

## Anael Dominguez (Planning)

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**From:** Niebauer, Parker J <PNiebauer@dot.ga.gov>  
**Sent:** Wednesday, June 1, 2022 6:06 PM  
**To:** Anael Dominguez (Planning); Randi Doveton (Planning)  
**Cc:** Chavers, Veronica E; Peevy, Jonathan  
**Subject:** RE: Tentative Planning Agenda for June 20, 2022

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Please see responses in red below

Thank you

**Parker Niebauer**

*DITO Traffic Operations Supervisor*



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**From:** Anael Dominguez (Planning) <adominguez@hallcounty.org>

**Sent:** Thursday, May 26, 2022 11:03 AM

**To:** Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; 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>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; nswofford <nswafford@gainesville.org>; Pam Cravero <Pam.Cravero@hallco.org>; PlanningDirectorTemp <planningdirectortemp@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; Stephen Cain <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>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>

**Subject:** Tentative Planning Agenda for June 20, 2022

Good morning,

Here is the Tentative Agenda and Maps for the Monday, June 20, 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, June 2, 2022. Email comments to Randi ([rdoveton@hallcounty.org](mailto:rdoveton@hallcounty.org)) and Ana ([adominguez@hallcounty.org](mailto:adominguez@hallcounty.org)).

Thank you–

## **CALL TO ORDER**

## **AGENDA REVIEW**

## **APPROVAL OF MINUTES – June 6, 2022**

## **OLD BUSINESS**

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. \\*\\* Commission District 2.](#)

## **NEW BUSINESS**

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. \\* Commission District 2.](#)  
**None**
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. \\* Commission District 1.](#)  
**None**
4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± 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 & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. \\* Commission District 3.](#)  
**GDOT Coordination required due to proximity to state route intersection**
5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± 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 & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. \\*\\* Commission District 3.](#)  
**GDOT Coordination required due to proximity to state route intersection**
6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. \\*\\* Commission District 2.](#)  
**None**

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit single-family attached development \(4.6 units/acre\) \\*\\* Commission District 2.](#)  
None
8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. \\*\\* Commission District 1.](#)  
GDOT Coordination required if encroaching on GDOT R/W along Lanier Parkway
9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. \\*\\* Commission District 4.](#)  
GDOT Coordination required
10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. \\*\\* Commission District 3.](#)  
GDOT Coordination Required
11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. \\* Commission District 3.](#)
12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. \* Commission District 2.  
None

\*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, July 28, 2022** at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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, July 28, 2022**. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Ana Dominguez  
 Planning Commission Clerk  
 Hall County Government  
 2875 Browns Bridge Road, Gainesville, GA 30504  
[www.hallcounty.org](http://www.hallcounty.org) | 770-531-6810



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