

Anael Dominguez (CDI: Planning)

From: Tracy Gilreath (Tax Assessors)
Sent: Tuesday, May 2, 2023 9:07 AM
To: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Subject: FW: Tentative Planning Agenda for May 15, 2023

Hey all !! Please see Nicole's comments below. If you have any questions please let me know.

Respectfully,

Tracy Gilreath
Hall County Tax Assessors
Specialized Assessment Manager
770-531-6752
770-531-6754 fax
www.hallcounty.org



From: Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>
Sent: Wednesday, April 26, 2023 3:04 PM
To: Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>
Cc: Lisa Niles (Tax Assessors) <liniles@hallcounty.org>
Subject: FW: Tentative Planning Agenda for May 15, 2023

8 - 15004 000034 Is in conservation. It just renewed this year. It looks like they are building a telecom station

#15 09106 000001A was in conservation. Looks to have expired Dec 2022 and has not renewed per win gap.

Nicole Griffin
Appraisal Systems Coordinator
Hall County Tax Assessors Office

Hall County Government
(Office) 770-718-5712
Nicole.Griffin@Hallcounty.org



From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Wednesday, April 26, 2023 2:36 PM
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) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mil>; Ellis Still (CDI: Planning) <estill@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Jason Dykes <jdikes@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>; jpeevy <jpeevy@dot.ga.gov>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@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>; PNiebauer <PNiebauer@dot.ga.gov>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett (CDI: Engineering) <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 15, 2023

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, May 15th, 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 the end of the day **Friday, April 28th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org). **The deadline for comments is a bit shorter since there was an unexpected delay. If you are unable to provide comments by the deadline please reach out and let me know.**

Thank you!

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – May 1, 2023

NEW BUSINESS

1. [3621 Reece Circle | Annual Review of the previously approved hardship mobile home on a 1.01± acre tract located on the south side of Reece Circle at its intersection with A L Mangum Road | Zoned R-II; Tax Parcel 15014 000056A | Proposed use: hardship mobile home | * Commission District 3 | Henry Whitlow, applicant.](#)
2. [3432 & 0 Cleveland Highway & 3572 Casper Drive | Variance | for a left side yard setback variance from 15 feet to 13 feet on a 8.16± acre tract located on the east side of Cleveland Highway at approximately 297 feet from its intersection with Casper Drive | Zoned AR-III; Tax Parcel 10144 000032, 000007, & 000009A | Proposed use: to bring an existing shed into compliance | * Commission District 3 | John Carter, applicant.](#)
3. [4601 Old Cornelia Highway | Variance | for a right side yard setback variance from 15 feet to 4 feet on a 1.15± acre tract located on the north side of Old Cornelia Highway at its intersection with Highway 52 | Zoned AR-III; Tax Parcel 15007 000009K | Proposed use: construct a garage | * Commission District 3 | Kenneth Alexander Jones, applicant.](#)
4. [5860 Gailey Drive | Use Subject to Planning Commission Approval | on a 2.66± acre tract located on the south side of Gailey Drive approximately 1,220 feet from its intersection with Cleveland Highway | Zoned AR-IV; Tax Parcel 12056 000023 | Proposed use: rural business | * Commission District 3 | R. Mike Oswald, applicant.](#)
5. [5351 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 \(pt.\) | Proposed use: agri-entertainment | ** Commission District 1 | Keith D. & Chad Bell, applicant.](#)
6. [3724 Roy Parks Road | Use Subject to County Commission Approval | on an 87.38± acre tract located on the north side of Roy Parks Road approximately 829 feet from its intersection with Talmo Road | Zoned AR-IV; Tax Parcel 15024 000019 | Proposed use: equestrian center | ** Commission District 3 | Patricia M. Egan, applicant.](#)
7. [6084 Highway 52 | Use Subject to County Commission Approval | on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | Proposed use: telecommunications facility | ** Commission District 3 | Mattaniah S. Jahn P.A. obo VB BTS II, LLC, applicant.](#)
8. [5182 Odum Smallwood Road | Use Subject to County Commission Approval | on a 27.40± acre tract located on the east side of Odum Smallwood Road approximately 480 feet from its intersection with Jess Helton Road | Zoned AR-IV; Tax Parcel 12004 000019 | Proposed use: telecommunications facility | ** Commission District 3 | Verizon Wireless, applicant.](#)
9. [3675 & 3745 Friendship Road | Rezone | from Agricultural-Residential-III \(AR-III\) & Highway-Business \(H-B\) to Light Industrial \(I-I\) on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | Proposed use: landscape supply business | ** Commission District 1 | Yelitza Ossa-OSAS Concrete, applicant.](#)
10. [3675 & 3745 Friendship Road | Use Subject to County Commission Approval | on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | Proposed use: outdoor storage within Gateway Corridors Overlay District | ** Commission District 1 | Yelitza Ossa-OSAS Concrete, applicant.](#)
11. [6034 Lanier Islands Parkway | Rezone | from Agricultural-Residential-III \(AR-III\) to Light Industrial \(I-I\) on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection](#)

with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | **Proposed use: enclosed boat & RV storage** | ** Commission District 2 | **Over Under Storage, LLC, applicant.**

12. **6034 Lanier Islands Parkway | Use Subject to County Commission Approval** | on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | **Proposed use: self-storage warehouse within Gateway Corridors Overlay District** | ** Commission District 2 | **Over Under Storage, LLC, applicant.**
13. **6515 New Bethany Road | Rezone** | from Highway-Business (H-B) to Light-Industrial (I-I) on a 1.86± acre tract located on the east side of New Bethany at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | **Proposed use: Light Industrial** | ** Commission District 2 | **Genuine Mapping & Design, LLC, applicant.**
14. **6515 New Bethany Road | Use Subject to County Commission Approval** | on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | **Proposed use: Boat RV outdoor Storage and Boat Sales & Repairs** | ** Commission District 2 | **Genuine Mapping & Design, LLC, applicant.**
15. **3271 & 3270 Buffington Farm Road | Rezone** | from Agricultural-Residential-III (AR-III) and Vacation-Cottage (V-C) to Planned Residential Development (PRD) on a 55.54± acre tract located on the north side of Buffington Farm Road at its intersection with Cagle Road | Zoned AR-III & V-C; Tax Parcels 09106 000001A & 000005 (pt.) | **Proposed use: 216-lot subdivision** | ** Commission District 3 | **Arabella Capital, LLC, applicant.**
16. **3293 & 3341 Buffington Farm Road & Haselton On Lanier Subdivision, Phase 1 | Amend Conditions of PRD** | on a 108.13± acre tract located on the west side of Buffington Farm Road at its intersection with Cagle Road | Zoned PRD; Tax Parcels 09105 000001, 09108 000107 - 000109, & 09106 000003, 000003A, 000007, 000013-000025 | **Proposed use: 121-lot subdivision** | ** Commission District 3 | **Arabella Capital, 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, June 22, 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, June 22, 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.

Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org

