planning) <estill@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: 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>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; 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 (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (CDI) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property)

<rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

**Subject:** Tentative Planning Agenda for May 1, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, May 1<sup>st</sup>, 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, April 13<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 – April 17, 2023**

### **NEW BUSINESS**

1. [6560 Lanier Islands Parkway | Variance | for a left side yard setback variance from 10 feet to 9 feet on a .27± acre tract located on the west side of Lanier Islands Parkway approximately 444 feet from its intersection with Holiday Road | Zoned V-C; Tax Parcel 07355 001023 | Proposed use: residence | \\* Commission District 2 | Melinda G. Raines, applicant.](#)
2. [4017 C Rogers Road | Variance | for a dwelling unit variance from 16 feet to 14 feet on a 0.90± acre tract located on the north side of C Rogers Road approximately 522 feet from its intersection with Hidden Valley Road | Zoned AR-III; Tax Parcel 10162 000103 \(pt.\) | Proposed use: mobile home | \\* Commission District 3 | Christian Boychuk, applicant.](#)
3. [2156 Athens Highway | Use Subject to County Commission Approval | on a 11.16± acre tract located on the west side of Athens Highway approximately 968 feet from its intersection with Wilson Drive | Zoned I-II; Tax Parcel 15032D000057B | Proposed use: car sales | \\*\\* Commission District 3 | 2156 Athens Highway, LLC, applicant.](#)
4. [1596 Fulenwider Road | Use Subject to County Commission Approval | on a 5.66± acre tract located on the south side of Fulenwider Road approximately 1,100 feet from its intersection with May Drive | Zoned I-II; Tax Parcel 15031 000135 | Proposed use: epoxy manufacturing facility | \\*\\* Commission District 3 | Warren Environmental and Coatings, LLC, applicant.](#)
5. [4550 Buckhorn Road | Rezone | from Agricultural-Residential-III \(AR-III\) to Planned Commercial Development \(PCD\) on a 41.67± acre tract located on the north side of Buckhorn Road approximately 187 feet from its intersection with Mount Vernon Road | Zoned AR-III; Tax Parcel 11014 000009 \(pt.\) | Proposed use: event venue | \\*\\* Commission District 3 | Keith Walters, applicant.](#)
6. [Public Hearing to Amend Chapter 17.216 entitled "Short Term Rental" of the Official Code of Hall County, Georgia, by deleting the current subsection 17.216.060.A, entitled "Business License and Tax", and inserting a new subsection 17.216.060.A; to provide for an effective date for said resolution; to repeal conflicting ordinances and resolutions; and for other purposes. \\*\\*](#)

\*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, June 8, 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, June 8, 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 Community Development and Infrastructure  
(770) 531-6810 | [www.hallcounty.org](http://www.hallcounty.org)



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