

Laura Ogletree (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Friday, October 15, 2021 12:53 PM
To: Laura Ogletree (Planning)
Cc: Sarah McQuade (Planning); Peevy, Jonathan; Chavers, Veronica E; Young, Priscilla V
Subject: RE: November 1, 2021 Tentative Planning Agenda

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.

See responses in red below.

Thank you,

Parker Niebauer
DITO Traffic Operations Supervisor



District 1 Traffic Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.8275 office

From: Laura Ogletree (Planning) <logletree@hallcounty.org>
Sent: Friday, October 15, 2021 8:49 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 1, 2021 Tentative Planning Agenda

Good morning –

Here is the Tentative Agenda and Maps for the **Monday, November 1, 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, October 21st**. Email comments to Sarah (smcquade@hallcounty.org) and Laura (logletree@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES- October 18, 2021

NEW BUSINESS

1. [Application of Genuine Mapping & Design, LLC/Ben Drerup for a front yard setback variance from 30 feet to 22 feet on a 1.5± acre tract located on the north side of Winder Highway approximately 2,694 feet from its intersection with Howington Road; a.k.a. 5235 & 5241 Winder Highway; Zoned I-I; Tax Parcels 15028 000019 & 000029. Proposed Use: to construct an office and warehouse space. * Commission District 1.](#)

Requires GDOT Coordination

2. [Application of 2156 Athens Hwy, LLC for Site Plan Approval by the Planning Commission on a 32.87± acre tract located on the south side of Athens Highway approximately 483 feet from its intersection with Wilson Drive; a.k.a. 2140 Athens Highway; Zoned I-I; Tax Parcels 15032D000057C, 15032D000057, & 15032D000061. Proposed Use: salvage and junkyard. * Commission District 4.](#)

Will require GDOT Coordination

3. [Application of 2156 Athens Hwy, LLC for a Use Subject to County Commission approval on a 11.16± acre tract located on the south side of Athens Highway approximately 410 feet from its intersection with Morgan Drive; a.k.a. 2156 Athens Highway; Zoned I-II; Tax Parcel 15032D000057B. Proposed Use: salvage and junkyard. ** Commission District 4.](#)

Will require GDOT Coordination

4. [Application of Clyde D. Broadway Jr. DBA Green Earth Replacement for a Use Subject to County Commission approval on a 12.76± acre tract located on the east side of Calvary Church Road approximately 253 feet from its intersection with Calvary Industrial Drive; a.k.a. 1563 Calvary Church Road; Zoned I-II; Tax Parcel 15031 000097. Proposed Use: inert landfill. *** Commission District 4.](#)

No GDOT coordination anticipated, but please confirm property use

5. [Application of Stanley R. Carter to rezone from Agricultural Residential-III \(AR-III\) to Light Industrial \(I-I\) on a 0.54± acre tract located on the east side of Mabry Road approximately 126 feet from its intersection with Mountain View Road; a.k.a. 3440 Mabry Road; Zoned AR-III; Tax Parcel 08024 003005. Proposed Use: automobile repair garage. ** Commission District 2.](#)

No GDOT Coordination required

6. Application of Tyler Crawford to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 0.96± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road; a.k.a. 6541 Henry Smith Road; Zoned AR-IV; Tax Parcel 11023 000024(pt.). Proposed Use: fabrication business. ** Commission District 3.

No GDOT Coordination required

7. Application of Forestar (USA) Real Estate Group Inc. to rezone from Agricultural Residential-III (AR-III) and Residential-I (R-I) to Planned Residential Development (PRD) on a 96.44± acre tract located on the south side of Poplar Springs Road at its intersection with Poplar Springs Church Road; a.k.a. 3580 & 3526 Poplar Springs Road and 3601 Pierce Drive; Zoned AR-III & R-I; Tax Parcels 15036A000001, 000003 & 000011. Proposed Use: 192 lot single-family home development. ** Commission District 2.

Will require GDOT Coordination

8. Application of Rabun Gap Holdings to rezone from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) on a on a 20.67± acre tract located on the west side of Spout Springs Road approximately 100 feet from its intersection with Lancaster Crossing; a.k.a. 6804 Spout Springs Road; Zoned PCFD. Tax Parcel 15042 000018. Proposed Use: 95 unit single family residential development. ** Commission District 1.

Will require GDOT Coordination since GDOT has an active project near this location

*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, December 9, 2021** 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 9, 2021. 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.

***The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, November 11, 2021**. 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
2875 Browns Bridge Road, Gainesville, GA 30504
(770) 531-6810 | www.hallcounty.org



Georgia is a state of natural beauty. And it's a state that spends millions each year cleaning up litter that not only mars 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/>.