



PLANNING COMMISSION AGENDA TUESDAY, JANUARY 17, 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 – January 3, 2022

OLD BUSINESS

1. **6016 Lanier Islands Parkway | Amend Conditions** | of a Highway-Business (H-B) on a 9.65± acre tract located on the west side of Lanier Islands Parkway approximately 492 feet from its intersection with Beards Road | Zoned H-B; Tax Parcel 07330 001004 | **Proposed use: boat & RV storage** | ** Commission District 2 | **Jan Fisher, applicant.**

NEW BUSINESS

2. **6600 Shoal Creek Road | Variance** | a variance from §17.240.150 (flag lot width and frontage standards) from 150 feet to 101 feet on a 7.86± acre tract located on the east side of Shoal Creek Road at its intersection with Kenimer Road | Zoned AR-IV; Tax Parcel 12059 000008 | **Proposed use: 2 residential lots** | * Commission District 3 | **Clarence K. & DeJuan B. Martin, applicants.**
3. **3515 Friendship Road | Variance** | a variance from §17.420 to allow gravel parking within the Gateway Corridors Overlay District; a variance from §17.040 Conditions and regulations for Agri-Entertainment: to allow a reduction in the required setback for structures that will house the events from 300 feet to 95 feet; a variance from §17.040 Conditions and regulations for Agri-Entertainment: to allow a reduction in the required parking setback from 200 feet to 50 feet; on a 12.99± acre tract located on the north side of Friendship Road approximately 669 feet from its intersection with Maple Valley Drive | Zoned AR-III; Tax Parcel 15048 000026B | **Proposed use: event venue** | ** Commission District 1 | **Matthew Miller, applicant.**
4. **3515 Friendship Road | Use Subject to County Commission Approval** | on a 12.99± acre tract located on the north side of Friendship Road approximately 669 feet from its intersection with Maple Valley Drive | Zoned AR-III; Tax Parcel 15048 000026B | **Proposed use: event venue** | ** Commission District 1 | **Matthew Miller, applicant.**
5. **2079, 0, & 0 Memorial Park Drive | Use Subject To County Commission Approval** | on a 15.83± acre tract located on the north side of Memorial Park Drive at its intersection with Centennial Drive | Zoned I-I; Tax Parcel 08007 003011, 003029, & 08008 000044 | **Proposed use: egg processing** | ** Commission District 4 | **David Sutherland, applicant.**
6. **1600 Athens Highway Building C | Rezone** | from Highway-Business (H-B) to Light-Industrial (I-I) on a .64± acre tract located at the south side of Athens Highway approximately 554 feet from its intersection with Old County Dump Road | Zoned H-B; Tax Parcel 15032 000050 | **Proposed use: Countertop manufacturing with Outdoor Storage** | ** Commission District 3 | **Gerardo Vargas, applicant.**
 - **Applicant did not meet notice sign requirements.**
7. **1600 Athens Highway Building C | Use Subject to County Commission Approval** | on a .64± acre tract located at the south side of Athens Highway approximately 554 feet from its



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intersection with Old County Dump Road | Zoned H-B; Tax Parcel 15032 000050 | **Proposed use: Countertop manufacturing with Outside Storage** | ** Commission District 3 | **Gerardo Vargas, applicant.**

- **Applicant did not meet notice sign requirements.**

8. **5937 Union Church Road | Rezone** | from Agricultural-Residential-IV (AR-IV) to Highway-Business (H-B) on a 1.33± acre tract located on the north side of Union Church Road at its intersection with Old Winder Highway | Zoned AR-IV; Tax Parcel 15039A000024 | **Proposed use: 8000 SF speculative building** | ** Commission District 1 | **Rochester|DCCM, applicant.**
9. **Section 17.180 | Text Amendment** | Proposed amendment to Section 17.180. A copy of the proposed amendment is available from the Hall County Planning office | ** All Commission Districts | **Hall County Planning, 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 23, 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 23, 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.