

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, August 1, 2023 10:49 AM
To: Randi Doveton (CDI: Planning); Anael Dominguez (CDI: Planning)
Cc: Niebauer, Parker J; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for September 5, 2023

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.

Comments in red.

1. [\(A\) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | Proposed Use: residential addition | * Commission District 4 | Alexandra Parra, applicant. No GDOT coordination required.](#)
[\(B\) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | Proposed Use: residential addition | * Commission District 4 | Alexandra Parra, applicant. No GDOT coordination required.](#)
[\(C\) 3634 Oakland Lane | Variance | 17.240.010 to reduce the rear yard setback from 20 feet to 19 feet | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | Proposed Use: bring an existing deck into compliance | * Commission District 4 | Alexandra Parra, applicant. No GDOT coordination required.](#)

[\(A\) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A | Proposed Use: bring existing accessory structure into compliance | * Commission District 1 | Jeffrey Rosa, applicant. No GDOT coordination required.](#)

2. [\(B\) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A | Proposed Use: bring existing carport into compliance | * Commission District 1 | Jeffrey Rosa, applicant. No GDOT coordination required.](#)

[\(C\) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A | Proposed Use: bring existing carport into compliance | * Commission District 1 | Jeffrey Rosa, applicant. No GDOT coordination required.](#)

[3579 Poplar Springs Road | Use Subject to County Commission Approval | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | Proposed Use: 2-lot subdivision | ** Commission District 3 | Fernando Magana Jr / Brenda Magana, applicant. GDOT coordination/permit required for driveway access on Poplar Springs Rd](#)

3. [\(A\) 2353 Athens Highway | Use Subject to County Commission Approval | 17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B \(GCOD\), Tax Parcel 15022C000016 | Proposed Use: used vehicle sales | ** Commission District 4 | Morteza Modaber, applicant. Will require GDOT coordination/permit for driveway access on Athens Hwy](#)
4. [\(B\) 2353 Athens Highway | Variance | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B \(GCOD\), Tax Parcel 15022C000016 | Proposed Use: used vehicle sales | ** Commission District 4 | Morteza](#)

Modaber, applicant. Will require GDOT coordination/permit if landscaping is proposed within the right-of-way

4260 Winder Highway | Amend Conditions of PCD | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| Proposed Use: commercial signage | ** Commission District 1 | Masstar Signs / Craig Inabinett, applicant. No GDOT coordination required.

5. **3922 Green Drive | Amend Conditions of R-I | on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks Bridge Road | Zoned R-I, Tax Parcel 10156 000009| Proposed Use: 9-lot subdivision | ** Commission District 3 | Larry Poole, applicant. GDOT coordination/permit required for driveway access on Clarks Bridge Rd**
6. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD | on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | Proposed Use: mixed use development | ** Commission District 1 | William Schmid, Rochester/DCCM, applicant. GDOT coordination/permit required**
7. **0 Friendship Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | Proposed Use: mixed use development | ** Commission District 1 | William Schmid, Rochester/DCCM, applicant. GDOT coordination/permit required**
8. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 | Proposed Use: 133 unit rental community | ** Commission District 1 | Rochester/DCCM, applicant. GDOT coordination/permit required**

Veronica Chavers
DITO Civil Engineer 3



District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8488 office

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, July 27, 2023 10:25 AM
To: Chavers, Veronica E <VChavers@dot.ga.gov>
Subject: FW: Tentative Planning Agenda for September 5, 2023

Unsure if this was sent to you?

Parker Niebauer
DITO Traffic Operations Supervisor

