

Anael Dominguez (CDI: Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Friday, April 28, 2023 4:27 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Cc: Peevy, Jonathan; Chavers, Veronica E
Subject: RE: Tentative Planning Agenda for May 15, 2023
Attachments: 6034-Lanier-Islands-RZ---Over-Under---Tentative.pdf; 23010 - Carter Road Tract - GIS Exhibit 03.24.23_Comments.pdf

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WARNING: This communication has been detected as containing an attachment - Proceed with caution

2. John Carter – coordinate with GDOT Area Office if new or upgraded residential drive is needed.
3. Kenneth Alexander Jones – coordinate with GDOT Area Office if new or upgraded residential drive is needed
5. Keith D and Chad Bell – Applicant is in the process of coordinating with GDOT, please see attached concept review comments.
7. Mattaniah S. Jahn P.A. obo VB BTS II, LLC – Coordinate with GDOT Area Office if any special construction access requirements
- 9 & 10. Yelitza Ossa-OSAS Concrete – Applicant has corresponded with D1 Traffic Ops. D1 Traffic Ops responded “Looking at these addresses, it doesn’t appear that the existing driveways are commercial driveways, but residential drives. For commercial drives, we required radius drives with asphalt at least to the R/W line. We also have requirements on commercial driveway/side road spacing. Both of these requirements are safety driven.” Additionally, I would recommend a right turn lane for this driveway.
- 11 & 12. Over Under Storage, LLC, - GDOT coordination required. See attached comments.

Let us know if you have any questions

Thank you,

Parker Niebauer
DITO Traffic Operations Supervisor



District 1 Division of Field Services
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8275 office
770.519.3223 cell

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.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>; 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>; 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 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.

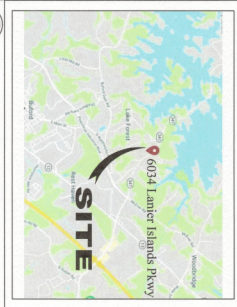
The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, June 22, 2023** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

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.

