

Kaitlyn Elliott (Planning)

From: Chavers, Veronica E <VChavers@dot.ga.gov>
Sent: Monday, September 16, 2024 5:13 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning)
Subject: RE: Tentative Agenda for October 21, 2024

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Responses are in red, below.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, September 12, 2024 10:22 AM
Subject: Tentative Agenda for October 21, 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 **Tuesday, October 21st, 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 September 19th**. Email comments to Beth (bgarmon@hallcounty.org), Katie (klgreenway@hallcounty.org), and Kaitlyn (kelliott@hallcounty.org)

Thank you!

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – October 7, 2024

NEW BUSINESS

1. [6178 Grant Ford Road | Variance | 17.240.010. to reduce the front yard setback along Grant Ford Road | on a 1.33± acre tract located on the north side of Grant Ford Road at its intersection with Dove Court | Zoned R-I; Tax Parcel 10011 000057 | Proposed Use: Single-family residence | * Commission District 2 | George Caswell, applicant](#) No GDOT coordination required.
2. [\(A\) 5563 Waterwood Drive | Variance | 17.240.010. to reduce the right side yard setback | on a 0.18± acre tract located on the west side of Waterwood Drive approximately 294 feet from its intersection with West Waterwood Drive | Zoned V-C; Tax Parcel 11131A001313 | Proposed Use: Single-family residence | * Commission District 2 | Marshall Keith & Mychelle Ann Brumbelow, applicant](#) No GDOT coordination required.

3. [\(B\) 5563 Waterwood Drive | Variance | 17.240.010. to reduce the left side yard setback | on a 0.18± acre tract located on the west side of Waterwood Drive approximately 294 feet from its intersection with West Waterwood Drive | Zoned V-C; Tax Parcel 11131A001313 | Proposed Use: Single-family residence | * Commission District 2 | Marshall Keith & Mychelle Ann Brumbelow, applicant](#) No GDOT coordination required.
4. [0 & 3902 Belmont Highway | Amend Conditions of Zoning | on a 15.75 ± acre tract located on the east side of Belmont Highway approximately 1,770 feet from its intersection with Mountain Creek Road | Zoned PID; Tax Parcels 15013 00074 \(pt.\) & 000017B | Proposed Use: Truck parking and office | ** Commission District 3 | Gus E. Simpson, applicant](#) GDOT coordination required.
5. [1780 Hancock Avenue Extension | Use Subject to County Commission Approval | on a 1.15± acre tract located on the west side of Hancock Avenue at its intersection with Griffin Circle | Zoned I-II \(GCOD\), Tax Parcel 00137 000005 | Proposed Use: Outdoor storage | ** Commission District 4 | Jones Tree Service, Inc, applicant](#) No GDOT coordination required.
5. [6619 Lanier Island Parkway | Amend Conditions of Zoning | on a 3.85± acre tract located on the east side of Lanier Island Parkway at its intersection with Pass Drive | Zoned PCD \(GCOD\), Tax Parcel 07355 002002 | Proposed Use: Expansion of services | ** Commission District 2 | UHC of Atlanta North c/o Doug Weston III, applicant](#) GDOT coordination required
6. [\(A\) 2811 Athens Highway | Rezone | from Agricultural Residential-IV \(AR-IV\) to Heavy Industrial \(I-II\) & Gateway Corridors Overlay District \(GCOD\) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | Proposed Use: Permitted uses in heavy industrial zoning district | ** Commission District 3 | Paden M. Dunagan, applicant](#) GDOT coordination required

[\(B\) 2811 Athens Highway | Use Subject to County Commission Approval | from Agricultural Residential-IV \(AR-IV\) to Heavy Industrial \(I-II\) & Gateway Corridors Overlay District \(GCOD\) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | Proposed Use: Outdoor storage | ** Commission District 3 | Paden M. Dunagan, applicant](#) GDOT coordination required
7. [0 & 2010 Candler Road | Rezone | from Heavy Industrial \(I-II\) to Planned Industrial Development \(PID\) & Gateway Corridors Overlay District \(GCOD\) | on a combined 59.62± acre tract located on the west side of Candler Road, approximately 1,665 feet from its intersection with Lee Land Road | Zoned I-II \(GOCD\), Tax Parcels 15031A000001 & 000002 | Proposed Use: Industrial park | ** Commission District 3 | Paden M. Dunagan, applicant](#) GDOT coordination required
8. [0 & 4435 Ridge Road | Rezone | from Planned Residential Development \(PRD\) and Suburban Shopping \(S-S\) to Planned Commercial Development \(PCD\) | on a combined 74.38± acre tract located on the east side of Ridge Road at its intersection with Friendship Road | Zoned PRD & S-S, Tax Parcels 08154 000022 & 000017 | Proposed Use: Mixed-use development | ** Commission District 1 | Scott Puckett, Inc., applicant](#) GDOT coordination required
9. [5859 & 5871 Brookton Lula Road | Rezone | from Agricultural Residential \(AR-IV\) to Planned Industrial Development \(PID\) & Gateway Corridors Overlay District \(GCOD\) | on a combined 2.01± acre tract located on the south side of Brookton Lula Road, approximately 311 feet from its intersection with Cleveland Highway | Zoned AR-IV, Tax Parcels 12030 000009E & 000009C | Proposed Use: Welding business | ** Commission District 3 | Jason Helton, applicant.](#) 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, December 12, 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, December 12, 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,

Kaitlyn Elliott
 Planning Commission Clerk
 Hall County Community Development and Infrastructure
 (770) 531-6810 www.hallcounty.org