

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Friday, January 5, 2024 9:51 AM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Subject: RE: Tentative Planning Agenda for February 5, 2024

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Comments are below in red.

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, December 28, 2023 12:51 PM
Subject: Tentative Planning Agenda for February 5, 2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon –

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

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – January 16, 2024

OLD BUSINESS

1. [0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 | Proposed Use: 324 lot residential development | ** Commission District 1 | Thompson O'Brien Kappler & Nasuti PC, applicant](#)
2. [6545 Misty Harbor Court | Use Subject to County Commission Approval | 17.60.040.H Minor subdivisions | on a 7.41± 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 000171 | Proposed Use: 5-lot subdivision | ** Commission District 2 | Yunsoon Kim, applicant.](#)

NEW BUSINESS

3. [\(A\) 3675 Jewell Circle | Variance | 17.240.010. to reduce the front yard setback from 55 feet to 20 feet from centerline of road | on a 0.41± acre tract located at the terminus of Jewell Circle, approximately 827 feet from its intersection with Bert Drive | Zoned V-C, Tax Parcel 10064A000034 | Proposed Use: Carport | * Commission District 2 | David and Lynn Guhde, applicant](#)
[\(B\) 3675 Jewell Circle | Variance | 17.240.010. to reduce the right side yard setback from 10 feet to 5 feet | on a 0.41± acre tract located at the terminus of Jewell Circle, approximately 827 feet from its intersection with Bert Drive | Zoned V-C, Tax Parcel 10064A000034 | Proposed Use: Car Port | * Commission District 2 | David and Lynn Guhde, applicant](#)
4. [3310 Friendship Road | Use Subject to Planning Commission Approval | on a 3.02± acre tract located on the south side of Friendship Road, approximately 1,347 feet from its intersection with Puckett Road | Zoned AR-III, Tax Parcel 15048 000004 | Proposed Use: Rural business | * Commission District 1 | Steve Reichwaldt, applicant](#) **Requires GDOT coordination**
5. [2696 Cleveland Highway | Use Subject to County Commission Approval | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S \(GCOD\), Tax Parcel 10138 000058 | Proposed Use: Used automobile sales and repair | ** Commission District 3 | Ramon Carrillo Jr, applicant](#) **Requires GDOT coordination**
6. [17, 20, 21 & 24 Spring Street | Rezone | from Residential II \(R-II\) to Planned Residential Development \(PRD\) | on a combined 1.08± acre tract on the east side of Spring Street, approximately 290 feet from its intersection with Highland Street | Zoned R-II, Tax Parcel 00063 008022, 23, & 24 | Proposed Use: 10-Unit residential development | ** Commission District 4 | Alex Petry, applicant](#)
7. [4899 Browns Bridge Road | Rezone | from Agricultural Residential \(AR-III\) to Highway Business \(H-B\) | on a 3.10± acre tract located at the southeast corner of the intersection of Browns Bridge Road and Ponderosa Drive | Zoned AR-III, Tax Parcel 08062 001010B | Proposed Use: Office/warehouse buildings | ** Commission District 2 | Advantage Investment Properties, applicant](#) **Requires GDOT coordination**
8. [3655 Friendship Road | Rezone | from Agricultural Residential \(AR-III\) to Planned Residential Development \(PRD\) | on a 10.76± acre tract located on the northeast side of Friendship Road, approximately 230 feet from its intersection with Maple Valley Drive | Zoned AR-III, Tax Parcel 15048 000025 | Proposed Use: 22-lot single-family development | ** Commission District 1 | 3655 Friendship Rd., LLC, applicant](#) **Requires GDOT coordination**
9. [\(A\) 0 Cornelia Highway | Rezone | from Agricultural Residential IV \(AR-IV\) and Planned Commercial Development \(PCD\) to Light Industrial \(I-I\) | on a 9.39± acre tract located at the east side of Tribble Gap Road, 350± feet north of Cornelia Highway | Zoned AR-IV and PCD \(GCOD\), Tax Parcel 09030 000030 | Proposed Use: Self-storage facility | ** Commission District 3 | Double E Properties, LLC, applicant](#)
[\(B\) 0 Cornelia Highway | Variance | 17.420.050.C.2.c. to reduce the required transitional buffer from 50 feet to 25 feet | on a 9.39± acre tract located at the east side of Tribble Gap Road, 350± feet north of Cornelia Hwy | Zoned AR-IV and PCD \(GCOD\), Tax Parcel 09030 000030 | Proposed Use: Self-storage facility | ** Commission District 3 | Double E Properties, LLC, applicant](#)
10. [4141 Old Cornelia Highway | Amend Conditions of a PRD | on a 56.42± acre tract located on the north side of Old Cornelia Highway, approximately 636 feet from its intersection with Arthur Miller Road | Zoned PRD, Tax Parcel 15019 000023 | Proposed Use: Drug and Alcohol Residential Treatment Facility | *** Commission District 3 | Lewis Holdings, 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 five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, March 14, 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, March 14, 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.

***The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, August 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.