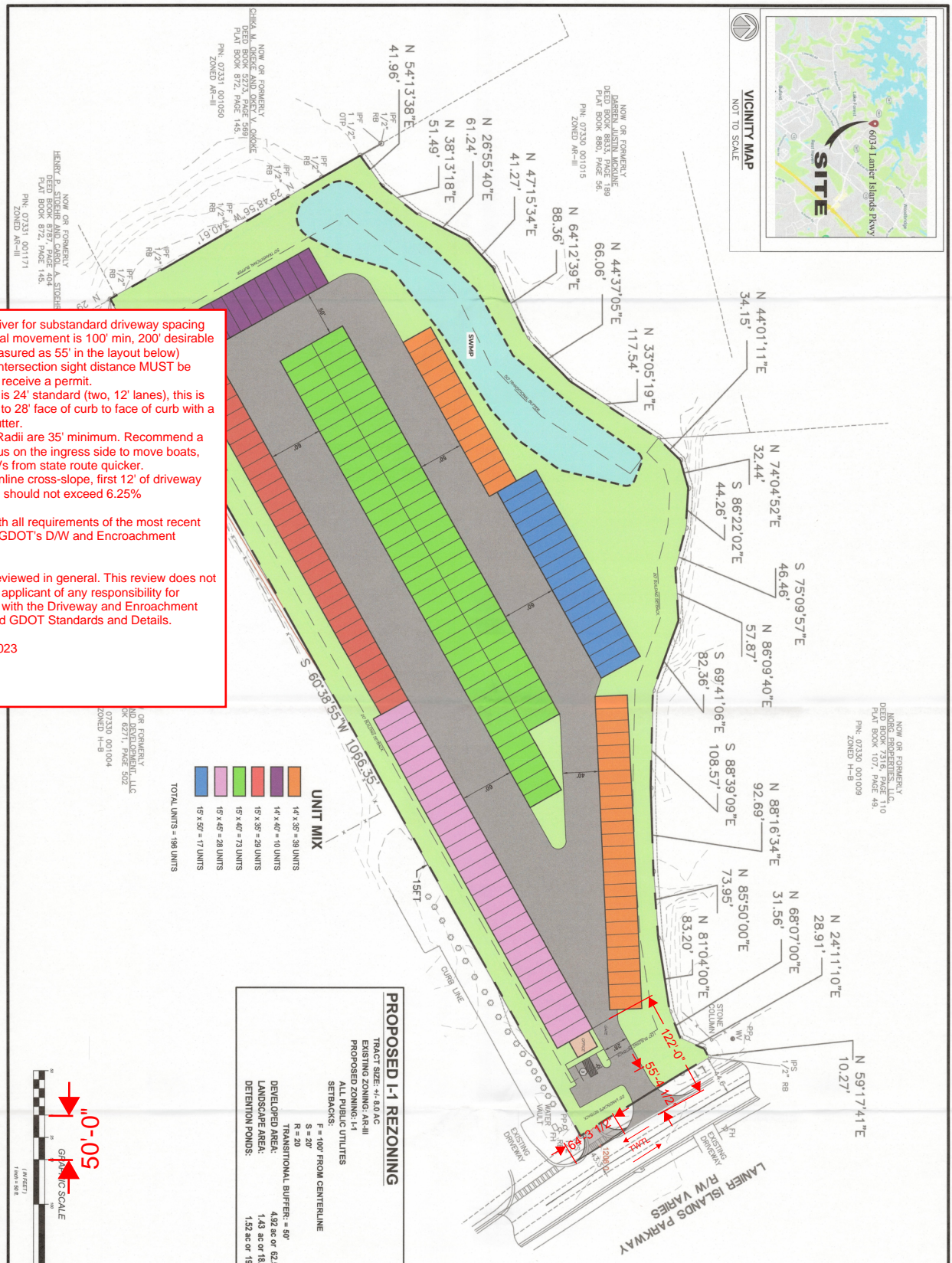
Ana Dominguez
 Planning Commission Clerk
 Hall County Community Development and Infrastructure
 (770) 531-6810 | www.hallcounty.org



Human trafficking touches every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.



VICINITY MAP
NOT TO SCALE



Submit waiver for substandard driveway spacing
 First internal movement is 100' min, 200' desirable
 (this is measured as 55' in the layout below)
 Required intersection sight distance **MUST** be
 certified to receive a permit.
 D/W width is 24' standard (two, 12' lanes), this is
 equivalent to 28' face of curb to face of curb with a
 two foot gutter.
 Driveway Radii are 35' minimum. Recommend a
 larger radius on the ingress side to move boats,
 trailers, RVs from state route quicker.
 Match mainline cross-slope, first 12' of driveway
 D/W grade should not exceed 6.25%

Comply with all requirements of the most recent
 version of GDOT's D/W and Encroachment
 Manual

Concept reviewed in general. This review does not
 relieve the applicant of any responsibility for
 conformity with the Driveway and Encroachment
 Manual and GDOT Standards and Details.

April 28, 2023

UNIT MIX

14' x 35' = 39 UNITS
14' x 40' = 10 UNITS
15' x 35' = 29 UNITS
15' x 40' = 23 UNITS
15' x 50' = 17 UNITS

TOTAL UNITS = 108 UNITS

PROPOSED 1-1 REZONING
 TRACT SIZE: 41.80 AC
 EXISTING ZONING: AR-III
 PROPOSED ZONING: I-1
 ALL PUBLIC UTILITIES
 SETBACKS:
 F = 100' FROM CENTERLINE
 S = 20'
 R = 20'
 DEVELOPED AREA: 4.92 AC OR 62.5%
 LANDSCAPE AREA: 1.43 AC OR 18.17%
 DETENTION PONDS: 1.32 AC OR 19.33%



