



PLANNING COMMISSION AGENDA MONDAY, FEBRUARY 15, 2021 – 5:15 P.M.

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

CALL TO ORDER

APPROVAL OF MINUTES- February 1, 2021

OLD BUSINESS

1. Previously tabled application of William M. Gillen III for a front yard setback variance from 40 feet to 10 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.
2. 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.
3. Previously tabled application of C. Sam McGee to rezone from Agricultural Residential-III (AR-II) to Light Industrial (I-I) on a 34.28± acre tract located on the west side of Spout Springs Road approximately 428 feet from its intersection with Litany Court; a.k.a. 7038 Spout Springs Road; Zoned AR-III; Tax Parcel 15042 000016J. Proposed Use: self-storage warehouse. ** Commission District 1.
4. 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.

NEW BUSINESS

5. Application of Chris Eberhart for a right yard setback variance from 10 feet to 0 feet on a 0.33± acre tract located on the north side of Stephens Road approximately 184 feet from its intersection with Waverly Way; a.k.a. 4610 Stephens Road; Zoned R-I; Tax Parcel 08054 003004C. Proposed Use: construct an addition. * Commission District 2.
6. Application of Joe Cook for a road frontage variance from 150 feet to 50 feet on a 137.26± acre tract located on the west side of Belmont Highway approximately 334 feet from its intersection with Anglin Drive; a.k.a. 3641 Belmont Highway; Zoned AR-IV & I-II; Tax Parcel 15025 000023. Proposed Use: subdivide property into two tracts. * Commission District 3.



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OTHER

7. Annual review of the previously approved hardship mobile home for Joseph Patterson on property located on the northeast side of Thompson Bridge Road, 440± feet south of its intersection with Elrod Road; a.k.a. 4834 Thompson Bridge Road; Zoned R-II; Tax Parcel 11061 007009. Commission District 3.

*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 25, 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, March 25, 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.

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