

Katie L. Greenway (CDI: Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Monday, August 12, 2024 9:31 AM
To: Beth Garmon (CDI: Planning); Anael Dominguez (Administration); Katie L. Greenway (CDI: Planning)
Subject: RE: Tentative Planning Agenda for September 16, 2024

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From: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Sent: Wednesday, August 7, 2024 1:31 PM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Daniel Costantini <dcostantini@gainesvillega.gov>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Kristie Turner (Planning) <ktturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (CDI) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>
Cc: Anael Dominguez (Administration) <adominguez@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Tentative Planning Agenda for September 16, 2024

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Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, September 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, August 15th**. Email comments to Beth (bgarmon@hallcounty.org), Ana (adominguez@hallcounty.org), and Katie (kgreenway@hallcounty.org) .

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 3, 2024

NEW BUSINESS

- (A) 6270 Cruiser Court | Variance | 17.240.010. to reduce the front yard setback along Cruiser Court | on a 0.24± acre tract located on the east side of Cruiser Court at its intersection with Windward Lane | Zoned V-C; Tax Parcel 08108 000038 | Proposed Use: Single-family residence | * Commission District 2 | Willard O. Mashburn, Applicant**
(B) 6270 Cruiser Court | Variance | 17.240.010. to reduce the front yard setback along Windward Lane | on a 0.24± acre tract located on the east side of Cruiser Court at its intersection with Windward Lane | Zoned V-C; Tax Parcel 08108 000038 | Proposed Use: Single-family residence | * Commission District 2 | Willard O. Mashburn, Applicant
No GDOT coordination required
- (A) 3677 Cameron Circle | Variance | 17.240.010. to reduce the left side yard setback | on a 0.56± acre tract located on the west side of Cameron Circle approximately 1,531 feet from its intersection with Cameron Drive | Zoned R-I; Tax Parcel 10067 000038 | Proposed Use: Residential addition | * Commission District 2 | 180 Renovations, LLC, Applicant**
(B) 3677 Cameron Circle | Variance | 17.240.010. to reduce the right side yard setback | on a 0.56± acre tract located on the west side of Cameron Circle approximately 1,531 feet from its intersection with Cameron Drive | Zoned R-I; Tax Parcel 10067 000038 | Proposed Use: To bring an existing garage into compliance | * Commission District 2 | 180 Renovations, LLC, Applicant
No GDOT coordination required
- 3110 Atlanta Highway | Use Subject to County Commission Approval | on a 0.68± acre tract located on the west side of Atlanta Highway at its intersection with Milton Martin Toyota Way | Zoned H-B (GCOD); Tax Parcel 08046 003006A | Proposed Use: Additional parking on other than the principal lot | ** Commission District 1 | Rochester | DCCM, applicant** **Will require GDOT coordination**
- 3613 White Sulphur Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) & Gateway Corridors Overlay District (GCOD) | on a 10.00± acre tract located on the east side of White Sulfur Road at its intersection with Cornelia Highway | Zoned AR-IV; Tax Parcel 15019 000151 | Proposed Use: Agricultural market ** Commission District 3 | Reynolds-Hemmer Properties, LP, applicant** **Will require GDOT coordination to determine if trips generated will adversely impact the state route.**

5. (A) 2017 Athens Highway | Rezone | from Agricultural Residential IV (AR-IV), Highway Business (H-B), and Residential II (R-II) to Highway Business (H-B) | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV & H-B; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | ** Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant
(B) 2017 Athens Highway | Use Subject to Planning Commission Approval | 17.150.020 | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | * Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant
Will require GDOT coordination

6. 5709 McEver Road | Rezone | from Agricultural Residential III (AR-III) to Planned Commercial Development (PCD) | on a 6.42± acre tract located on the south side of McEver Road at its intersection with Lights Ferry Road | Zoned AR-III; Tax Parcel 08111 003005 | Proposed Use: Commerical Development | ** Commission District 2 | Mustaq Moosa, 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, October 24, 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, October 24, 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,

Katie Greenway
 Planning and Zoning Administrator
 Hall County Government
 Office: 770-297-2649
 Website: 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.