



PLANNING COMMISSION AGENDA TUESDAY, JANUARY 3, 2023 – 5:15 P.M.

Hall County Government Center, 2nd Floor Meeting Room
2875 Browns Bridge Road, Gainesville, Georgia 30504

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – December 19, 2022

OLD BUSINESS

1. **5385 Winder Highway | Amend Conditions** | of a Planned Commercial Development (PCD) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | **Proposed use: car condos, storage, commercial uses, and retail** | ** Commission District 1 | **The Dell Group, LLC, applicant.**

NEW BUSINESS

2. **6725 Bass Circle | Variance** | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-I; Tax Parcel 07353 004003 | **Proposed use: single-family home** | * Commission District 2 | **Douglas Argento, applicant.**
3. **5645 Burke Lane | Variance** | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | **Proposed use: single-family home** | * Commission District 2 | **Anthony R. Claxton, applicant.**
4. **3055 Tumbling Creek Road | Amend conditions** | of a Planned Residential Development (PRD) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 (pt.) | **Proposed use: 38-unit residential rental community** | ** Commission District 2 | **Rochester/DCCM, applicant.**
5. **3814 Bolding Road | Rezone** | from Agricultural-Residential-III (AR-III) to Mobile Home Park (MHP) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower Road | Zoned AR-III; Tax Parcel 15036B000035 | **Proposed use: travel trailer park** | ** Commission District 1 | **Yeon H. Jung & Soyeon Kim, applicant.**
6. **6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone** | from Agricultural-Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | **Proposed use: commercial & industrial mixed uses** | ** Commission District 3 | **Solidum Holdings, LLC, applicant.**
7. **3435 Springdale Forrest Boulevard | Rezone** | from Agricultural-Residential-III (AR-III) & Residential-I (R-I) to Residential-I (R-I) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | **Proposed use: 29 single-family detached homes** | ** Commission District 2 | **SrisadanOne LLC, applicant.**



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8. **3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval |** on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | **Proposed use: 29 single-family detached homes |** ** Commission District 2 | **SrisadanOne LLC, applicant.**

*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, February 9, 2023** 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, February 9, 2023. 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.