

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Tuesday, March 15, 2022 6:10 PM
To: Anael Dominguez (Planning); Srikanth Yamala (Public Works)
Cc: Peevy, Jonathan; Dykes, Jason
Subject: RE: Tentative Planning Agenda for April 4, 2022

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Please see GDOT responses in **red** below

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From: Anael Dominguez (Planning) <adominguez@hallcounty.org>
Sent: Thursday, March 10, 2022 9:09 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>; Daniel.C.Barnes@usace.army.mil; 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@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@hallco.org; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswafford@gainesville.org; pam.cravero@hallco.org; rich@flowerybranchga.org; Scott Puckett <spuckett@hallcounty.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; troy.s.cain@usace.army.mil; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; will.schofield@hallco.org
Subject: Tentative Planning Agenda for April 4, 2022

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, April 4th, 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 **Thursday, March 17th**. Email comments to Srikanth (syamala@hallcounty.org) and Ana (adominguez@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES – March 21, 2022

NEW BUSINESS

1. [Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single family residence. * Commission District 3.](#)

None

2. [Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonga Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonga Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. ** Commission District 3.](#)

GDOT Coordination Required

3. [Application of Cook Communities for a use subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven \(11\) lots. ** Commission District 2.](#)

None

4. [Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. ** Commission District 4.](#)

GDOT Coordination Required

5. [Application of G & G Fabricators LLC to rezone from Suburban Shopping \(S-S\) to Light Industrial \(I-I\) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. ** Commission District 3.](#)

GDOT Coordination Required (Access preferred from Baker Rd)

6. [Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. ** Commission District 1.](#)

Do you have any existing/projected counts for the intersection of SR 53 and Union Church Rd?

7. [Application of United Logistics to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with](#)

[Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. ** Commission District 1.](#)

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 **Wednesday, May 11, 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 **Wednesday, May 11, 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.

Ana Dominguez
Clerk to the Planning Commission
Hall County Government
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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/>.