

Jennifer Rivera (Administration)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Wednesday, January 19, 2022 5:46 PM
To: Jennifer Rivera (Administration); Srikanth Yamala (Public Works)
Cc: Peevy, Jonathan
Subject: RE: Tentative Planning Agenda for February 7, 2022
Attachments: 162430_0000071_RW.PDF

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Please see responses in red below.

Thank you,

Parker Niebauer

DITO Traffic Operations Supervisor



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Sent: Thursday, January 13, 2022 8:32 AM
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) <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>; Nicole Griffin <nicole.griffin@hallcounty.org>
Subject: Tentative Planning Agenda for February 7, 2022

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, February 7, 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 **Wednesday, January 19th**. Email comments to Srikanth (syamala@hallcounty.org) and Jennifer (jrivera@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES – January 18, 2022

NEW BUSINESS

1. [Application of Travis Little for a front yard setback variance from 65 feet to 30 feet from the centerline of road on a 1.80± acre tract located on the north side of Guth Road approximately 695 feet from its intersection with J M Turk Road; a.k.a. 4611 Guth Road; Zoned AR-III; Tax Parcel 15043 000201. Proposed Use: addition to existing home and construct detached garage. * Commission District 1.](#)
2. [Application of Jacob Thornton for a right yard setback variance from 15 feet to 7.5 feet from property line and a left side yard setback variance from 15 feet to 10 feet from property line on a 1.17± acre tract located on the east side of Whites Mill Road approximately 63 feet from its intersection with Stephens Road; a.k.a. 4910 Whites Mill Road; Zoned AR-III; Tax Parcel 08054 003001A. Proposed Use: construct a residence. * Commission District 2.](#)
3. [Application of Viktor Vlad for a road frontage variance from 150 feet to 125 feet on a 5.02± acre tract located at the intersection of Union Church Road and Oliver Road; a.k.a. 5630 Union Church Road; Zoned AR-IV; Tax Parcel 15039 000067. Proposed Use: 5 lot subdivision. ** Commission District 1.](#)
4. [Application of Viktor Vlad to rezone from Agricultural Residential-IV \(AR-IV\) to Residential-I \(R-I\) on a 5.02± acre tract located at the intersection of Union Church Road and Oliver Road; a.k.a. 5630 Union Church Road; Zoned AR-IV; Tax Parcel 15039 000067. Proposed Use: 5 lot subdivision. ** Commission District 1.](#)
5. [Application of Friendship 24, LLC to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Commercial Development \(PCD\) on a 24.23± acre tract located on the north side of Friendship Road approximately 3,111 feet from its intersection with Deaton Creek Parkway; a.k.a. 1639 Friendship Road; Zoned AR-IV; Tax Parcel 15039 000012B. Proposed Use: self-storage, boat/RV/box truck parking. ** Commission District 1.](#)

GDOT Coordination required – there appears to be a 59.2' break in limited access at the existing D/W

*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, March 10, 2022** at 6:00 p.m. at the Hall County Government Center, 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, March 10, 2022. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2875 Browns Bridge Road, Gainesville, Georgia.

Jennifer Rivera
Board of Commission Deputy Clerk

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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/>.

