

RE: Tentative Planning Agenda for February 19, 2024

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

Mon 1/22/2024 9:53 AM

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

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Responses are in red below.

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

Sent: Thursday, January 11, 2024 10:33 AM

Subject: Tentative Planning Agenda for February 19, 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 morning—

Here is the Tentative Agenda and Maps for the **Monday, February 19, 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, January 18th**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – February 5, 2024

NEW BUSINESS

1. **(A) 6294 Windward Lane | Variance | 17.240.010. to reduce the front yard setback from 55 feet to 30 feet from centerline of road | on a 0.23± acre tract located at the terminus of Windward Lane, approximately 300 feet from its intersection with Cruiser Court | Zoned V-C, Tax Parcel 08108 000021 | Proposed Use: Construction of a single-family residence | * Commission District 2 | Robert Burke, applicant**
(B) 6294 Windward Lane | Variance | 17.240.010. to reduce the right side yard setback from 10 feet to 5 feet | on a 0.23± acre tract located at the terminus of Windward Lane, approximately 300 feet from its

[intersection with Cruiser Court | Zoned V-C, Tax Parcel 08108 000021 | **Proposed Use: Construction of a single-family residence** | * Commission District 2 | **Robert Burke, applicant**](#)
[\(C\) 6294 Woodward Lane | Variance | 17.240.010. to reduce the rear yard setback from 20 feet to 5 feet | on a 0.23± acre tract located at the terminus of Woodward Lane, approximately 300 feet from its intersection with Cruiser Court | Zoned V-C, Tax Parcel 08108 000021 | **Proposed Use: Construction of a single-family residence** | * Commission District 2 | **Robert Burke, applicant**](#)
GDOT coordination not required

2. [6585 Johnson Circle | Variance | 17.240.010. to reduce the front yard setback from 55 feet to 36 feet from centerline of road | on a 0.34± acre tract located on the north side of Johnson Circle, approximately 517 feet from its intersection with Yacht Club Road | Zoned PRD; Tax Parcel 08161 004005 | **Proposed Use: Construction of a single-family residence** | * Commission District 2 | **Kristy Wilkerson – Brown Haven Homes, applicant**](#)
GDOT coordination not required

3. [6384 Yellow Creek Road | Use Subject to County Commission Approval | on a 53.13± acre tract located on the northwest side of Yellow Creek Road, approximately 350 feet from its intersection with Cajitoma Drive | Zoned AR-III; Tax Parcel 11129 000028 | **Proposed Use: Equestrian center** | ** Commission District 2 | **Sara Hathaway, applicant**](#)
GDOT coordination not required

4. [4610, 4616, 4630 & 4636 Winder Highway | Amend Conditions of PRD | on a combined 31.64± acre tract located on the southwest side of Winder Highway, at the intersection with Plantation Drive | Zoned PRD; Tax Parcel 15037A000001 & 15037A000070 | **Proposed Use: 54-lot single-family residential development** | ** Commission District 1 | **Steven P. Gilliam, applicant**](#)
GDOT coordination for driveway access on Hwy 53

5. [2030, 2034, 2036, 2038 & 2040 Spring Road | Rezone | from Highway Business \(H-B\) to Planned Residential Development \(PRD\) | on a combined 1.99± acre tract located on the north side of Spring Road, approximately 475 feet from its intersection with Skelton Road | Zoned H-B; Tax Parcel 00122 002013, 14, 15 & 16 | **Proposed Use: 13-unit townhome development** | ** Commission District 4 | **Tim Ferguson, applicant**](#)
GDOT coordination not 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 five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, March 28, 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 28, 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