

## Anael Dominguez (Planning)

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**From:** Niebauer, Parker J <PNiebauer@dot.ga.gov>  
**Sent:** Thursday, March 31, 2022 8:50 PM  
**To:** Anael Dominguez (Planning); Srikanth Yamala (Public Works)  
**Cc:** Chavers, Veronica E; Peevy, Jonathan  
**Subject:** RE: Tentative Planning Agenda for April 18, 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, March 24, 2022 10:25 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>; 'Dan Barnes' <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' <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 <nswafford@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>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Moreno (Engineering) <wmoreno@hallcounty.org>; 'Will Schofield' <will.schofield@hallco.org>; Nicole Griffin <nicole.griffin@hallcounty.org>  
**Subject:** Tentative Planning Agenda for April 18, 2022

Good morning–

Here is the Tentative Agenda and Maps for the **Monday, April 18, 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 31<sup>st</sup>**. Email comments to Srikanth ([syamala@hallcounty.org](mailto:syamala@hallcounty.org)) and Ana ([adominguez@hallcounty.org](mailto:adominguez@hallcounty.org)).

Thank you–

## **CALL TO ORDER**

## **APPROVAL OF MINUTES – April 4, 2022**

## **OLD BUSINESS**

1. [Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV \(AR-IV\) to Residential-I \(R-I\) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. \\*\\* Commission District 3](#)
2. [Previously tabled application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. \\*\\* Commission District 3.](#)

## **NEW BUSINESS**

3. [Application of Juana Gomez-Garcia and Andres Gomez-Gomez for a front yard setback variance from 40 feet to 30 feet and rear yard setback variance from 25 feet to 10 feet on a .34± acre tract located on the east side of Outer Circle approximately 208 feet from its intersection with Oak Hill Circle; a.k.a. 2825 Outer Circle; Zoned AR-III; Tax Parcel 15023B000075. Proposed use: to place a mobile home onto property.\\* Commission District 3.](#)  
**None**
4. [Application of Bark Camp Farm for a Use Subject to County Commission on a 30.62± acre tract located on the south side of Hunter Road approximately 1,252 feet from its intersection with Cleveland Highway; a.k.a. 4294 Hunter Road; Zoned AR-IV; Tax Parcel 12023 000010. Proposed use: Farm-style dog daycare, boarding facility and family/community events. \\*\\* Commission District 3.](#)  
**None**
5. [Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. \\*\\* Commission District 2.](#)  
**None**
6. [Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development \(PCD\) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. \\*\\* Commission District 1.](#)  
**GDOT Coordination Required**
7. [Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III \(AR-III\) and Residential-II \(R-II\) to Planned Commercial Development \(PCD\) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. \\*\\* Commission District 2.](#)  
**GDOT Coordination Required**

8. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Residential-II \(R-II\) 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 townhome development. \\*\\* Commission District 2.](#)  
None
9. Amend the Official Code of Hall County, Georgia by amending Section 17.20.020. Definitions to change the definition of "Adult Establishments"; by amending Section 17.420.050(A) to amend the list of Prohibited uses in the Gateway Corridors Overlay District (GCOD). The intent of the proposed changes is to update the regulation of Adult establishments in Title 17 to protect the health, safety, and welfare by preventing negative secondary effects, while satisfying constitutional standards for adult establishment regulations.

\*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, May 26, 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, May 26, 2021**. 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)



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