



## PLANNING COMMISSION AGENDA MONDAY, FEBRUARY 6, 2023 – 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

### AGENDA REVIEW

### APPROVAL OF MINUTES – January 17, 2023

### OLD BUSINESS

1. **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.**
2. **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 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.**

### NEW BUSINESS

3. **3325 Lakeland Road | Variance** | front yard setback variance from 30 feet to 10 feet on a 1.56± acre tract located on the west side of Lakeland Road at its intersection with Leisure Lane | Zoned R-I; Tax Parcel 10146 000163 | **Proposed use: residential porch and garage addition** | \* Commission District 3 | **Lydia Gonzalez, applicant.**
4. **3268 Whidby Road | Variance** | left side yard setback variance from 10 feet to 2 feet on a .30± acre tract located on the north side on Whidby Road approximately 1,692 feet from its intersection with Lanier Islands Parkway | Zoned V-C; Tax Parcel 07330 004001D | **Proposed use: residential addition** | \* Commission District 2 | **Douglas & Sheridan Bazemore, applicants.**
5. **4654 Shirley Road | Variance** | road frontage variance from 150 feet to 50 feet on a 22.04± acre tract located on the south side of Shirley Road approximately 500 feet from its intersection with Destitute Way | Zoned V-C & AR-III; Tax Parcel 10119 000001(pt.) | **Proposed use: 6-lot subdivision** | \*\* Commission District 3 | **Rochester|DCCM, applicant.**
6. **4654 Shirley Road | Use Subject to County Commission Approval** | on a 22.04± acre tract located on the south side of Shirley Road approximately 500 feet from its intersection with Destitute Way | Zoned V-C & AR-III; Tax Parcel 10119 000001(pt.) **Proposed use: 6-lot subdivision** | \*\* Commission District 3 | **Rochester|DCCM, applicant.**
7. **3675 Thompson Bridge Road, 3510 Southers Road, 3709, 3719, & 3739 Price Road | Rezone** | from Highway-Business (H-B), Agricultural-Residential-III (AR-III), & Residential-I (R-I) to Planned Office Development (POD) on a 42.97± acre tract located at the intersection of Thompson Bridge Road and Southers Road | Zoned H-B, AR-III, & R-I; Tax Parcels 10104 000020, 10104 000022 – 000023, 000031, & 000059 | **Proposed use: mixed use office-**



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**institutional park | \*\* Commission District 2 | Northeast Georgia Health Systems, Inc,  
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, March 9, 2023** 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, March 9, 2023**. 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.