

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Monday, December 4, 2023 11:44 AM
To: Anael Dominguez (CDI: Planning)
Subject: RE: Tentative Planning Agenda for January 2, 2024

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See comments below, in red.

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Monday, December 4, 2023 11:20 AM
To: Chavers, Veronica E <VChavers@dot.ga.gov>
Subject: FW: Tentative Planning Agenda for January 2, 2024

Good morning,
Did GDOT have any comments for the agenda below?

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Community Development and Infrastructure
(770) 531-6810 | www.hallcounty.org



From: Anael Dominguez (CDI: Planning)
Sent: Tuesday, November 21, 2023 12:10 PM
Subject: Tentative Planning Agenda for January 2, 2024

Good afternoon –

Here is the Tentative Agenda and Maps for the **Tuesday, January 2, 2024** 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, December 1st**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – December 18, 2023

OLD BUSINESS

1. [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](#)

NEW BUSINESS

2. [3806 Chestatee Road | Variance | 16.50.040 to reduce the road frontage requirement from 90 feet to 50 feet | on a 13.28± acre tract located on the north side of Chestatee Road, at its intersection with Chestatee Cut Off | Zoned AR-III, Tax Parcel 10024 000045 | Proposed Use: 2-lot subdivision | * Commission District 2 | Mark Kennedy, applicant. No GDOT coordination required](#)
3. [4732 Cool Springs Road | Variance | 16.50.040 to reduce the road frontage requirement from 90 feet to 64 feet | on a 3.55± acre tract located on the north side of Cool Springs Road, approximately 383 feet from its intersection with Forest Boulevard | Zoned AR-III, Tax Parcel 10052 000004 | Proposed Use: 2-lot subdivision | * Commission District 2 | Mariana Palmer, applicant. No GDOT coordination required](#)
4. [3922 Green Drive | Rezone from R-I to AR-III | on a 8.83± acre tract located on the south side of the Green Drive, approximately 348 feet from its intersection with Clarks Bridge Road | Zoned R-I; Tax Parcel 10156 000009 \(pt.\) | Proposed Use: 3-lot subdivision | ** Commission District 3 | Larry Poole, applicant. GDOT coordination required for driveway access on Clarks Bridge Rd](#)
5. [5348 Channel Drive | Amend Conditions of Zoning | on a 17.60± acre tract located on the south side of Channel Drive, approximately 2,085 feet from its intersection with Bryant Quarter Road | Zoned AR-IV; Tax Parcel 15001C000007 | Proposed Use: 2-lot subdivision | ** Commission District 3 | Robert Ratcliffe, applicant. No GDOT coordination required](#)
6. [6512 Misty Harbor Court | Use Subject to County Commission Approval | 17.60.040.H Minor subdivisions | on a 7.14± acre tract on the east side of Misty Harbor Court, approximately 1,000 feet from its intersection with Misty Harbor Lane | Zoned R-I; Tax Parcel 08149 000002C | Proposed Use: 5-lot subdivision | ** Commission District 2 | Yunsoon Kim, applicant. No GDOT coordination required](#)
7. [2955 Candler Road | Use Subject to County Commission Approval | 17.170.020.13 Manufacture of cement, cement products, concrete, clay products, lime, gypsum, brick, tile or plaster of Paris | on a 33.46± tract on the east side of Candler Road, approximately 407 feet from its intersection with Dale Road | Zoned I-II; Tax Parcel 15025 000011 | Proposed Use: concrete plant | ** Commission District 3 | Steve Gilliam, applicant. GDOT coordination required for driveway access on Candler 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 five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, February 8, 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, February 8, 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



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.