

Anael Dominguez (CDI: Planning)

Subject: FW: Tentative Planning Agenda for January 16, 2024

From: Chavers, Veronica E <VChavers@dot.ga.gov>

Sent: Thursday, December 14, 2023 2:45 PM

To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>

Subject: RE: Tentative Planning Agenda for January 16, 2024

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See comments in red below

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>

Sent: Thursday, December 7, 2023 3:11 PM

Subject: Tentative Planning Agenda for January 16, 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 **Tuesday, January 16, 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 **Thursday, December 14th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – January 2, 2023

NEW BUSINESS

1. [1047 Jordan Drive | Variance | 17.240.010 to reduce the front yard setback requirement from 55 feet to 31 feet from centerline of road | on a 0.25± acre tract located on the south side of Jordan Drive, approximately 232 feet from its intersection with Cooley Drive | Zoned R-II, Tax Parcel 00140A000023 & 22 | Proposed Use: bring an existing deck into compliance | * Commission District 4 | Ricky Williams, applicant. No GDOT coordination required](#)
2. [9 Mike Drive | Variance | 17.240.010 to reduce the rear yard setback requirement from 20 feet to 10 feet from property line | on a 0.56± acre tract located at the corner of Mike Drive and Ophelia Drive | Zoned R-I, Tax Parcel 08014 003011 | Proposed Use: being an existing accessory building into compliance | * Commission District 4 | Efrain Romero, applicant. No GDOT coordination required](#)

3. [3580 and 3526 Poplar Springs Road and 3601 Pierce Drive | Amend Conditions of a PRD](#) | on a combined 97.48± acre tract located on the south side of the Poplar Springs Road at its intersection with Poplar Springs Church Road | Zoned PRD; Tax Parcel 15036A000001, 000003 & 000011 | **Proposed Use: 192-lot single-family development** | ** Commission District 1 | [Clint Dixon for Clayton Properties Group, Inc, applicant.](#) **GDOT coordination required for driveway access on Poplar Springs Rd**
4. [4363 Sardis Road | Rezone](#) | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) on a on a 41.71± acre parcel located on the west side of Sardis Road, approximately 361 feet from its intersection with Short Road | Zoned AR-III; Tax Parcel 10075 000004 | **Proposed use: 125-lot single-family development** | ** Commission District 2 | [Grace of Georgia Developments, LLC, applicant.](#) **No GDOT coordination required**
5. [4670 Union Church Road | Amend Conditions of a PRD](#) | on a 50.75± acre tract located on the east side of Union Church Road, approximately 166 feet from its intersection with Steeple Chase Lane | Zoned PRD; Tax Parcel 15043 000001 | **Proposed Use: 100-lot single-family development** | ** Commission District 1 | [Ridgeline Land Planning, Inc. applicant.](#) **No GDOT coordination required**
6. [2554 White Sulphur Road | Rezone](#) | from Agricultural Residential III (AR-III) to Planned Residential Development (PRD) | on a 11.94± acre tract on the east side of White Sulphur Road, approximately 230 feet from its intersection with Ramsey Circle | Zoned AR-III; Tax Parcel 15020C000005 | **Proposed Use: 53-unit townhome development** | ** Commission District 3 | [CMWB Company, LLC, 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 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, February 22, 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 22, 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/trafficking-in-georgia>. 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.