

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Monday, October 2, 2023 12:45 PM
To: Anael Dominguez (CDI: Planning)
Cc: Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for November 6, 2023

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See comments below.

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From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, September 28, 2023 10:53 AM
Subject: Tentative Planning Agenda for November 6, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, November 6, 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, October 5th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 16, 2023

OLD BUSINESS

1. [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.](#)

NEW BUSINESS

2. [5540 Brookton Lula Road | Variance | from 17.240.010 and 16.50.040 to reduce the road frontage requirement from 90 feet to 50 feet | on a 3.48± acre tract, located on the north side of Brookton Lula Road \(GA Highway 52\), approximately 309 feet east of its intersection with Fields Road | Zoned AR-IV, Tax Parcel 12054 000038 \(pt.\) | Proposed Use: 2-lot subdivision | * Commission District 3 | Allen Lineberry, applicant. **GDOT coordination for any proposed access on Brookton Lula Rd**](#)
3. [\(A\) 5086 Poplar Springs Road | Variance | from 17.420.060 and 17.270 to increase the permitted sign area | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV \(GCOD\), Tax Parcel 15030A000029 | Proposed Use: church signage | * Commission District 3 | Dr. Kent Barrett, applicant. **No GDOT coordination required- sign not permitted in GDOT right-of-way**](#)
4. [\(B\) 5086 Poplar Springs Road | Variance | from 17.420.060 and 17.270 to allow internal illumination of a sign | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV \(GCOD\), Tax Parcel 15030A000029 | Proposed Use: church signage | * Commission District 3 | Dr. Kent Barrett, applicant. **No GDOT coordination required**](#)
5. [6314 J F Jay Road | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 50 feet from centerline of road | on a 0.94± acre parcel located on the southwest side of J F Jay Road, approximately 125 east of its intersection with Old Dawsonville Road | Zoned V-C; Tax Parcel 10023 000005 | Proposed use: single-family residence | * Commission District 2 | Daniel Warren / YDTD 3, LLC, applicant. **No GDOT coordination required**](#)
6. [3428 Cagle Road | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 40 feet from centerline of road | on a 0.57± acre parcel located on the south side of Cagle Road, approximately 810 feet from its intersection with Ridge Drive | Zoned R-I, Tax Parcel 09106A002019 | Proposed Use: residential addition | * Commission District 3 | Lee Bishop, applicant **No GDOT coordination required**](#)
7. [3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions of PCD | on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD \(GCOD\); Tax Parcels 10100 000156B, 000158, & 000156C | Proposed use: master sign plan | ** Commission District 2 | Todd Mathes, applicant. **No GDOT coordination required**](#)
8. [2367, 2371, and 0 Monroe Drive | Rezone | from Agricultural Residential III \(AR-III\) and Heavy Industrial \(I-II\) to Heavy Industrial \(I-II\) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels: 15032F000028, 000028B and 000060 | Proposed Use: truck parking and dumpster storage | ** Commission District 4 | Bobby Wood, applicant. **No GDOT coordination required**](#)
9. [6086 Atlanta Highway | Rezone | from Agricultural Residential III \(AR-III\) to Highway Business \(H-B\)/Gateway Corridors Overlay District \(GCOD\) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III, Tax Parcel: 08139 003001 | Proposed Use: permitted uses within H-B\(GCOD\) | ** Commission District 1 | Daniel Perdomo, applicant **GDOT coordination required for access on SR 13/ Atlanta Hwy**](#)

*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, December 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, December 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.