

Anael Dominguez (CDI: Planning)

From: Nicole Griffin (Tax Assessors)
Sent: Thursday, August 24, 2023 12:46 PM
To: Anael Dominguez (CDI: Planning); Randi Doveton (CDI: Planning)
Cc: Steve Watson (Real Property); Susan Taylor (Tax Assessors); Lisa Niles (Tax Assessors)
Subject: RE: Tentative Planning Agenda for October 2, 2023

Good afternoon,

On item # 7 parcels

15043 000027- CUVA- starting 2022
15043 000128- CUVA starting 2022
15044 000035- CUVA starting in 2019

The re-zoning application itself would not cause a breach but if the property is sold or developed with the proposed 324 lot residential development after the re-zoning then the conservation covenant could/would be breached and result in a penalty on each parcel.

Please let us know if you have any questions.

Thank you,

Nicole Griffin
Appraisal Systems Coordinator
Hall County Tax Assessors Office
Hall County Government
(Office) 770-718-5712
Nicole.Griffin@Hallcounty.org



From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, August 24, 2023 12:20 PM
Subject: Tentative Planning Agenda for October 2, 2023

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, October 2, 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, August 31st**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 18, 2023

NEW BUSINESS

- (A) 8730 Forrester Road | Use Subject to County Commission Approval | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) | Proposed use: expansion of commercial kennel | ** Commission District 3 | Steven & Holly Crumley, applicants.**

(B) 8730 Forrester Road | Variance | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 48 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) | Proposed use: commercial kennel structures | ** Commission District 3 | Steven & Holly Crumley, applicants.

(C) 8730 Forrester Road | Variance | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 44 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 (pt.) | Proposed use: commercial kennel structures | ** Commission District 3 | Steven & Holly Crumley, applicants.
- 4057 Sargent Circle | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 41 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**
- (A) 812 Atlanta Highway | Use Subject to Planning Commission Approval | on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcel 00127 002001 | Proposed Use: expansion of a non-conforming use | * Commission District 4 | Robert Murillo, applicant.**

(B) 812 Atlanta Highway | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 14 feet from centerline of road on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcels 00127 002001 | Proposed Use: residential addition | * Commission District 4 | Robert Murillo, applicant.
- 2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval | on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B / GCOD; Tax Parcel 00122 001021 & 001031B | Proposed use: used vehicle sales lot | ** Commission District 4 | Antonio Duran, applicant.**
- 3321 Montvale Drive | Use Subject to County Commission Approval | on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 | Proposed use: 4-lot subdivision | ** Commission District 2 | Zachary Lewis Boyd Milne, applicant.**
- 3902 & 0 Belmont Highway | Rezone | from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) /GCOD on 15.75± acres located on the southeastern side of Belmont Highway, approximately 1,780 feet north of its intersection with Mountain Creek Road | Zoned AR-IV, Tax Parcels: 15013 000017B and 000074 (pt.) | Proposed Use: truck parking and office | ** Commission District 3 | Gus E. Simpson, applicant.**
- 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.**

8. [6777 and 6804 Spout Springs Road | Rezone | from Agricultural Residential III \(AR-III\) and Planned Residential Development \(PRD\) to Planned Residential Development \(PRD\) on a combined 22.88± acres located on the west side of Spout Springs Road, approximately 100 feet from its intersection with Lancaster Crossing | Zoned AR-III & PRD; Tax Parcels 15042 000018 and 000140 \(pt.\) | Proposed Use: 95-unit townhome development | ** Commission District 1 | Walker Anderson Homes, applicant.](#)
9. [6804 Spout Springs Road | Amend Condition of PRD | on a 20.37± acre parcel located on the west side of Spout Springs Road, at its intersection with Lancaster Crossing | Zoned PRD; Tax Parcels 15042 000018 | Proposed Use: 95-unit townhome development | ** Commission District 1 | Walker Anderson Homes, applicant.](#)
10. [Public Hearing to Amend sections 17.410, Standards for Telecommunication Antennas and Towers, and 17.412, Standards for Small Wireless Facilities Placed in the County Right-of-Way, Title 17 of the Official Code of Hall County, Georgia; to repeal conflicting ordinances and resolutions; and for other purposes. ** | Hall County Planning Staff, 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, November 9, 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, November 9, 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

