

## Anael Dominguez (CDI: Planning)

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**From:** Chavers, Veronica E <VChavers@dot.ga.gov>  
**Sent:** Thursday, April 18, 2024 4:52 PM  
**To:** Anael Dominguez (CDI: Planning); Beth Garmon (CDI: Planning)  
**Subject:** RE: Tentative Planning Agenda for May 20, 2024

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See comments in red below.

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**From:** Anael Dominguez (CDI: Planning) <adominguez@hallcounty.org>  
**Sent:** Thursday, April 11, 2024 12:27 PM  
**Subject:** Tentative Planning Agenda for May 20, 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 20, 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 18<sup>th</sup>**. Email comments to Beth ([bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)) and Ana ([adominguez@hallcounty.org](mailto:adominguez@hallcounty.org)).

### **CALL TO ORDER**

### **AGENDA REVIEW**

### **APPROVAL OF MINUTES – May 6, 2024**

### **NEW BUSINESS**

1. [3634 Oakland Lane | Variance | 17.240.010. to reduce the rear yard setback | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 340 feet from its intersection with Pleasant Hill Road | Zoned R-I; Tax Parcel 08032 000045 | Proposed Use: Residential addition | \\* Commission District 4 | Alexandra Parra, applicant](#) **GDOT coordination not required.**
2. [3001 Athens Highway | Variance | 17.420.050.F. to allow for an internally illuminated monument sign within GCOD | on an 80.79± acre tract located on the east side of Athens Highway \(GA-11\), at its intersection with Baker Road | Zoned I-I & AR-IV \(GCOD\); Tax Parcel 15023 000040 | Propose Use: Monument sign | \\* Commission District 3 | Carroll Daniel Construction Co. attn: Robert Tieman, applicant](#) **GDOT coordination not required**
3. [4216 Winder Highway | Variance | 17.420.060. to allow for two wall signs within GCOD | on a 3.93± acre tract located on the west side of Winder Highway \(GA-53\), approximately 490 feet from its intersection with Martin Road | Zoned H-B \(GCOD\); Tax Parcel 15044B000011 | Propose Use: Wall sign | \\* Commission District 1 | Serena Johnston/The Huxton Group, LLC, applicant](#) **GDOT coordination not required.**

4. [4610 & 4616 Winder Highway | Amend Conditions of Zoning](#) | on a combined 31.64± acre tract located on the south side of Winder Highway (GA-53); at its intersection with Plantation Drive | Zoned PRD; Tax Parcels 15037A000070 & 15037A000001 | **Proposed Use: 88-unit townhome development** | \*\* Commission District 1 | **Georgia South Development, LLC, applicant** **Will required GDOT coordination for driveway access to SR 53/ Winder Hwy**
5. [4549 Clarks Bridge Road | Use Subject to County Commission Approval](#) | on a 11.68± acre tract located on the west side of Clarks Bridge Road (GA-284), approximately 90 feet from North Browning Bridge Road | Zoned AR-IV; Tax Parcel 12071 000052 | **Proposed Use: Equestrian center with variances from the standards** | \*\* Commission District 3 | **Marie Allen, applicant** **Will required GDOT coordination to ensure that added traffic volumes do not adversely impact the state route intersection**
6. [4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone](#) | from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road, at its intersection with Noah Martin Drive | Zoned AR-III & AR-IV; Tax Parcels 15007 000254 (pt.), 15019 000043 & 15019 000114 | **Proposed Use: 349-unit residential development** | \*\* Commission District 3 | **Josh Boling, applicant** **Will required GDOT coordination for driveway access to SR 365/ Cornelia Hwy**
7. [4745 Cagle Mill Road | Rezone](#) | from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a 10.59± acre tract located on the east side of Cornelia Highway (GA-365), approximately 4,970 feet from Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 00254 (pt.) | **Proposed Use: Industrial development** | \*\* Commission District 3 | **Josh Boling, applicant** **Will required GDOT coordination for driveway access to SR 365/ Cornelia Hwy**
8. [4151 Nopone Road | Rezone](#) | from Agricultural Residential IV (AR-IV) & Suburban Shopping (S-S) to Planned Industrial Development (PID) | on a 14.06± acre tract located on the north side of Nopone Road, approximately 623 feet from its intersection with Cleveland Highway (GA-11) | Zoned AR-IV & S-S; Tax Parcel 12026 000004 (pt.) | **Proposed Use: Self-storage facility** | \*\* Commission District 3 | **John Hemphill c/o Cloudwalker Investments, LLC, applicant** **GDOT coordination not required**
9. [5052 Cagle Road | Rezone](#) | from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a 20.98± acre tract located on the south side of Cagle Road, at its intersection with Lula Road (GA-52) | Zoned AR-IV; Tax Parcel 09084 000003 | **Proposed Use: Industrial development** | \*\* Commission District 3 | **Gregg Poole, applicant** **Will required GDOT coordination for driveway access to SR 52**
10. [5079 Old Winder Highway | Rezone](#) | from Residential I (R-I) to Planned Residential Development (PRD) | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned R-I; Tax Parcel 15038 000059 | **Proposed Use: 105-unit townhome development** | \*\* Commission District 1 | **Steven P. Gilliam, applicant** **Will required GDOT coordination for driveway access to state route**

\*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 27, 2024**, at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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 27, 2024**. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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](http://www.hallcounty.org)