

Anael Dominguez (CDI: Planning)

From: Steve Watson (Real Property)
Sent: Thursday, October 12, 2023 10:13 AM
To: Anael Dominguez (CDI: Planning)
Cc: Nicole Griffin (Tax Assessors); Susan Taylor (Tax Assessors)
Subject: RE: Tentative Planning Agenda for November 20, 2023

On #5.(10033 000001 is currently under Conservation Use covenant. Will be okay to rezone, however, penalty would be pending any activity during calendar year 2023. Covenant expires 12/31/2023.

Respectfully,

Steve Watson,
Director/Chief Appraiser of Hall County Board of Assessors
[Hall County Government](#)
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From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, October 12, 2023 9:51 AM
Subject: Tentative Planning Agenda for November 20, 2023

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, November 20, 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 19th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES - November 6, 2023

NEW BUSINESS

1. [6538 County Line Road | Variance | 16.50.040 | to reduce the road frontage requirement from 90 feet to 50 feet | on a 1.97± acre parcel located on the northwest side of County Line Road, across from its intersection with Booker Farm Drive | Zoned AR-IV, Tax Parcel 15006D000005 \(pt.\) | Proposed Use: 3-lot subdivision | * Commission District 3 | Meden Montano, applicant.](#)

2. [\(A\) 5013 Pleasant View Circle | Variance | 17.240.010 | to reduce the right side yard setback from 10 feet to 5 feet | on a 0.46± acre parcel located on the west side of Pleasant View Circle, approximately 206 feet north of its intersection with Stephens Road | Zoned R-I, Tax Parcel 08065 000003HH | Proposed Use: detached garage | * Commission District 2 | Keith E. Hix, applicant.](#)

[\(B\) 5013 Pleasant View Circle | Variance | 17.240.010 | to reduce the rear yard setback from 20 feet to 5 feet | on a 0.46± acre parcel located on the west side of Pleasant View Circle, approximately 206 feet north of its intersection with Stephens Road | Zoned R-I, Tax Parcel 08065 000003HH | Proposed Use: detached garage | * Commission District 2 | Keith E. Hix, applicant.](#)

3. [3998 Sundown Drive | Variance | 17.240.010 | to reduce the rear yard setback requirement from 20 feet to 1 foot | on a 0.43± acre tract, located on the north side of Sundown Drive, approximately 760 feet east of its intersection with Hardy Road | Zoned R-I, Tax Parcel 10121 000025 | Proposed Use: residential addition | * Commission District 2 | Cedric & Lynne Randolph, applicant.](#)

4. [4549, 4555, 4561, 4567, 4571, 4601, 4607, and 4611 Candlestick Lane | Amend Conditions of PRD | 9-unit townhome development | on a combined 3.89± acres located on the north side of Candlestick Lane, across from its intersection with Shawnee Drive | Zoned PRD, Tax Parcels: 08067 000045, 000044, 000043, 000042, 000041, 000039, 000038, and 000037 | Proposed Use: 9-unit townhome development | ** Commission District 2 | RyRoMa Properties, LLC, applicant.](#)

5. [3955 & 4035 Leach Road | Rezone | from Agricultural Residential III \(AR-III\) and Residential I \(R-I\) to Planned Residential Development \(PRD\) | on a combined 174.44± acres located on both the east and west sides of Leach Road, north of the intersection of Leach Road and Red Bird Circle | Zoned AR-III and R-I; Tax Parcels 10033 000001 & 10050 000008 | Proposed use: 307-lot detached single-family development | ** Commission District 2 | Shadow Stone Partners, LLC, applicant.](#)

*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, 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

