



PLANNING COMMISSION AGENDA MONDAY, APRIL 19, 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- April 5, 2021

OLD BUSINESS

1. Previously tabled application of Paden Dunagan to rezone from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 8.81± acre tract located on the west side of Candler Road approximately 1,676 feet from its intersection with Lee Land Road; a.k.a. 2010 Candler Road; Zoned AR-IV; Tax Parcel 15031A000002. Proposed Use: permitted industrial uses within the I-II zoning district - welding shop. ** Commission District 3.

NEW BUSINESS

2. Application of Kali and Justin Hunt for a hardship mobile home on a 1.21± acre tract located on the west side of Green Circle, approximately 371 feet from its intersection with Bulldog Drive; a.k.a. 5237, 5241, & 5249 Green Circle, 5276 & 5308 Dahlonga Highway; Zoned AR-IV; Tax Parcel 12030 000013I, 000013H (pt.), 000013D (pt.), & 000013F (pt.). Proposed Use: to place a hardship mobile home onto property. * Commission District 3.
3. Application of M. Kay Jones for a hardship mobile home on a 2.02± acre tract located on the west side of Patterson Lane approximately 1,717 feet from its intersection with Price Road; a.k.a. 4880 Patterson Lane; Zoned AR-III; Tax Parcel 10053 000037. Proposed Use: to place a hardship mobile home onto property. * Commission District 2.
4. Application of Joseph E. Epps for a road frontage variance from 150 feet to 75 feet on a 28.70± acre tract located on the east side of Cleveland Highway approximately 890 feet from its intersection with River Walk Court; a.k.a. 5074 Cleveland Highway; Zoned AR-IV & S-S; Tax Parcel 12029 000015. Proposed Use: 2 lot subdivision * Commission District 3.
5. Application of Jason Jackson for a right side yard setback variance from 10 feet to 7 feet and a left side yard setback variance from 10 feet to 7 feet on a 0.62± acre tract located on the east side of Wildwood Trail 309 feet from its intersection with Samoa Way; a.k.a. 6496 Wildwood Trail; Zoned R-I; Tax Parcel 08131 008008. Proposed Use: construct a residence. * Commission District 1.
6. Application of Jason Jackson for a right side yard setback variance from 10 feet to 7 feet and a left side yard setback variance from 10 feet to 7 feet on a 0.81± acre tract located on the east side of Wildwood Trail at its terminus; a.k.a. 6498 Wildwood Trail; Zoned R-I; Tax Parcel 08131 008007. Proposed Use: construct a residence. * Commission District 1.
7. Application of Intown Home Builders for a front yard setback variance from 55 feet from centerline of road to 40 feet from centerline of road on a 0.29± acre tract located on the east side of Belvedere Circle; a.k.a. 4146 Belvedere Circle; Zoned R-I and AR-III; Tax Parcel 10079 002022. Proposed Use: construct a residence. * Commission District 2.



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8. Application of Intown Home Builders for a front yard setback variance from 65 feet from centerline of road to 53 feet from centerline of road on a 0.30± acre tract located on the east side of Belvedere Circle; a.k.a. 4138 Belvedere Circle; Zoned R-I and AR-III; Tax Parcel 10079 002024. Proposed Use: bring existing residence into compliance. * Commission District 2.
9. Application of Intown Home Builders for a front yard setback variance from 65 feet from centerline of road to 55 feet from centerline of road on a 0.31± acre tract located on the east side of Belvedere Circle; a.k.a. 4134 Belvedere Circle; Zoned R-I and AR-III; Tax Parcel 10079 002025. Proposed Use: bring existing residence into compliance. * Commission District 2.
10. Application of Intown Home Builders for a front yard setback variance from 65 feet from centerline of road to 54 feet from centerline of road on a 0.33± acre tract located on the east side of Belvedere Circle; a.k.a. 4130 Belvedere Circle; Zoned R-I and AR-III; Tax Parcel 10079 002026. Proposed Use: construct a residence. * Commission District 2.

*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, May 27, 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, May 27, 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