

Laura Ogletree (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Thursday, May 20, 2021 6:50 PM
To: Laura Ogletree (Planning); Sarah McQuade (Planning)
Subject: RE: June 7, 2021 Tentative Planning Agenda

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See below in red

Thank you

Parker Niebauer
DITO Traffic Operations Supervisor



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From: Laura Ogletree (Planning) <logletree@hallcounty.org>
Sent: Monday, May 17, 2021 3:34 PM
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>; Beth Garmon (Planning) <egarmon@hallcounty.org>; Erika Vargas (Real Property) <evargas@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; 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>; Kayla Visi (Engineering) <kvisi@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>; Sarah McQuade (Planning) <smcquade@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>; Will Schofield <will.schofield@hallco.org>
Subject: June 7, 2021 Tentative Planning Agenda

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, June 7, 2021** 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 **Friday, May 21st**. Email comments to Sarah (smcquade@hallcounty.org) and Laura (logletree@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES- May 17, 2021

OLD BUSINESS

1. [Previously tabled application of Danny Samples for a front yard setback variance from 40 feet to 10 feet on a 0.33± acre tract located on the north side of Audubon Drive approximately 450 feet from its intersection with White Mill Road; a.k.a. 5125 Audubon Drive; Zoned AR-III; Tax Parcel 08055 003015. Proposed Use: construct a storage building. * Commission District 2.](#)
No Coordination Required

NEW BUSINESS

2. [Application of Michael Andrea for a right side yard setback variance from 10 feet to 3 feet on a 0.82± acre tract located on the south side of Aarons Way approximately 135 feet from its terminus; a.k.a. 6411 Aarons Way; Zoned R-I; Tax Parcel 15048E000150. Proposed Use: construct a detached garage. * Commission District 1.](#)
No coordination required
3. [Application of Beltan Properties for a right yard setback variance from 15 feet to 10 feet on a 1.90± acre tract located on the west side of Montgomery Drive approximately 580 feet from its intersection with Timothy Lane; a.k.a. 3278 Montgomery Drive; Zoned AR-III; Tax Parcel 08022 000001. Proposed Use: construct a detached garage. * Commission District 2.](#)
No coordination required, though the package looks like it contains maps for (12) D Barrett Investment Properties
4. [Application of Roland Barlowe for a right side yard setback variance from 15 feet to 7 feet 22.76± acre tract located on the south side of Price Road approximately 650 feet from its intersection with Short Road; a.k.a. 4077 Price Road; Zoned AR-III; Tax Parcel 10080 000024. Proposed Use: reconfigure property into 3 building lots. * Commission District 2.](#)
GDOT coordination required – unsure why the variance is being requested
5. [Application of Roland Barlowe for a road frontage variance from 150 feet to 115 feet and 150 feet to 50 feet on 23.96± acres located on the south side of Price Road approximately 650 feet from its intersection with Short Road; a.k.a. 4073 & 4077 Price Road; Zoned AR-III; Tax Parcel 10080 000024. Proposed Use: minor subdivision. * Commission District 2.](#)
GDOT coordination required – unsure why the variance is being requested. See (4)
6. [Application of Tonya Woods for a road frontage variance from 500 feet to 370 feet on a 5.29± acre tract located on the north side of Thurmon Tanner Parkway approximately 395 feet from its intersection with Tanners Creek Drive; a.k.a. 4190 Thurmon Tanner Parkway; Zoned I-I; Tax Parcel 08073 000009. Proposed Use: reconfigure](#)

existing lots of record. * Commission District 2.

No coordination required

7. Application for Tonya Woods for a road frontage variance from 500 feet to 460 feet on a 6.29± acre tract located on the north side of Thurmon Tanner Parkway at its intersection with W White Road; a.k.a. 4212 Thurman Tanner Parkway; Zoned I-I; Tax Parcel 08073 000013. Proposed Use: reconfigure existing lots of record. * Commission District 2.
No coordination required. See (6)
8. Application of Patton Land Surveying, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 39.11± acre tract located on the west side of Athens Highway approximately 260 feet from its intersection with Wallace Road; a.k.a. 2738 Athens Highway, Zoned AR-IV; Tax Parcel 15023 000008. Proposed Use: light manufacturing and warehouse/distribution facilities. ** Commission District 3.
GDOT Coordination required
9. Application of John Roberts to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 38.85± acre tract located on the north side of Lee Land Road, at its intersection with Webb Girth Road; a.k.a. 2522 Lee Land Road, Zoned AR-III; Tax Parcel 15030 000027A. Proposed Use: mixed residential development. ** Commission District 4.
No coordination required
10. Application of Cagle Rd, LLC for a Use Subject to County Commission approval on 31.50± acres located on the south side of Cagle Road across from its intersection with Oak Lake Drive; a.k.a. 0, 0, and 4258 Cagle Road, Zoned AR-III; Tax Parcels 09098 000007, 000008, and 000002. Proposed Use: sawmill, lumberyard, wood boiler, and biofuel plant. ** Commission District 3.
Recommend GDOT coordination and analysis of intersection of Cagle Rd and SR 365 as this appears to be the only industrial development on Cagle Rd. Cagle Rd appears to be signed for No trucks over 10 wheels. Will this affect the development?
11. Application of Cagle Rd, LLC to rezone from Agricultural Residential-III (AR-III) to Heavy Industrial (I-II) on 31.50± acres located on the south side of Cagle Road across from its intersection with Oak Lake Drive; a.k.a. 0, 0, and 4258 Cagle Road, Zoned AR-III; Tax Parcels 09098 000007, 000008, and 000002. Proposed Use: sawmill, lumberyard, wood boiler, and biofuel plant. ** Commission District 3.
Recommend GDOT coordination. See (10).
12. 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 5.70± acre tract located on the east side of Thompson Bridge Road approximately 684 feet from its intersection with Southers Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III & R-II; Tax Parcel 10104 000002. Proposed Use: car wash and self-storage warehouse facility. ** Commission District 2.
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 **Thursday, July 8, 2021** 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 **Thursday, July 8, 2021. 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.

Laura Ogletree
Planning Commission Clerk
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