

## Laura Ogletree (Planning)

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**From:** Peevy, Jonathan <jpeevy@dot.ga.gov>  
**Sent:** Friday, August 13, 2021 10:53 AM  
**To:** Laura Ogletree (Planning)  
**Cc:** Dykes, Jason; Niebauer, Parker J  
**Subject:** RE: September 7, 2021 Planning Tentative Agenda

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Good morning Laura,  
Comments below in red.

**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:** Friday, August 13, 2021 9:39 AM  
**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>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; 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>; 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>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; Will Schofield <will.schofield@hallco.org>  
**Subject:** September 7, 2021 Planning Tentative Agenda

Good morning –

Here is the Tentative Agenda and Maps for the **Tuesday, September 7, 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 **Thursday, August 19<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- August 16, 2021**

## **OLD BUSINESS**

1. [Previously tabled application of John Roberts to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 38.85± acre tract located on the north side of Lee Land Road, at its intersection with Webb Girth Road; a.k.a. 2522 Lee Land Road, Zoned AR-III; Tax Parcel 15030 000027A. Proposed Use: 160 unit townhome development. \\*\\* Commission District 4.](#)
2. Previously tabled 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.  
  
- Applicant has requested to table this request to a date to be determined.
3. [Previously tabled application of Intown Home Builders for a Use Subject to County Commission approval on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. \\*\\* Commission District 3.](#)

## **NEW BUSINESS**

4. [Application of Intown Home Builders to vary the road frontage requirements on lot 1 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. \\* Commission District 3.](#)  
No Gdot coordination required.
5. [Application of Intown Home Builders to vary the road frontage requirements on lot 2 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. \\* Commission District 3.](#)  
No Gdot coordination required.
6. [Application of Intown Home Builders to vary the road frontage requirements on lot 3 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately](#)

2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. \* Commission District 3.

**No Gdot coordination required.**

7. Application of Intown Home Builders to vary the road frontage requirements on lot 4 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. \* Commission District 3.

**No Gdot coordination required.**

8. Application of Intown Home Builders to vary the road frontage requirements on lot 5 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. \* Commission District 3.

**No Gdot coordination required.**

9. Application of Randy Rowland for a front yard setback variance from 40 feet to 30 feet on a 1.00± acre tract located on the east side of Duckett Mill Road approximately 269 feet from its intersection with Hampton Court; a.k.a. 3567 Duckett Mill Road; Zoned AR-III & V-C; Tax Parcel 10044 000091. Proposed Use: construct a residence. \* Commission District 2.

**No Gdot coordination required.**

10. Application of Invest NH, LLC for a Use Subject to County Commission approval on a 6.75± acre tract located on the east side of Lula Road at its intersection with Glade Farm Road; a.k.a. 7404 Lula Road; Zoned AR-IV; Tax Parcel 12115 000005(pt.). Proposed Use: 6-lot subdivision. Commission District 3.

**GDOT coordination required.**

11. Application of AK Chan to amend conditions of a previous rezoning on a 16.00± acre tract located on the east side of the intersection of Green Drive and Clarks Bridge Road; a.k.a. 0 Clarks Bridge Road; Zoned R-I; Tax Parcel 10156 000009. Proposed Use: 6-lot subdivision \*\* Commission District 3.

**GDOT coordination required.**

12. Application of Patrick Morrissey to rezone from Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 0.52± acre tract located on the south side of Watson Circle approximately 408 feet from its intersection with Browns Bridge Road; a.k.a. 3805, 3809, 3890 & 3886 Watson Circle; Zoned AR-III; Tax Parcels 08039 003012, 003013, 003014, and 003015. Proposed Use: outdoor storage of inventory items. \*\* Commission District 2.

**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 five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, October 14, 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, October 14, 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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