

## Anael Dominguez (CDI: Planning)

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**From:** Niebauer, Parker J <PNiebauer@dot.ga.gov>  
**Sent:** Thursday, May 25, 2023 7:13 PM  
**To:** Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)  
**Cc:** Chavers, Veronica E; Peevy, Jonathan  
**Subject:** RE: Tentative Planning Agenda for June 19, 20223

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please see GDOT comments in red below.

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  
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**From:** Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>  
**Sent:** Thursday, May 25, 2023 10:34 AM  
**Subject:** Tentative Planning Agenda for June 19, 20223

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, June 19, 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, June 1<sup>st</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 – June 5, 2023**

## OLD BUSINESS

1. [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.** NOTE: This application was tabled at the May 15<sup>th</sup> Planning Commission meeting to this date.

## NEW BUSINESS

2. [4312 Cherokee Trail | Variance](#) | front yard setback variance from 55 feet from the centerline of the road to 48 feet from the centerline of the road on a 0.65± acre tract located on the south side of Cherokee Trail approximately 660 feet from its intersection with Cherokee Trail | Zoned R-I; Tax Parcel 08038 001018 | **Proposed use: storage building** | \*Commission District 2 | **Camille A. Crawford, applicant.**
3. [3041 & 3042 W S Cain Road | Variance](#) | from the requirements of 16.100.110, flag lots, and 17.240.150, flag lot width and frontage standards on a 3.96± acre parcel located at the terminus of W S Cain Road | Zoned AR-IV; Tax Parcel 15021 000001H & 000144 | **Proposed use: 3-lot subdivision** | \* Commission District 3 | **Wes Newberry, applicant.**

4. [6060 Old Federal Road | Use Subject to County Commission Approval](#) | on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | **Proposed use: 3-lot subdivision** | \*\* Commission District 2 | **ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.**

5. (A) [1590 & 0 Monroe Drive | Use Subject to County Commission Approval](#) | on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | \*\* Commission District 4 | **Westwood Sheds, applicant.**  
GDOT Coordination required; however, no further action may be required as applicant does not appear to be seeking access to the state route nor doing any work within GDOT R/W. Note: have not confirmed, but frontage along SR 11 is expected to be limited access and if so, no access could be granted along SR 11.

(B) [1590 & 0 Monroe Drive | Variance](#) | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District (GCOD)** | \*\* Commission District 4 | **Westwood Sheds, applicant.**

(C) [1590 & 0 Monroe Drive | Variance](#) | for a front yard setback variance from 50 feet to 35 feet and from 50 feet to 15 feet on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcel 00140 000001D and 000001C | **Proposed use: outdoor storage of inventory items** | \* Commission District 4 | **Westwood Sheds, applicant.**

6. [5201 Browns Bridge Road | Rezone](#) | to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | **Proposed use: food truck** | \*\* Commission District 2 | **Nhan Nguyen, applicant.**

GDOT Coordination required.

7. (A) [6814 Cleveland Highway | Rezone](#) | from Agricultural Residential-IV and Highway Business (H-B) to Light Industrial (I-I) on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | **Proposed use: truck terminal** | \*\* Commission District 3 | **Ronald McIntyre, LLC, applicant.**

GDOT Coordination required

(B) [6814 Cleveland Highway | Use Subject to County Commission Approval](#) | on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | **Proposed use: outdoor storage within the Gateway Corridors Overlay District (GCOD)** | \*\* Commission District 3 | **Ronald McIntyre, LLC, applicant.**

(C) 6814 Cleveland Highway | Variance | from the non-residential development standards in the Gateway Corridors Overlay District (GCOD) | on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | Proposed use: truck terminal | \*\* Commission District 3 | Ronald McIntyre, 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, July 27, 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, July 27, 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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Human trafficking impacts 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.