

Anael Dominguez (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Thursday, May 2, 2024 9:32 AM
To: Anael Dominguez (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Planning Agenda for June 3, 2023

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See responses in red, below.

From: Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>
Sent: Thursday, April 25, 2024 10:48 AM
Subject: Tentative Planning Agenda for June 3, 2023

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, June 3, 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, May 2nd**. Email comments to Beth (bgarmon@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – May 20, 2024

NEW BUSINESS

1. [0 Lake Lanier Heights Road | Variance | 17.240.010. to reduce the front yard setback | on a 0.25± acre tract located at the terminus of Lake Lanier Heights Road, approximately 2,095 feet from its intersection with Lanier Heights Circle | Zoned V-C; Tax Parcel 07353 001020 | Proposed Use: Construct a single-family residence | * Commission District 2 | Marty Orr, applicant No GDOT coordination required](#)
2. [6263 & 6267 Grant Ford Road | Use Subject to County Commission Approval | on a combined 23.44± acre tract located on the east side of Grant Ford Road approximately 1,123 feet from its intersection with Dove Court | Zoned R-I; Tax Parcels 10002 000010 & 000005 | Proposed Use: 9-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant No GDOT coordination required](#)
3. [\(A\) 5608 Azelia Drive | Rezone | from Agricultural Residential III \(AR-III\) and Vacation Cottage \(V-C\) to Vacation Cottage \(V-C\) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant No GDOT coordination required](#)

[\(B\) 5608 Azelia Drive | Use Subject to County Commission Approval](#) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | [Proposed Use: 14-lot residential subdivision](#) | ** Commission District 2 | [Rochester | DCCM, applicant](#) **No GDOT coordination required**

4. [5279 Union Church Road | Use Subject to County Commission Approval](#) | on a 2.66± acre tract located on the east side of Union Church Road, approximately 254 feet from its intersection with Laurel Terrace | Zoned R-I; Tax Parcel 15043A000008 | [Proposed Use: 2-lot residential subdivision](#) | ** Commission District 1 | [Andy Carter, applicant](#) **No GDOT coordination required**
5. [0 & 3454 Gillsville Highway | Rezone](#) | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 30.78± acre tract located on the south side of Gillsville Highway (GA-323), approximately 370 feet from its intersection with East Hall Road | Zoned AR-IV; Tax Parcels 15016 000158A & 000028C | [Proposed Use: 20-lot residential subdivision](#) | ** Commission District 3 | [Sabina Chowdhury, applicant](#) **GDOT coordination required for access on SR 323**
6. [1560, 1582 & 1586 Pine Valley Road | Amend Conditions of a PRD](#) | on a combined 34.03± acre tract located on the west side of Pine Valley Road, at its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 (pt.), 000039B & 000203 | [Proposed Use: 148-unit townhouse development](#) | ** Commission District 3 | [Shadow Stone Partners, LLC, applicant](#) **No GDOT coordination required**
7. [1560 Pine Valley Road | Rezone](#) | from Planned Residential Development (PRD) to Planned Industrial Development (PID) | on an approximately 3.0± acre tract located on the west side of Pine Valley Road, approximately 1,330 feet from its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 (pt.) | [Proposed Use: Self storage warehouse](#) | ** Commission District 3 | [Shadow Stone Partners, 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, July 11, 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, July 11, 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.