

Jennifer Rivera (Administration)

From: Dykes, Jason <jdykes@dot.ga.gov>
Sent: Friday, December 17, 2021 4:48 PM
To: Jennifer Rivera (Administration)
Cc: Niebauer, Parker J; Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for January 4, 2022

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Jennifer,

The following will require coordination/permitting with GDOT. Please let us know if you have any questions. Thanks!

1. [Application of Jeff and Diane Schermerhorn for a road frontage variance from 150 feet to 50 feet on a 13.0± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV and S-S ; Tax Parcel 12026 000004 \(pt.\). Proposed Use: minor subdivision. * Commission District 3.](#)
2. [Application of Jeff and Diane Schermerhorn to rezone from Agricultural Residential-IV \(AR-IV\) and S-S to Planned Commercial Development \(PCD\) on a 5.0± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV and S-S; Tax Parcel 12026 000004 \(pt.\). Proposed Use: boat and RV storage. ** Commission District 3.](#)
3. [Application of Boardwalk Storage – Cleveland Highway, LLC for a Use Subject to County Commission approval on a 8.97± acre tract located on the east side of Cleveland Highway approximately 305 feet from its intersection with Hub Head Road; a.k.a. 6720 Cleveland Highway; Zoned H-B ; Tax Parcel 12084 000053. Proposed Use: expand an existing self-storage facility and add boat and RV storage. ** Commission District 3.](#)
4. [Application of Nanno Properties LLC for a Use Subject to County Commission approval on a 1.30± acre tract located on the east side of Athens Highway approximately 326 feet from its intersection with Smallwood Road; a.k.a 2349 Athens Highway; Zoned H-B; Tax Parcel 15022C000015A. Proposed Use: used auto dealership. ** Commission District 4.](#)
5. [Application of SAAD Investments Inc to rezone from Agricultural Residential-III \(AR-III\) and Suburban Shopping \(S-S\) to Planned Commercial Development \(PCD\) on a 3.05± acre tract located on the south side of Friendship Road at its intersection with Ridge Road; a.k.a. 4396 & 4382 Friendship Road & 4426 Ridge Road; Zoned AR-III and S-S; Tax Parcels 08154 000005A, 000005, & 000003. Proposed Use: convenience store with retail and self-storage facility. ** Commission District 1.](#)

Jason Dykes, P.E.
District Traffic Engineer



District 1 Traffic Operations

1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
770.533.7342 office
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From: Jennifer Rivera (Administration) <jrivera@hallcounty.org>

Sent: Thursday, December 16, 2021 3:34 PM

To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>; 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>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rsatson@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: Tentative Planning Agenda for January 4, 2022

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, January 4, 2022** 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 **Tuesday, December 21st**. Email comments to Beth (egarmon@hallcounty.org) and Jennifer (jrivera@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES – December 20, 2021

OLD BUSINESS

1. [Previously tabled 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.](#)

- No changes have been made to the previous request.

NEW BUSINESS

2. [Application of Heather Alannah Yearwood for a hardship mobile home on 7.62± acre tract located on the east of Hart Lane at its terminus; a.k.a. 4377 Hart Lane; Zoned AR-IV; Tax Parcel 15018 000012. Proposed Use: to place a hardship mobile home onto property. * Commission District 3.](#)
3. [Application of Frank V. Sosebee for a right side yard setback variance from 10 feet to 5 feet on a 0.95± acre tract located on the north side of Garden Drive approximately 214 feet from its intersection with Garden Road; a.k.a. 1995 Garden Road; Zoned R-I; Tax Parcel 00143 001103. Proposed Use: bring a carport into compliance. * Commission District 4.](#)
4. [Application of Jeff and Diane Schermerhorn for a road frontage variance from 150 feet to 50 feet on a 13.0± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV and S-S ; Tax Parcel 12026 000004 \(pt.\). Proposed Use: minor subdivision. * Commission District 3.](#)
5. [Application of Jeff and Diane Schermerhorn to rezone from Agricultural Residential-IV \(AR-IV\) and S-S to Planned Commercial Development \(PCD\) on a 5.0± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV and S-S; Tax Parcel 12026 000004 \(pt.\). Proposed Use: boat and RV storage. ** Commission District 3.](#)
6. [Application of Boardwalk Storage – Cleveland Highway, LLC for a Use Subject to County Commission approval on a 8.97± acre tract located on the east side of Cleveland Highway approximately 305 feet from its intersection with Hub Head Road; a.k.a. 6720 Cleveland Highway; Zoned H-B ; Tax Parcel 12084 000053. Proposed Use: expand an existing self-storage facility and add boat and RV storage. ** Commission District 3.](#)
7. [Application of Nanno Properties LLC for a Use Subject to County Commission approval on a 1.30± acre tract located on the east side of Athens Highway approximately 326 feet from its intersection with Smallwood Road; a.k.a 2349 Athens Highway; Zoned H-B; Tax Parcel 15022C000015A. Proposed Use: used auto dealership. ** Commission District 4.](#)
8. [Application of Paul and Ana Price for a Use Subject to County Commission approval on a 9.43 ± acre tract located on the north side of James Ed Road at its terminus; a.k.a. 3820 James Ed Road; Zoned V-C; Tax Parcel 10142 000006. Proposed Use: glamping tents for short term rental. ** Commission District 3.](#)
9. [Application of Ashley Toppins for a Use Subject to County Commission approval on a 26.11± acre tract located on the south side of Conner Drive at its intersection with Claude Parks Road; a.k.a. 0 Conner Drive; Zoned AR-IV; Tax Parcel 11067 000004. Proposed Use: 3-lot subdivision. ** Commission District 3.](#)
10. [Application of SAAD Investments Inc to rezone from Agricultural Residential-III \(AR-III\) and Suburban Shopping \(S-S\) to Planned Commercial Development \(PCD\) on a 3.05± acre tract located on the south side of Friendship Road at its intersection with Ridge Road; a.k.a. 4396 & 4382 Friendship Road & 4426 Ridge Road; Zoned AR-III and S-S; Tax Parcels 08154 000005A, 000005, & 000003. Proposed Use: convenience store with retail and self-storage facility. ** Commission District 1.](#)
11. [Application of Williams Brothers Development LLC to rezone from Agricultural Residential-III \(AR-III\), Agricultural Residential-IV \(AR-IV\), Planned Residential Development \(PRD\) to Planned Residential Development \(PRD\) on a](#)

32.67± acre tract located on the east side of Crescent Drive approximately 253 feet from its intersection with White Sulphur Road; a.k.a. 0, 490, 496, 508 & 536 Crescent Drive; Zoned AR-III, AR-IV & PRD; Tax Parcels 15033D000010F, -000014, -000015, -000010C, -000010B, -000009, & -000008. Proposed Use: 176 unit townhome development. ** Commission District 4.

*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, February 10, 2022** at 6:00 p.m. at the Gainesville Civic Center, 830 Green Street, NE, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, February 10, 2022. The Board will meet at 6:00 p.m. at the Gainesville Civic Center, 830 Green Street NE, Gainesville, Georgia.

Jennifer Rivera
Board of Commission Deputy Clerk
Administrative Assistant
Hall County Government
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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/>.