

## Laura Ogletree (Planning)

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**From:** Niebauer, Parker J <PNiebauer@dot.ga.gov>  
**Sent:** Wednesday, November 17, 2021 9:37 AM  
**To:** Laura Ogletree (Planning); Sarah McQuade (Planning)  
**Cc:** Peevy, Jonathan; Giles, Shannon  
**Subject:** RE: December 6, 2021 Tentative Planning Agenda

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Good morning, please see GDOT 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

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**From:** Laura Ogletree (Planning) <logletree@hallcounty.org>  
**Sent:** Tuesday, November 9, 2021 1:58 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>; Dan Barnes <Daniel.C.Barnes@usace.army.mil>; Beth Garmon (Planning) <egarmon@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@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 Moreno (Engineering) <wmoreno@hallcounty.org>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; Will Schofield <will.schofield@hallco.org>  
**Subject:** December 6, 2021 Tentative Planning Agenda

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, December 6, 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 **Wednesday, November 17<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- November 15, 2021**

## **NEW BUSINESS**

1. [Application of Andrew R. Cain & Billie M. Cain for a front yard setback variance from 40 feet to 25 feet on a 1.02± acre tract located on the west side of Duckett Mill Road approximately 373 feet from its intersection with Green Apple Road; a.k.a. 3240 Duckett Mill Road; Zoned AR-III; Tax Parcel 10045 000006. Proposed Use: bring structure into compliance. \\* Commission District 2.](#)

No GDOT Coordination required

2. [Application of Shane Chastain for a left side yard setback variance from 15 feet to 1 foot on a 1.51± acre tract located on the south side of Yellow Creek Road at its intersection with Arbor Road; a.k.a. 5987 Yellow Creek Road; Zoned AR-III; Tax Parcel 11105 000003. Proposed Use: construct a storage shed. \\* Commission District 2.](#)

No GDOT Coordination required

3. [Application of Douglas Duffee for a right side yard setback variance from 10 feet to 5 feet on a 0.45± acre tract located on the west side of Crestwood Peninsula 2,262 feet from Lights Ferry Road; a.k.a. 6709 Crestwood Peninsula; Zoned R-I; Tax Parcel 08129 000018. Proposed Use: construct a residence. \\* Commission District 1.](#)

No GDOT Coordination required

4. [Application of Cole Burchardt for a road frontage variance from 500 feet to 287 feet and from 500 feet to 50 feet on a 8.56± acre tract located on the south side of Dawsonville Highway at its intersection of Vaughndale Circle; a.k.a. 2485 Dawsonville Highway; Zoned AR-III; Tax Parcel 10085 000054. Proposed Use: minor subdivision – create 2 building lots. \\* Commission District 2.](#)

Seems like no access to state route requested, if this is the case, no GDOT coordination required

5. [Application of Verizon Wireless c/o Lannie Greene, Pyramid Network Services for a Use Subject to County Commission approval on a 100.37± acre tract located on the south side of Holly Springs Road approximately 2,272 feet from its intersection with Bryant Quarter Road; a.k.a. 4410 Holly Springs Road; Zoned AR-IV; Tax Parcel 15002 000061. Proposed Use: telecommunication tower. \\*\\* Commission District 3.](#)

GDOT Coordination required (Contact Shannon Giles (cc'd) for Utility D/W Access to SR 82)

6. Application of Michael Twiner to rezone from Suburban Shopping (S-S) to Planned Residential Development (PRD) on a 22.03± acre tract located on the south side of Athens Highway at its intersection with Gillsville Highway; a.k.a. 2500 & 2508 Athens Highway; Zoned S-S; Tax Parcels 15023C000010 & 15023 000009. Proposed Use: 330 unit multifamily development. \*\* Commission District 3.
7. Application of Chris Patton to rezone from Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 2.84± acre tract located on the west side of Lyncliff Road approximately 340 feet from its intersection with Fork Road; a.k.a. 0 Lyncliff Road; Zoned AR-III; Tax Parcel 10070 000031(pt.). Proposed Use: outdoor boat and RV storage. \*\* Commission District 2.

GDOT Coordination Required

8. Application of Chris Patton/Patton Land Surveying, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 84.48± acre tract located on the west side of Cornelia Highway approximately 1,525 feet from its intersection with Mud Creek Road; a.k.a. 5631 Cornelia Highway; Zoned AR-IV; Tax Parcel 09021 000020. Proposed Use: light manufacturing, warehousing, and distribution facility. \*\* Commission District 3.

GDOT Coordination Required

9. Application of Justin Hatcher to rezone from Agricultural Residential-III to Planned Residential Development on a 2.41± acre tract located on the west side of Bark Camp Road at its intersection with Grant Road; a.k.a. 5988 Bark Camp Road; Zoned AR-III; Tax Parcel 11085 000026. Proposed Use: 3 lot subdivision. \*\* Commission District 2.

No 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, January 13, 2022** at 6:00 p.m. at the Gainesville Civic Center, 830 Green Street NE, Gainesville, Georgia, 30501.

\*\*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 Gainesville Civic Center, 830 Green Street NE, Gainesville, Georgia, 30501.

Laura Ogletree  
Planning Commission Clerk  
Hall County Government  
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(770) 531-6810 | [www.hallcounty.org](http://www.hallcounty.org)



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