

Laura Ogletree (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Tuesday, November 2, 2021 6:21 PM
To: Laura Ogletree (Planning); Sarah McQuade (Planning)
Cc: Peevy, Jonathan; Chavers, Veronica E
Subject: RE: November 15, 2021 Tentative Planning Agenda

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Laura,

Please see GDOT comments in **red** below

Thanks,

Parker Niebauer
DITO Traffic Operations Supervisor



District 1 Traffic Operations
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Suite 100
Gainesville, GA, 30501
770.533.8275 office

From: Laura Ogletree (Planning) <logletree@hallcounty.org>
Sent: Tuesday, November 2, 2021 10:43 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>; Dan Barnes <Daniel.C.Barnes@usace.army.mil>; Beth Garmon (Planning) <egarmon@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>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; Will Schofield <will.schofield@hallco.org>
Subject: November 15, 2021 Tentative Planning Agenda

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, November 15, 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, November 5th**. Email comments to Sarah (smcquade@hallcounty.org) and Laura (logletree@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES- November 2, 2021

NEW BUSINESS

1. [Application of William Gilbert for two road frontage variances from 150 feet to 109 feet on a 3.23± acre tract located on the west side of Cool Springs Road approximately 2,173 feet from its intersection with Grant Ford Road; a.k.a. 5618 Cool Springs Road; Zoned AR-III; Tax Parcel 10015 000068. Proposed Use: minor subdivision – 2 building lots. * Commission District 2.](#)

No GDOT Coordination required

2. [Application of Jerolene E. Dove for a road frontage variance from 150 feet to 50 feet on a 23.02± acre tract located on the west side of County Line Road approximately 1,837 feet from its intersection with Hensley Road; a.k.a. 7500 County Line Road; Zoned AR-IV; Tax Parcel 15005 000006A and 000006\(pt.\). Proposed Use: bring parcel into compliance. * Commission District 3.](#)

No GDOT Coordination required

3. [Application of Gary Speigel for a rear yard setback variance from 20 feet to 17 feet on a 0.16± acre tract located on the west side of Golden Oak Cove at its intersection with Noble Oak Cove; a.k.a. 5161 Golden Oak Cove; Zoned PRD; Tax Parcel 08065 000230. Proposed Use: construct a patio roof. * Commission District 2.](#)

No GDOT Coordination required

4. [Application of B&B Egg Sales, LLC for a Use Subject to Planning Commission approval on a 1.43± acre tract located on the east side of West Ridge Road at its intersection with Benson Drive; a.k.a. 989 West Ridge Road; Zoned I-II; Tax Parcel 00055 000023. Proposed Use: construction trailer for more than 12 months. * Commission District 4.](#)

No GDOT Coordination required

5. [Application of Peach State Euro for a Use Subject to Planning Commission approval on a 1.56± acre tract located on the south side of Old Cornelia Highway approximately 890 feet from its intersection with Arthur Miller Road; a.k.a. 4136 Old Cornelia Highway; Zoned AR-IV; Tax Parcel 15018 000077. Proposed Use: rural business. * Commission District 3.](#)

No GDOT Coordination required

6. [Application of CTX Funding SPE, LLC for a Use Subject to Planning Commission approval on a 10.08± acre tract located on the east side of Cornelia Highway approximately 746 feet from its intersection with Yonah Post Road; a.k.a. 5965 Cornelia Highway; Zoned I-I; Tax Parcel 09005 000009. Proposed Use: variance from Gateway Corridor Overlay District architectural standards. * Commission District 3.](#)

GDOT Coordination will be required

7. [Application of LCL Holding, LLC to rezone from Agricultural Residential-III \(AR-III\) to Light Industrial \(I-I\) on a 6.50± acre tract located on the east side of New Harvest Road approximately 227 feet from its intersection with Calvary Church Road; a.k.a. 1829 New Harvest Road; Zoned AR-III; Tax Parcel 15031 000148. Proposed Use: trucking company and repair shop. ** Commission District 4.](#)

No GDOT Coordination Required

8. [Application of Cook Communities to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 34.03± acre tract located on the west side of Pine Valley Road at its intersection with White Sulphur Road; a.k.a. 1560, 1582, & 1586 Pine Valley Road; Zoned AR-III; Tax Parcels 09124 000039, 000039B, & 000203. Proposed Use: 249 unit townhome development. ** Commission District 4.](#)

GDOT Coordination may be required. Do you have any TIS Studies for this development?

*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, January 13, 2022** 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, January 13, 2022. 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.

Laura Ogletree
Planning Commission Clerk
Hall County Government
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that beauty, but also affects road safety, the environment and the economy. Do your part – don't litter. How can you play an active role in protecting the splendor of the Peach State? Find out at <http://keepgaclean.com/>.