

Anael Dominguez (CDI: Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, July 6, 2023 9:01 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Cc: Peevy, Jonathan; Chavers, Veronica E; Nembhard, Nakia L
Subject: RE: Tentative Planning Agenda for August 7, 2023

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The new business items below will require GDOT coordination

5. Candler Rd Estate, Calvary Cross Rd
6. Paden M Dunagan, Candler Rd

Thank you,

Parker Niebauer
DITO Traffic Operations Supervisor



District 1 Division of Field Services
1475 Jesse Jewell Pkwy
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From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Wednesday, June 28, 2023 3:58 PM
Subject: Tentative Planning Agenda for August 7, 2023

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, August 7, 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 **Friday, July 7th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – July 24, 2023

OLD BUSINESS

1. **(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.**
(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.

NEW BUSINESS

2. **5571 Our Road | Variance | from 17.240.010 to reduce the right side yard setback from 10 feet to 5 feet | on a 0.24± acre tract located at the terminus of Our Road | Zoned V-C, Tax Parcel 08089A002027 | Proposed Use: attached garage | * Commission District 2 | Concord Commercial Contracting Co. Inc. / Alexandru Dragomirescu, applicant.**
3. **(A) 6956 Dee Lane | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of the road to 50 feet from centerline of the road | on a 0.37± acre tract located on the east side of Dee Lane, approximately 265 feet from its terminus | Zoned V-C, Tax Parcel 11130 000004B | Proposed Use: detached garage | * Commission District 2 | Sharon & Chris Johnson, applicant.**
(B) 6956 Dee Lane | Variance | from 17.240.010 to reduce the left yard setback from 10 feet to 5 feet | on a 0.37± acre tract located on the east side of Dee Lane, approximately 265 feet from its terminus | Zoned V-C, Tax Parcel 11130 000004B | Proposed Use: detached garage | * Commission District 2 | Sharon & Chris Johnson, applicant.
4. **5010 McKinzey Lane | Use Subject to County Commission Approval | on a 3.05± acre tract located on the east side of McKinzey Lane at its intersection with Stephens Road | Zoned V-C, Tax Parcel 08089 001019 | Proposed Use: 3-lot subdivision | ** Commission District 2 | Garry L. & Gale W. English, applicants.**
5. **7896 Calvary Cross Road | Rezone | from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) on a 53.98± acre tract located on north side of Calvary Cross Road at its intersection with Lula Road | Zoned PCFD; Tax Parcel 12104 000005 | Proposed use: 12-lot subdivision | ** Commission District 3 | Candler Road Estate, applicant.**
6. **0 Candler Road | Rezone | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) within the Gateway Corridors Overlay District (GCOD) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV; Tax Parcel 15031A000001 | Proposed use: welding service | ** Commission District 3 | Paden M. Dunagan, 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, September 14, 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, September 14, 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
(770) 531-6810 | www.hallcounty.org



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.