

## Anael Dominguez (CDI: Planning)

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**From:** Niebauer, Parker J <PNiebauer@dot.ga.gov>  
**Sent:** Wednesday, June 21, 2023 9:57 AM  
**To:** Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)  
**Cc:** Peevy, Jonathan; Chavers, Veronica E  
**Subject:** RE: Tentative Planning Agenda for July 24, 2023

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As none of the new business items front a state route nor would they add significant impacts to state route intersections, none of the new business items will require GDOT coordination

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

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**From:** Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>  
**Sent:** Thursday, June 15, 2023 12:02 PM  
**Subject:** Tentative Planning Agenda for July 24, 2023

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, July 24, 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 22<sup>nd</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 – July 17, 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.](#)

## **NEW BUSINESS**

2. [8511 & 8515 Belton Bridge Road | Variance | from 17.240.010 to reduce the road frontage requirement from 90 feet to 50 feet | on a 11.79± acre tract located on the south side of Belton Bridge Road, approximately 91 feet from its intersection with Forrester Road | Zoned AR-IV, Tax Parcel 12127 000092 & 000093 | Proposed Use: 2-lot subdivision | \\* Commission District 3 | Robin Cole, applicant.](#)
3. (A) [3463 Leisure Lane | Variance | from 17.240.010 to reduce the rear yard setback from 20 feet to 2 feet | on a 1.42± acre tract located on the north side of Leisure Lane, approximately 1,377 feet from its intersection with Griffin Drive | Zoned R-I; Tax Parcel 10145 000031 | Proposed use: bring existing accessory building into compliance | \\* Commission District 3 | Carolann Justus, applicant.](#)  
(B) [3463 Leisure Lane | Variance | from 17.240.010 to reduce the rear yard setback from 20 feet to 13 feet | on a 1.42± acre tract located on the north side of Leisure Lane, approximately 1,377 feet from its intersection with Griffin Drive | Zoned R-I; Tax Parcel 10145 000031 | Proposed use: bring existing accessory building into compliance | \\* Commission District 3 | Carolann Justus, applicant.](#)
4. (A) [6178 Lake Lanier Heights Road | Variance | from 17.240.010 to reduce the left side yard setback from 10 feet to 3 feet | on a 0.24± acre tract located on the north side of Lake Lanier Heights Road, approximately 126 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax Parcel 07353 001025 | Proposed Use: residential addition and bring the existing residence into compliance | \\* Commission District 2 | Nave Edelstein, applicant.](#)  
(B) [6178 Lake Lanier Heights Road | Variance | from 17.240.010 to reduce the right side yard setback from 10 feet to 4 feet | on a 0.24± acre tract located on the north side of Lake Lanier Heights Road, approximately 126 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax Parcel 07353 001025 | Proposed Use: residential addition and bring the existing residence into compliance | \\* Commission District 2 | Nave Edelstein, applicant.](#)
5. [5961 Pocahontas Drive | Use Subject to County Commission Approval | on a 5.30± acre tract located at the intersection of Pocahontas Drive and Nachoochee Trail | Zoned R-I; Tax Parcel 08131 002046 | Proposed use: 5-lot subdivision | \\*\\* Commission District 2 | Kimberly Zax, applicant.](#)
6. (A) [3555 North Bogan Road | Use Subject to County Commission Approval | on a 7.03± acre tract located on the east side of North Bogan Road, approximately 290 feet from its intersection with Bogan Springs Drive | Zoned AR-III, Tax Parcel 08155 000029 | Proposed use: agri-entertainment venue | \\*\\* Commission District 1 | John A. Moore, Sr., applicant.](#)  
(B) [3555 North Bogan Road | Variance | from 17.215.040 to reduce the setback for agri-entertainment structures from 300 feet to 15 feet on a 7.03± acre tract located on the east side of North Bogan Road, approximately 290 feet from its intersection with Bogan Springs Drive | Zoned AR-III, Tax Parcel 08155 000029 | Proposed use: agri-entertainment venue | \\*\\* Commission District 1 | John A. Moore, Sr., applicant.](#)  
(C) [3555 North Bogan Road | Variance | from 17.215.040 to reduce the setback for agri-entertainment parking from 200 feet to 15 feet on a 7.03± acre tract located on the east side of North Bogan Road, approximately 290 feet from its intersection with Bogan Springs Drive | Zoned AR-III, Tax Parcel 08155 000029 | Proposed use: agri-entertainment venue | \\*\\* Commission District 1 | John A. Moore, Sr., applicant.](#)
7. [2196 Centennial Drive | Use Subject to County Commission Approval | on a 4.19± acre parcel located on the north side of Centennial Drive approximately 1,235 feet from its intersection with Centennial Circle | Zoned I-I; Tax Parcel 08013 003033 | Proposed Use: food processing plant involving the further processing of animal or animal product | \\*\\* Commission District 4 | Brian Jones, 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 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, August 24, 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, August 24, 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.