

Laura Ogletree (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Friday, July 9, 2021 4:38 PM
To: Laura Ogletree (Planning); Peevy, Jonathan
Subject: RE: Tentative July 19, 2021 Planning Agenda

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I'm so sorry! :(
The applications below will require GDOT coordination

7 Provident Partners
8 Maroum Aoun
9 Lula Cornelia Hwy, LLC
11 Hung Lam
12 Lanier Luxe Self Storage
13 Lanier Luxe Self Storage

Parker Niebauer

DITO Traffic Operations Supervisor



District 1 Traffic Operations
1475 Jesse Jewell Pkwy
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Gainesville, GA, 30501
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From: Laura Ogletree (Planning) <logletree@hallcounty.org>
Sent: Thursday, July 8, 2021 11:47 AM
To: Peevy, Jonathan <jpeevy@dot.ga.gov>; Niebauer, Parker J <PNiebauer@dot.ga.gov>
Subject: FW: Tentative July 19, 2021 Planning Agenda

Just a reminder that these comments are due today! We will be finalizing staff reports this afternoon and would like to include any comments you guys may have.

Thanks!
Laura

From: Laura Ogletree (Planning)
Sent: Thursday, July 1, 2021 3:07 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 <cbraswell@hallcounty.org> <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; egarmon@hallcounty.org; Erika Vargas (Real Property) <evargas@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Jason Dykes

<jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; Jeremy Wills <jeremy.wills@gainesville.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Jonathan Peevy <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Lamar Carver (Building Inspection) <icarver@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Mike Little (Parks and Leisure) <mlittle@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; nswafford@gainesville.org; Pam Cravero <pam.cravero@hallco.org>; Rich Atkinson <rich@flowerybranchga.org>; Scott Puckett (Engineering) <spuckett@hallcounty.org>; 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>; Wanda Moreno <wmoreno@hallcounty.org>; Will Schofield <will.schofield@hallco.org>

Subject: Tentative July 19, 2021 Planning Agenda

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, July 19, 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 **Thursday, July 8th**. Email comments to Sarah (smcquade@hallcounty.org) and Laura (logletree@hallcounty.org).

Thank you!

CALL TO ORDER

APPROVAL OF MINUTES- July 6, 2021

OLD BUSINESS

1. Previously tabled 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.
2. Previously tabled 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.
3. Previously tabled application of Northeast Georgia Health System, Inc. (NGHS) to rezone from Planned Commercial Development (PCD) and Planned Office Development (POD) to Planned Office Development (POD) and to amend conditions of a Planned Office Development (POD) on a 119.16± acre tract located on the north side of Friendship Road approximately 1680 feet from its intersection with Old Winder Highway; a.k.a. 1400 & 1515 River Place; Zoned POD & PCD; Tax Parcels 15039 000465 & 000592. Proposed Use: amend parking requirements. ** Commission District 1.

NEW BUSINESS

4. Application of Ronald Gay for a rear yard setback variance from 25 feet to 15 feet on a 0.68± acre tract located on the east side of Arthur Miller Road 900± feet from its intersection with Old Cornelia Highway; a.k.a. 4157 Arthur Miller Road; Zoned AR-IV; Tax Parcel 15018 000181. Proposed Use: construct a single-family residence. * Commission District 3.

5. Application of Emiliano Arroyo Calvo a Use Subject to Planning Commission approval on a 0.36± acre tract located on the west side of Browns Bridge Avenue approximately 320 feet from its intersection with Carter Street; a.k.a. 1507 Browns Bridge Road; Zoned O-I; Tax Parcel 00123 007020A. Proposed Use: expansion of a non-conforming use – enclose existing carport for residential purposes. * Commission District 4.

6. [Application of Sergio Felix/Conde Properties, LLC a Use Subject to Planning Commission approval on a 0.47± acre tract located on the east side of Dorsey Circle approximately 445 feet from its intersection with Dorsey Drive; a.k.a. 3623 Dorsey Circle; Zoned AR-III; Tax Parcel 08034 002014. Proposed Use: expansion of a non-conforming use –two residences on one parcel. * Commission District 2.](#)

7. [Application of Provident Partners 129, LLC to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 66.85± acre tract located on the south side of Athens Highway at its intersection with Roy Parks Road; a.k.a. 3104 Athens Highway; Zoned AR-IV; Tax Parcel 15024 000227. Proposed Use: distribution warehouse. ** Commission District 3.](#)

GDOT Coordination Required for the above

8. [Application of Maroum Aoun to rezone from Agricultural Residential-III \(AR-III\) to Planned Office Development \(POD\) on a 7.51± acre tract located on the west side of Winder Highway approximately 880 feet from its intersection with Martin Road; a.k.a. 4240 Winder Highway, Zoned AR-III; Tax Parcel 15044B000009. Proposed Use: daycare center. ** Commission District 1.](#)

GDOT Coordination Required for the above

9. [Application of GA Lula Cornelia Hwy, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Industrial Development \(PID\) on 79.70± acres located on the north side of Cornelia Highway approximately 4,700 feet from its intersection with Cagle Road, a.k.a. 3835 and 3875 Cornelia Highway, Zoned AR-III and I-I; Tax Parcels 15007 000095A and 000276. Proposed Use: office and warehouse. ** Commission District 3.](#)

GDOT Coordination Required for the above

10. [Application of Jason Jackson to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 3.804± acre tract located on the east side of Green Road approximately 265 feet from its intersection with Holiday Road; a.k.a. 5697 Green Road; Zoned AR-III; Tax Parcel 07329 004016. Proposed Use: 5-lot subdivision. ** Commission District 1.](#)

11. [Application of Hung Lam to rezone from Agricultural Residential-III \(AR-III\) to Highway Business \(H-B\) on a 3.86± acre tract located on the west side of Falcon Parkway approximately 155 feet from its intersection with Chris Avenue; a.k.a. 3818 Falcon Parkway; Zoned AR-III; Tax Parcel 08050 001005. Proposed Use: outdoor storage – boat and RV storage. ** Commission District 2.](#)

GDOT Coordination Required for the above

12. [Application of Lanier Luxe Self Storage to rezone from Residential-I and Agricultural Residential-III \(AR-III\) to Highway Business \(H-B\) on a 9.862± acre tract located on the north side of Browns Bridge Road at its intersection with Cherokee Trail; a.k.a. 4152 Browns Bridge Road; Zoned R-I & AR-III; Tax Parcel 08050 003002. Proposed Use: self-storage warehouse. ** Commission District 2.](#)

GDOT Coordination Required for the above

13. [Application of Lanier Luxe Self Storage for a Use Subject to Planning Commission approval on a 9.862± acre tract located on the north side of Browns Bridge Road at its intersection with Cherokee Trail; a.k.a. 4152 Browns Bridge Road; Zoned R-I & AR-III; Tax Parcel 08050 003002. Proposed Use: caretaker or employee residence. * Commission District 2.](#)

GDOT Coordination Required for the above

14. [Application of C. Sam McGee to rezone from Agricultural Residential-III to Planned Commercial Development \(PCD\) on a combined 6.41± acres located on the west side of Hog Mountain Road approximately 1,760 feet from its intersection with Holland Dam Road; a.k.a. 5092 and 5118 Hog Mountain Road; Zoned AR-III; Tax Parcels 08116 000002 and 000007. Proposed Use: self-storage warehouse. ** Commission District 1.](#)

15. [Application of Mark Skelton to rezone from Agricultural Residential-III to Residential-I \(R-I\) on a 6.41± acre tract located on the north side of L J Martin Road approximately 1,235 feet from its intersection with Strickland Road; a.k.a. 5301 Strickland Road; Zoned AR-III; Tax Parcel 15037 000031. Proposed Use: 3-lot subdivision. ** Commission District 1.](#)

*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, August 26, 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, August 26, 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
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
(770) 531-6810 | www.hallcounty.org



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