

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Tuesday, August 15, 2023 10:37 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Tentative Planning Agenda for September 18, 2023

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See comments below, in red.

Veronica Chavers
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Sent: Friday, August 11, 2023 10:52 AM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; Ellis Still (CDI: Planning) <estill@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jeremy Wills (jeremy.wills@gainesvillega.gov) <jeremy.wills@gainesvillega.gov>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Pam Cravero <Pam.Cravero@hallco.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (CDI) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>
Subject: Tentative Planning Agenda for September 18, 2023

Good morning –

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

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 5, 2023

OLD BUSINESS

1. [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.](#) **Requires GDOT coordination for driveway access on Clarks Bridge Rd.**

NEW BUSINESS

1. [3268 Whidby Road | Variance | 17.240.010 to reduce the right yard setback from 10 feet to 5 feet | on a 0.30± acre tract located on the north side of Whidby Road, approximately 1,815 feet from its intersection with Lanier Islands Parkway | Zoned V-C Tax Parcel 07330 004001D | Proposed Use: detached garage | * Commission District 2 | Sheridan Bazemore, applicant.](#) **No GDOT coordination required**
- 2.
3. [5991 Circle Four Ranch | Use Subject to Planning Commission Approval | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | Proposed use: caretaker residence | * Commission District 1 | Greg Loyd, applicant.](#) **No GDOT coordination required**
4. [7042 Baker Lane | Use Subject to County Commission Approval | 17.215.020. agri-entertainment | on a 31.02± acre tract located on the terminus of Baker Lane | Zoned AR-IV; Tax Parcel 12037 000003 | Proposed use: agri-entertainment business | ** Commission District 3 | Laura Labovitz, applicant.](#) **No GDOT coordination required**
5. [8545 Belton Bridge Road | Amend Conditions of AR-IV | on a 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | Proposed Use: Amenity area | ** Commission District 3 | Mallard View Homeowners Association, applicant.](#) **No GDOT coordination required**
2. [\(A\) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Rezone | from Agricultural Residential III \(AR-III\) and Planned Commercial Development \(PCD\)/ Gateway Corridors Overlay District \(GCOD\) to Light Industrial \(I-I\) / Gateway Corridors Overlay District \(GCOD\) on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | Proposed Use: boat and RV storage and an office/warehouse | ** Commission District 3 | Dutton Properties, applicant.](#) **Requires GDOT coordination for driveway access on Cleveland Hwy.**
- 6.
3. [\(B\) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Use Subject to County Commission Approval | 17.420.050. outdoor storage | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | Proposed Use: outdoor storage within Gateway Corridors Overlay District | ** Commission District 3 | Dutton Properties, applicant.](#) **Requires GDOT coordination for driveway access on Cleveland Hwy.**

4. [\(D\) 3405, 3419, 3443, 3505 Cleveland Highway and 3906 Donna Drive | Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on 20.16± acres located on the north side of Cleveland Highway, at its intersection with Donna Drive | Zoned AR-III and PCD / GCOD, Tax Parcels: 10144 000036, 000030, 000035, 000041, and 000029 | Proposed Use: boat and RV storage and office/warehouse | ** Commission District 3 | Dutton Properties, applicant. Requires GDOT coordination for driveway access on Cleveland Hwy.](#)

7. [3302 and 3212 Antioch Campground Church and 3446, 3450, and 3456 Looper Lake Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) on 55.16± acres located on the south side of Antioch Campground Road at its intersection with Looper Lake Road | Zoned AR-III; Tax Parcels 10096 000006 \(pt.\), 000004, 000059, 000061, and 000062 | Proposed Use: 108 unit single-family development | ** Commission District 2 | Carole Freeman, applicant. No GDOT coordination required](#)

8. [\(A\) 4053 Cleveland Highway | Rezone | from Agriculture-Residential-III \(AR-III\) to Suburban-Shopping \(S-S\) / Gateway Corridors Overlay District \(GCOD\) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | Proposed use: grocery store, convenience store with gas & restaurant | ** Commission District 3 | Donnie Hunt, applicant. Requires GDOT coordination for driveway access on Cleveland Hwy.](#)
[\(B\) 4053 Cleveland Highway | Use Subject to Planning Commission Approval | 17.140.020. shopping centers | on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | Proposed use: Shopping Center | * Commission District 3 | Donnie Hunt, applicant. Requires GDOT coordination for driveway access on Cleveland Hwy.](#)

9. [\(A\) 1731 Friendship Road | Rezone | from Agricultural Residential IV \(AR-IV\) to Planned Commercial Development \(PCD\) / Gateway Corridors Overlay District \(GCOD\) on a 7.33± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 \(pt.\) | Proposed Use: 185-unit multi-family development | ** Commission District 1 | Tim Wilbanks, applicant. Requires GDOT coordination for driveway access on Friendship Rd](#)

10. [\(B\) 1731 Friendship Road | Rezone | from Agricultural Residential IV \(AR-IV\) to Highway Business \(H-B\) / Gateway Corridors Overlay District \(GCOD\) on a 2.72± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 \(pt.\) | Proposed Use: permitted uses within H-B | ** Commission District 1 | Tim Wilbanks, applicant. Requires GDOT coordination for driveway access on Friendship Rd](#)

11. [\(C\) 1731 Friendship Road | Variance | 17.420.050.C.2 to reduce the required transitional buffer in Gateway Corridors Overlay District | on a 10.04± acre parcel located on the north side of Friendship Road, approximately 240 feet east of its intersection with Reunion Way | Zoned AR-IV; Tax Parcel 15041 000190 | Proposed Use: 185-unit multi-family development and permitted uses within H-B | ** Commission District 1 | Tim Wilbanks, applicant. Requires GDOT coordination for driveway access on Friendship Rd](#)

*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, October 26, 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, October 26, 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.