



## PLANNING COMMISSION AGENDA TUESDAY, JANUARY 19, 2021 – 5:15 P.M.

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

### CALL TO ORDER

### APPROVAL OF MINUTES- December 21, 2020 & January 4, 2021

### OLD BUSINESS

1. Previously tabled application of Felipe Madera Campa for a left side yard setback variance from 15 feet to 10 feet on a 1.17± acre tract located on the west side of Whitmire Lane approximately 206 feet from its intersection with Old Cornelia Highway; a.k.a. 3613 Whitmire Lane; Zoned AR-III; Tax Parcel 15019 000052. Proposed Use: construct a carport. \* Commission District 3.
2. Previously tabled application of William M. Gillen III for a front yard setback variance from 40 feet to 5 feet on a 1.20± acre tract located on the east side of Tammi Lane approximately 378 feet from its intersection with Sardis Road; a.k.a. 2630 Tammi Lane; Zoned R-I; Tax Parcel 10071 000027A. Proposed Use: construct a carport. \* Commission District 2.
3. Previously tabled application of Asif Mistry for a Use Subject to County Commission approval on a 0.64± acre tract located on the south side of Brown Bridge Road approximately 174 feet from its intersection with West End Avenue; a.k.a. 1407 Browns Bridge Road; Zoned H-B; Tax Parcel 00126 010004. Proposed Use: used auto sales. \*\* Commission District 4.
4. Previously tabled application of ACEM Trucking Group, LLC to rezone from Agricultural Residential (AR-IV) to Heavy Industrial (I-II) on a 2.71± acre tract located on the east side Winder Highway approximately 177 feet from its intersection with Technology Parkway; a.k.a. 5465 Winder Highway; Zoned AR-IV; Tax Parcel 15028B000020. Proposed Use: storage yard - truck parking. \*\* Commission District 1.
5. Previously tabled application of The Dell Group, LLC to rezone from Planned Commercial Development (PCD) to Planned Industrial Development (PID) on a 19.82± acre tract located on the north side of Winder Highway at its intersection with Benefield Road; a.k.a. 5385 Winder Highway; Zoned PCD; Tax Parcel 15028B000015. Proposed Use: retail and warehouse space. \*\* Commission District 1.

### NEW BUSINESS

6. Application of My Forever Home, LLC for a front yard from 40 feet to 31 feet on a 0.30± acre tract located on the west side of Timberidge Drive at its intersection with Pinewood Trail; a.k.a. 6137 Timberidge Drive; Zoned AR-III; Tax Parcel 10011 000034. Proposed Use: single family residence. \* Commission District 2.



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7. Application of Maria Hernandez for a left side yard setback variance from 20 feet to 8 feet and a rear yard setback variance from 10 feet to 4 feet on a 0.11± acre tract located on the east side of Hilltop Street approximately 530 feet from its intersection with Atlanta Highway; a.k.a. 5 Hilltop Street; Zoned H-B; Tax Parcel 00132 005051. Proposed Use: construct a residential addition. \* Commission District 4.
8. Application of Maria Hernandez for a Use Subject to Planning Commission approval on a 0.11± acre tract located on the east side of Hilltop Street approximately 530 feet from its intersection with Atlanta Highway; a.k.a. 5 Hilltop Street; Zoned H-B; Tax Parcel 00132 005051. Proposed Use: expand a nonconforming use - construct a residential addition. \* Commission District 4.
9. Application of Joey Cox to amend conditions of a previous zoning action on a 0.66± acre tract located on the east side of Athens Highway, 1,400± ft. from its intersection with Gaines Mill Road; a.k.a. 2153 Athens Highway; Tax Parcel 15022D000027. Proposed Use: Reduce cell phone tower setback. \*\* Commission District 4.
10. Application of Atlas Development Services to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 32.78± acre tract located on the south side of Gillsville Highway approximately 156 feet from its intersection with East Hall Road; a.k.a. 3454 & 3464 Gillsville Highway; Zoned AR-IV; Tax Parcel 15016 000028C & 000158. Proposed Use: 22 lot subdivision. \*\* Commission District 3.
11. Application of Perry & Julie Duvall to rezone from Agricultural Residential-III (AR-III) and Residential-I (R-I) to Planned Residential Development (PRD) on a 34.35± acre tract located on the west side of Daffodil Drive at its intersection with Snap Dragon Drive; a.k.a. 6057 Daffodil Drive; Zoned AR-III & R-I; Tax Parcel 15043 000145. Proposed Use: 3 family residences. \*\* Commission District 1.

### OTHER

12. Previously tabled request to determine an unclassified use as it related to the transient occupancy of temporary dwellings as a vacation home in all residential zoning districts. Commission District 1, 2, 3, 4.

\*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 25, 2021** at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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 25, 2021**. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

*Hall County Government welcomes people with disabilities and their trained service animals. For questions about accessibility or to request reasonable accommodation to an event or facility, please contact Maria Tuck, Compliance Specialist at 770-531-6712 48 hours prior to the event or as soon as possible*