

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Thursday, April 4, 2024 9:41 AM
To: Anael Dominguez (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Planning Agenda for May 6, 2024

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See responses in red, below.

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, March 28, 2024 12:42 PM
Subject: Tentative Planning Agenda for May 6, 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, May 6, 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, April 4th**. Email comments to Beth (bgarmon@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – April 15, 2024

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.](#)

NEW BUSINESS

2. [0 Ridge Road | Variance | 16.50.040. to reduce the required road frontage of 3 proposed lots | on a 5.98± acre tract located on the west side of Ridge Road, approximately 1,855 feet from its intersection with Friendship Road \(GA-347\) | Zoned AR-III; Tax Parcel 08154 000002 | Proposed Use: 3-lot subdivision | * Commission District 1 | Scott Puckett, Inc., applicant **No GDOT coordination required**](#)
3. [2182 Wildwood Drive | Variance | 17.240.010. to reduce the front yard setback | on a 0.82± acre tract located on the south side of Wildwood Drive, at its intersection with Wildwood Court | Zoned AR-III; Tax Parcel](#)

[15032F000051](#) | **Proposed Use: Bring existing home into compliance** | * Commission District 4 | **Nancy Sanchez, applicant** **No GDOT coordination required**

4. [4807 Patterson Lane](#) | **Variance** | 17.240.010. to reduce the front yard setback | on a 5.04± acre tract located on the south side of Patterson Lane, approximately 80 feet from its intersection with Price Road (GA-136) | Zoned AR-III; Tax Parcel 10053 000014 | **Proposed Use: Accessory building** | * Commission District 2 | **The Master's Table Church, Inc., applicant** **No GDOT coordination required**
5. [3742 Beaver Creek Road](#) | **Variance** | 17.240.010. to reduce the front yard setback | on a 0.81± acre tract located at the terminus of Beaver Creek Road, approximately 1,128 feet from its intersection with Timber Walk Drive | Zoned R-I; Tax Parcel 10121A000042 | **Proposed Use: Detached garage** | * Commission District 2 | **Phillip Kevin Turner, applicant** **No GDOT coordination required**
6. [4099 Runnel Hill](#) | **Variance** | 17.270.070.A.2. to increase the maximum height of a monument sign | on a 6.28± acre tract located on the east side of Wahoo Falls Trace, at its intersection with Runnel Hill | Zoned PRD; Tax Parcel 10100 000174 | **Proposed Use: Monument sign** | * Commission District 2 | **Cody Kephart, applicant** **No GDOT coordination required**
7. [5656 Hog Mountain Road](#) | **Variance** | 17.240.010. to reduce the left side yard setback | on a 1.00± acre tract located on the west side of Hog Mountain Road, approximately 1,155 feet from its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 08136 000001A | **Proposed Use: Residential addition** | * Commission District 1 | **Timothy J. Morgan, applicant** **No GDOT coordination required**
8. [4199 Perry Drive](#) | **Variance** | 17.240.010. to reduce the left side yard setback | on a 0.26± acre tract located on the south side of Perry Drive, approximately 1,915 feet from its intersection with Mount Vernon Road (GA-283) | Zoned V-C; Tax Parcel 10117 000024 | **Proposed Use: Detached garage** | * Commission District 3 | **Nicholas DiQuollo, applicant** **No GDOT coordination required**
9. [2216 Barnes Drive](#) | **Variance** | 17.240.010. to reduce the right side yard setback | on a 0.38± acre tract located on the west side of Barnes Drive, approximately 344 feet from its intersection with Floyd Road | Zoned R-II; Tax Parcel 15032C000023 | **Proposed Use: Bring existing home into compliance** | * Commission District 4 | **Marvin Mairena, applicant** **No GDOT coordination required**
10. **(A) 1631 Friendship Road** | **Variance** | 17.270.040.E. to reduce the front yard setback for a monument sign | on a 24.23± acre tract located on the north side of Friendship Road (GA-347), approximately 675 feet from its intersection with Corners Drive | Zoned PCD (GCOD); Tax Parcel 150039 000012B | **Proposed Use: Monument sign** | * Commission District 1 | **Friendship 24, LLC, applicant**
(B) 1631 Friendship Road | **Variance** | 17.270.040.E. to reduce the left side yard setback for a monument sign | on a 24.23± acre tract located on the north side of Friendship Road (GA-347), approximately 745 feet from its intersection with Corners Drive | Zoned PCD (GCOD); Tax Parcel 150039 000012B | **Proposed Use: Monument sign** | * Commission District 1 | **Friendship 24, LLC, applicant**
(C) 1631 Friendship Road | **Variance** | 17.420.060.1.ii. to increase the maximum height of a monument sign | on a 24.23± acre tract located on the north side of Friendship Road (GA-347), approximately 745 feet from its intersection with Corners Drive | Zoned PCD (GCOD); Tax Parcel 15039 000012B | **Proposed Use: Monument sign** | * Commission District 1 | **Friendship 24, LLC, applicant** **No GDOT coordination required- Sign must not encroach on GDOT right-of-way. A minimum 1' offset is required from the property line, including the footing.**
11. [402 McConnell Drive](#) | **Reestablishment of a nonconforming use** | on a 0.22± acre tract located on the west side of McConnell Drive, approximately 186 feet from its intersection with Mimosa Street | Zoned R-II, Tax Parcel 00133 010011 | **Proposed Use: Automobile repair and maintenance** | ** Commission District 4 | **Randy Matheny, applicant** **No GDOT coordination required**
12. [5953, 5957, 5961, 5963 & 5967 Pocahontas Drive](#) | **Amend conditions of zoning** | on a 5.28± acre tract located on the east side of Pocahontas Drive, at its intersection with Nachoochee Trail | Zoned R-I; Tax Parcel 08131 002046 | **Proposed Use: 5-lot subdivision** | ** Commission District 2 | **Kimberly Zax, 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 five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, June 13, 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, June 13, 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.