6034 Lanier Islands Pkwy

DATE: 03-27-2023

SCALE: AS SHOWN

PROJECT NO: 2020A-09

DRAWN BY: [Signature]

CHECKED BY: [Signature]

DATE: 3-27-23

PROJECT NO: 2020A-09

DRAWN BY: [Signature]

CHECKED BY: [Signature]

811

Know what's below
Call before you dig

OVER UNDER STORAGE

6034 LANIER ISLANDS PARKWAY
 HALL COUNTY, GEORGIA

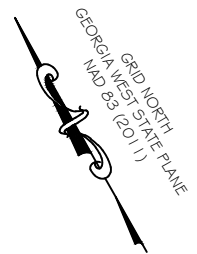
VALSTON

337 RINGWOODS DR
 ESTON, GA 30529

OMNI CONSULTING SERVICES

401 Westbank Court
 Suite 200, City, GA 30509
 PH: 770.302.7770
 FAX: 770.302.6565

IMPROVEMENTS AND PROPERTY LINES SHOWN HEREON ARE BASED ON COUNTY GIS RECORDS AND GIS IMAGERY. EXHIBITS SHOWN HEREON SHALL NOT BE USED TO CONVEY PROPERTY AND SHALL NOT BE USED AS A SURVEY.



**PID # 08169 003011
CONTAINS
746,618 SQ. FT.
17.14 ACRES**

N/F
ANDREW CHONG
PID # 08158 003001D
PB 116 PG 170

N/F
PAMELA B JONES
PID # 08169 003020
DB 2348 PG 23

N/F
KEITH D BELL
& BELL REGINA D.
PID # 08169 003019
DB 6161 PG 319

CHARLES D. BELL
PID # 08169 003011
DB 8942 PG 451

N/F
BONNIE N PRUETT &
PRUETT MARY ALICE
PID # 08169 003013
NO SALES HISTORY

N/F
CHARLES BELL
PID # 08169 003012
PB 22 PG 36

N/F
CHARLES BELL FAMILY L.P.
PID # 08169 003024
PB 22 PG 36

N/F
STORYBROOK
ACADEMY REAL
ESTATE LLLP
PID # 08169 003022
DB 7906 PG 769

Figures and Tables referenced in comments can be found in GDOT's Driveway and Encroachment Manual.

Intersection Sight Distance must be certified as met per Section 3.5

Install Right Turn Lane (see Table 4-6, note all driveways in the vicinity have right turn lanes)

Match mainline cross-slope, first 12' of D/W
D/W Grade should not exceed 6.25%

If impacted, guardrail and anchorage should be adjusted per GDOT Standards

Comply with all requirements of the most recent version of GDOT's D/W and Encroachment Manual

Date: 04/27/2023

Concept reviewed in general. This review does not relieve the applicant of any responsibility for conformity with the Driveway and Encroachment Manual and DOT Standards and Details.

Lot Depth
1,368'

PROPOSED CORN MAZE
(3.268 ACRES)

PROPOSED BUILDING

~ 112 PARKING SPACES ~

EXISTING 30' GEORGIA POWER EASEMENT

LANIER ISLANDS PARKWAY
(A.K.A. S.R. 347)
(VARIABLE RIGHT-OF-WAY)
SPEED LIMIT: 45 MPH

First internal movement min. 200' (See Section 3.1.3 and Figure 3-1.2)

230' min. w/o right turn lane (See Table 3.1)

275' min. w/ RTL (175' Storage and 100' Taper) (See Table 4.8)

Recommended painted island for RIRO movement

D/W Width 24' minimum (two, 12' lanes) is same as 28' face of curb to face of curb



GRAPHIC SCALE - FEET
SCALE: 1" = 150'

PROJECT
DATE: 01/31/2022
DRAWN BY: RG
CHECKED BY: MCB



L.S.F. 1322
4525 SOUTH LEE STREET
BUFORD, GEORGIA 30518
678.828.9424 | www.ALLIANCECO.com

SHEET
1 OF 1