

## Laura Ogletree (Planning)

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**From:** Peevy, Jonathan <jpeevy@dot.ga.gov>  
**Sent:** Monday, April 26, 2021 2:24 PM  
**To:** Laura Ogletree (Planning)  
**Cc:** Dykes, Jason; Niebauer, Parker J  
**Subject:** RE: Tentative Planning Agenda for May 17, 2021

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The following will require GDOT coordination.

- John Biggers – 4789 Cleveland Hwy
- Donnie and Deberah Kelley – 4783 Thompson Bridge Rd – may require coordination
- Firooz Nahai - 4824 Price Rd

Thanks!

**Jonathan Peevy, P.E.**  
*Assistant District Traffic Engineer*



District 1 Traffic Operations  
1475 Jesse Jewell Pkwy  
Suite 100  
Gainesville, GA, 30501  
770.533.8276 office

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**From:** Laura Ogletree (Planning) <logletree@hallcounty.org>  
**Sent:** Monday, April 26, 2021 12:04 PM  
**To:** Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Beth Garmon (Planning) <egarmon@hallcounty.org>; Erika Vargas (Real Property) <evargas@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jeremy Wills <jeremy.wills@gainesville.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Kayla Visi (Engineering) <kvisi@hallcounty.org>; Lamar Carver (Building Inspection) <lcarver@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswofford@gainesville.org; Pam Cravero <pam.cravero@hallco.org>; Rich Atkinson <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; Sarah McQuade (Planning) <smcquade@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Susan Rector (Business License) <srector@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Will Schofield <will.schofield@hallco.org>  
**Subject:** Tentative Planning Agenda for May 17, 2021

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, May 17, 2021** 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 **Friday, April 30<sup>th</sup>**. Email comments to Sarah ([smcquade@hallcounty.org](mailto:smcquade@hallcounty.org)) and Laura ([logletree@hallcounty.org](mailto:logletree@hallcounty.org)).

Thank you!

## **CALL TO ORDER**

## **APPROVAL OF MINUTES- May 3, 2021**

## **OLD BUSINESS**

1. [Previously tabled application of Joseph E. Epps for a road frontage variance from 150 feet to 75 feet on a 28.70± acre tract located on the east side of Cleveland Highway approximately 890 feet from its intersection with River Walk Court; a.k.a. 5074 Cleveland Highway; Zoned AR-IV & S-S; Tax Parcel 12029 000015. Proposed Use: 2 lot subdivision. \\* Commission District 3.](#)

## **NEW BUSINESS**

2. [Application of Wayne Wilson for a rear yard setback variance from 5 feet to 2 feet on a 0.29± acre tract located on the south side of Hammock Trail at its intersection with Bluebird Cove; a.k.a. 7039 Hammock Trail; Zoned PRD; Tax Parcel 10017 000194. Proposed Use: construct a covered patio. \\* Commission District 2.](#)
3. [Application of John Biggers to amend the conditions of previously approved Planned Commercial Development \(PCD\) on a 7.84± acre tract located on the west side of Cleveland Highway approximately 767 feet from its intersection with Deer River Trail; a.k.a. 4789 Cleveland Highway; Zoned PCD; Tax Parcel 12028 000077. Proposed Use: event venue. \\*\\* Commission District 3.](#)
4. [Application of Cook Communities for a Use Subject to County Commission approval on a 5.8± acre tract located on the east side of Leach Road approximately 1,828 feet from its intersection with Willie Robinson Road; a.k.a. 4034 Leach Road; Zoned AR-III; Tax Parcel 10050 000008\(pt.\). Proposed Use: 5 lot subdivision. \\*\\* Commission District 2.](#)
5. [Application of Cook Communities to rezone from Agricultural Residential-III \(AR-III\) to Residential-I \(R-I\) on a 67.9± acre tract located on the west side of Leach Road approximately 1,941 feet from its intersection with Willie Robinson Road; a.k.a. 4035 Leach Road; Zoned AR-III; Tax Parcel 10050 000008\(pt.\). Proposed Use: 23 lot subdivision. \\*\\* Commission District 2.](#)
6. [Application of Donnie and Deberah Kelley to rezone from Office Industrial \(O-I\) and Agricultural Residential-III \(AR-III\) to Agricultural Residential-III \(AR-III\) on a 24.25±acre tract located on the south side of Thompson Bridge Road approximately 267 feet from its intersection with Lee Road; a.k.a. 4783 Thompson Bridge Road; Zoned O-I & AR-III; Tax Parcel 11061 001002. Proposed Use: single family residence. \\*\\* Commission District 2.](#)

7. [Application of Firooz Nahai to rezone from Agricultural Residential-III \(AR-III\) to Residential-I \(R-I\) on a 1.67± acre tract located on the east side of Price Road approximately 116 feet from its intersection with Graham Circle; a.k.a. 4824 Price Road; Zoned AR-III; Tax Parcel 11108 000002. Proposed Use: 2 lot subdivision. \\*\\* Commission District 2.](#)
8. [Application of Efrain Carrillo to rezone from Agricultural Residential-IV \(AR-IV\) to Residential-I \(R-I\) on a 10.00± acre tract located on the west side of Coker Road approximately 840 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131\(pt.\). Proposed Use: 10 lot subdivision. \\*\\* Commission District 3.](#)
9. [Application of Ridgeline Land Planning, Inc. to rezone from Planned Residential Development \(PRD\) and Residential-I \(R-I\) to Planned Residential Development \(PRD\) on a 200.94± acre tract located within Magnolia Station subdivision; a.k.a. 0 Lula Road, 6370 River Plantation Drive, and Magnolia Station Phase 1 addresses; Zoned PRD & R-I; Tax Parcels 09079 000001, 09079A000050, and Magnolia Station Phase 1 parcels. Proposed Use: planned residential development. \\*\\* Commission District 3.](#)

\*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 24, 2021** 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 24, 2021**. 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.

Laura Ogletree  
Planning Commission Clerk  
Hall County Government  
2875 Browns Bridge Road, Gainesville, GA 30504  
(770) 531-6810 | [www.hallcounty.org](http://www.hallcounty.org)



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