

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Monday, November 6, 2023 9:44 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Tentative Planning Agenda for December 4, 2023

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See responses in red below.

Veronica Chavers
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From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, October 26, 2023 10:24 AM
Subject: Tentative Planning Agenda for December 4, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, December 4, 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, November 2nd**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – November 20, 2023

NEW BUSINESS

1. [6143 White Oak Drive | Variance | 17.240.010 to reduce the front yard setback requirement from 55 feet from centerline to 40 feet from centerline | on a 0.73± acre tract located on the south side of White Oak Drive, at its](#)

intersection with Oak Hill Drive | Zoned R-I, Tax Parcel 08102A000065 | Proposed Use: single-family residence | * Commission District 2 | Nikki Biggers – LVG Investments, LLC, applicant. No GDOT coordination required.

2. 4917 Gilstrap Circle | Variance | 17.240.010 to reduce the front yard setback requirement from 55 feet from centerline to 49 feet from centerline | on a 0.42± acre parcel located on the south side of Gilstrap Circle, approximately 315 feet west of its intersection with Cleveland Highway | Zoned AR-IV; Tax Parcel 12020 000016A | Proposed use: single-family residence | * Commission District 3 | Jarica Cardoso, applicant. No GDOT coordination required.
3. 3536 Atlanta Highway | Variance | 17.420.050 to vary the Gateway Corridors Overlay District (GCOD) standards | on a 2.99± acre parcel located on the north side of Atlanta Highway, approximately 170 feet west of its intersection with Wallis Road | Zoned H-B / GCOD, Tax Parcel 08047 001004 | Proposed Use: office building | * Commission District 1 | Gail Chapman, applicant. No GDOT coordination required.
4. 3210 Joe Parker Road | Amend conditions of PCD | on a 20.19± acre parcel located on the west side of Joe Parker Road, approximately 1,150 feet north of its intersection with Gillsville Highway | Zoned PCD; Tax Parcel 15023 000055 | Proposed use: event facility | ** Commission District 3 | El Alamo Properties, LLC, applicant. No GDOT coordination required.
5. 2595 Gillsville Highway | Use Subject to County Commission Approval | 17.110.040(M) for a commercial kennel | on a 10.14± acre parcel located on the north side of Gillsville Highway, approximately 1,300 feet west of its intersection with Jack Bryant Circle | Zoned AR-III & AR-IV; Tax Parcel 15023 000015 | Proposed use: commercial kennel | ** Commission District 3 | Sue Ann Buchanan, applicant. GDOT coordination required for driveway access to Gillsville Hwy
6. 5348 Grant Road | Use Subject to County Commission Approval | 17.110.040(M) for a commercial kennel | on a 10.69± acre parcel located on the north side of Grant Road, approximately 590 feet west of its intersection with Lee Road | Zoned AR-III; Tax Parcel 11085 000005B | Proposed use: commercial kennel | ** Commission District 2 | Megan Partrick – Bark Camp Farm, 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, January 11, 2024** 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, January 11, 2024. 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

