

Anael Dominguez (CDI: Planning)

From: Peevy, Jonathan <jpeevy@dot.ga.gov>
Sent: Thursday, May 11, 2023 4:33 PM
To: Anael Dominguez (CDI: Planning)
Cc: Niebauer, Parker J
Subject: RE: Tentative Planning Agenda for June 5, 20223

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Anael,
The following will require GDOT coordination.

- 3263 Tanners Mill Road
- 5800 Lanier Islands Parkway

Thank you,

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

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, May 11, 2023 2:27 PM
Subject: Tentative Planning Agenda for June 5, 20223

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, June 5, 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, May 18th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – May 15, 2023

NEW BUSINESS

1. [3621 Reece Circle | appeal an administrative decision for a hardship manufactured home, as it relates to \\$17,350.110 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. [\(A\) 3263 Tanners Mill Road | Use Subject to County Commission Approval | on a 37.28± acre tract located on the east side of Tanners Mill Road approximately 756 feet from its intersection with Weaver Road | Zoned AR-IV; Tax 15025 000002 | Proposed use: agri-entertainment venue | **Commission District 1 | Paden M. Dunagan, applicant.](#)
[\(B\) 3263 Tanners Mill Road | Variance | to allow for outside amplification of voice, music and/or instruments except during a wedding ceremony on a 37.28± acre tract located on the east side of Tanners Mill Road approximately 756 feet from its intersection with Weaver Road | Zoned AR-IV; Tax 15025 000002 | Proposed use: agri-entertainment venue | **Commission District 1 | Paden M. Dunagan, applicant.](#)
3. [\(A\) 4375 Peckerwood Road | Rezone | from Residential-I-Low Density \(R-I-L\) to Agricultural Residential-III \(AR-III\) on a 5.21± acre tract located on the east side of Peckerwood Road approximately 1,720 feet from its intersection with Gillsville Highway | Zoned R-I-L; Tax Parcel 15003 000136 | Proposed use: permitted uses in AR-III | **Commission District 3 | Carlos & Tara Gregory, applicants.](#)
[\(B\) 4375 Peckerwood Road | Use Subject to Planning Commission Approval | on a 5.21± acre tract located on the east side of Peckerwood Road approximately 1,720 feet from its intersection with Gillsville Highway | Zoned R-I-L; Tax Parcel 15003 000136 | Proposed use: residential business | *Commission District 3 | Carlos & Tara Gregory, applicants.](#)
[\(C\) 4375 Peckerwood Road | Variance | from residential business conditions on a 5.21± acre tract located on the east side of Peckerwood Road approximately 1,720 feet from its intersection with Gillsville Highway | Zoned R-I-L; Tax Parcel 15003 000136 | Proposed use: residential business | *Commission District 3 | Carlos & Tara Gregory, applicants.](#)
4. [4033 Hidden Hollow Drive | Rezone | from Planned Residential Development \(PRD\) to Agricultural-Residential-III \(AR-III\) on a 4.36± acre tract located on the west side of Hidden Hollow Drive approximately 718 feet from its intersection with Hidden Hollow Terrace | Zoned PRD; Tax Parcel 10098 000125 | Proposed use: permitted uses in AR-III | ** Commission District 2 | Bourdua REI, LLC/Brian Bourdua, applicant.](#)
5. [5800 Lanier Islands Parkway | Rezone | from Planned Commercial Development \(PCD\) Conditional to Planned Commercial Development \(PCD\) to amend existing conditions on a 3.57± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | Proposed use: vehicle sales and construction equipment rental & sales | ** Commission District 2 | Vacutek, LLC, applicant.](#)
6. [Deaton Creek Parkway | Change a Segment of a Road Name | on the official Hall County road map from Deaton Creek Parkway to Deaton Way; being a ±0.096 mile section between Friendship Road and Thompsons Mill Road | ** Commission District 1 | Hall County Public Works Staff, applicant.](#)
7. Public Hearing to Amend Title 17 of the Official Code of Hall County, Georgia, to comply with O.C.G.A. §§ 36-66-1 through 36-66-6, commonly known as the Zoning Procedures Law, as amended by the adoption of HB 1405; to repeal conflicting ordinances and resolutions; and for other purposes. ** | **Hall County Planning Staff, applicant.**
 └ Pending Documents

*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, July 13, 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, July 13, 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.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure