

Laura Ogletree (Planning)

From: Peevy, Jonathan <jpeevy@dot.ga.gov>
Sent: Wednesday, July 14, 2021 5:53 PM
To: Laura Ogletree (Planning)
Cc: Niebauer, Parker J
Subject: RE: August 2, 2021 Tentative Planning Agenda

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Our comments are below in red.

Thanks!

Jonathan Peevy, P.E.
Assistant District Traffic Engineer



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From: Laura Ogletree (Planning) <logletree@hallcounty.org>
Sent: Tuesday, July 13, 2021 2:03 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>; 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>; nswafford@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>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; Will Schofield <will.schofield@hallco.org>
Subject: August 2, 2021 Tentative Planning Agenda

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, August 2, 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 **Tuesday, July 20th**. Email comments to Sarah (smcquade@hallcounty.org) and Laura (logletree@hallcounty.org).

CALL TO ORDER

APPROVAL OF MINUTES- July 19, 2021

OLD BUSINESS

1. Previously tabled application of Judy Satterfield for a Use Subject to County Commission approval on a 51.90± acre tract located on the east side of Whiporwill Road approximately 985 feet from its intersection with Joe Chandler Road; a.k.a. 4083 Whiporwill Road; Zoned AR-IV; Tax Parcel 15009 000022. Proposed Use: 5 lot subdivision. ** Commission District 3.
2. Previously tabled application of Gail W. Chapman for a Use Subject to County Commission approval on 3.43± acres located on the northwest side of Atlanta Highway approximately 170 feet from its intersection with Wallis Road; a.k.a. 3536 and 3546 Atlanta Highway; Zoned H-B; Tax Parcels 08047 001004 and 001003. Proposed Use: outdoor storage within Gateway Corridors Overlay District (GCOD). ** Commission District 2.
3. Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 10.00± acre tract located on the west side of Coker Road approximately 840 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131(pt.). Proposed Use: 10 lot subdivision. ** Commission District 3.
4. Previously tabled application of FIDES Development to rezone from Agricultural Residential-III (AR-III) and Vacation Cottage (V-C) to Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned AR-III and V-C; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. ** Commission District 1.

NEW BUSINESS

5. [Application of Daniel Jaimes for a front yard setback variance from 40 feet to 30 feet on a 1.00± acre lot located on the west side of Priest Circle approximately 244 feet from its intersection with Wallace Road; a.k.a. 3018 Priest Circle; Zoned AR-IV; Tax Parcel 15023 000133. Proposed Use: bring structure into compliance. * Commission District 3.](#)
 - a. **No GDOT coordination needed.**
6. [Application of Daniel Jaimes for a front yard setback variance from 40 feet to 30 feet on a 1.11± acre tract located on the west side of Priest Circle at its intersection with Wallace Road; a.k.a. 3024 Priest Circle; Zoned AR-IV; Tax Parcel 15023 000133A. Proposed Use: bring structure into compliance. * Commission District 3.](#)
 - a. **No GDOT coordination needed.**
7. [Application of Douglas G. and Barbara E. Duffee for a road frontage variance from 150 feet to 62 feet on a 5.14± acre tract located on the south side of Old Cornelia Highway approximately 527 feet from its intersection with](#)

Whitehall Road; a.k.a. 4938 Old Cornelia Highway; Zoned AR-III; Tax Parcel 15008 000014. Proposed Use: 2 lot subdivision. * Commission District 3.

a. **GDOT coordination may be necessary.**

8. Application of Brand Properties, LLC for a front yard setback variance from 100 feet to 70 feet on a 30.69± acre tract located on the east and west sides of Wallis Road at its intersection with Atlanta Highway; a.k.a. 3542 Wallis Road; Zoned H-B and R-II; Tax Parcel 08047 001005. Proposed Use: 298 unit multi-family development. * Commission District 2.

a. **GDOT coordination required.**

9. Application of Brand Properties, LLC to rezone from Highway Business (H-B) and Residential-II (R-II) to Residential-Multi Family (R-MF) on a 30.69± acre tract located on the east and west sides of Wallis Road at its intersection with Atlanta Highway; a.k.a. 3542 Wallis Road; Zoned H-B and R-II; Tax Parcel 08047 001005. Proposed Use: 298 unit multi-family development. ** Commission District 2.

a. **GDOT coordination required.**

10. Application of Williams Brothers Development, LLC/Cameron Grogan to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 33.90± acres located on the east side of White Sulphur Road at its intersection with Waters Road; a.k.a. 2288 and 2256 White Sulphur Road and 2350, 2328, 2312, and 2311 Waters Road; Zoned AR-III; Tax Parcels 15033D000004, 000005, 000001, 000013, 000003, and 000002. Proposed Use: 300 unit multi-family development. ** Commission District 4.

a. **GDOT coordination required.**

11. Application of Solidum Holdings, LLC to rezone from Planned Residential Development (PRD), Residential-III (R-II), and Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 105± acre tract located on the west side of Barrett Road at its intersection with Dorsey Peek Road; a.k.a. 2661 Barrett Road and 2545 Athens Highway; Tax Parcels 15023 000216 and 15023 000018A. Proposed Use: mixed-use commercial and industrial development. ** Commission District 3.

a. **GDOT coordination required.**

12. Application of Gainesville Freezer, LP to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 42± acre tract located on the west side of Athens Highway approximately 233 feet from its intersection with Baker Road; a.k.a. 2935, 2959, and 2971 Athens Highway; Zoned AR-IV; Tax Parcels 15023 000039(pt.), 15024 000040A, and 15023 000132. Proposed Use: cold storage warehouse facility. ** Commission District 3.

a. **GDOT coordination required.**

13. Application of Intown Home Builders for a Use Subject to County Commission approval on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: minor subdivision. ** Commission District 3.

a. **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, September 9, 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, September 9, 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
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