

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Monday, September 11, 2023 3:52 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Tentative Planning Agenda for October 16, 2023

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See comments below, in red.

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From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Friday, September 8, 2023 8:24 AM
Subject: Tentative Planning Agenda for October 16, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, October 16, 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, September 15th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES - October 2, 2023

OLD BUSINESS

1. [5463 River Chase Drive | Variance | from 17.240.010 to reduce the front yard setback from 30 feet to 7 feet | on a 0.63± acre tract, located on the east side of Thornton Ridge Drive, at its intersection with Riverchase Drive |](#)

Zoned R-I (C), Tax Parcel 15043F000001 | **Proposed Use: above ground swimming pool** | * Commission District 1 | **Juan Merced, applicant. No GDOT coordination required**

2. **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. GDOT coordination required**
3. **4057 Sargent Circle | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 35 feet from centerline on a 0.85± acre parcel located on the east side of Sargent Circle approximately 210 feet from its intersection with Cochran Road | Zoned R-I; Tax Parcel 10120 000071 | **Proposed Use: single-family residence** | * Commission District 2 | **Dennis Drees, Applicant. No GDOT coordination required**

NEW BUSINESS

4. **(A) 2477 Dawsonville Highway | Variance** | from 17.240.0160 to reduce the road frontage requirement on a divided highway from 500 feet to 50 feet | on a 1.47± acre tract located on the south side of Dawsonville Highway, across from its intersection with Vaughndale Circle | Zoned AR-III; Tax Parcel 10085 000096 (pt.) | **Proposed Use 2-lot subdivision** | * Commission District 2 | **Cole Burchardt, applicant.**
(B) 2477 Dawsonville Highway | Variance | from 17.240.0160 to reduce the road frontage requirement on a divided highway from 500 feet to 237 feet | on a 1.47± acre tract located on the south side of Dawsonville Highway, across from its intersection with Vaughndale Circle | Zoned AR-III; Tax Parcel 10085 000096 (pt.) | **Proposed Use 2-lot subdivision** | * Commission District 2 | **Cole Burchardt, applicant. No GDOT coordination required**
5. **3052 Scenic Drive | Variance** | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of the road to 35 feet from centerline of road | on a 0.55± acre parcel located on the southeast side of Scenic Drive, at its terminus | Zoned V-C; Tax Parcel 10139 000086 | **Proposed use: residential addition** | * Commission District 3 | **Jeff Miller, applicant. No GDOT coordination required**
6. **4200 Cha Co Road | Rezone** | from Agricultural Residential III (AR-III) to Residential I (R-I) | on a 43.50± acre parcel located on the southeastern side of Cha Co Road, approximately 425 feet west of its intersection with Sardis Road | Zoned AR-III, Tax Parcel: 10074 000004 | **Proposed Use: 32-lot subdivision** | ** Commission District 2 | **John Roberts, applicant. No GDOT coordination required**
7. **Public Hearing to Amend sections 17.420, Gateway Corridors Overlay District, Title 17 of the Official Code of Hall County, Georgia; to adopt Property Maintenance standards.** ** | **Hall County Planning Staff, applicant. No GDOT coordination required**

*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.

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.