



## PLANNING COMMISSION AGENDA MONDAY, APRIL 20, 2020 – 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- March 16, 2020 & April 6, 2020**

### **NEW BUSINESS**

1. Application of Charles Hobbs for a front yard setback variance from 40 feet to 35 feet and a left side yard variance from 15 feet to 13 feet on a 0.40± acre tract located on the south side of Hummingbird Court approximately 261 feet from its intersection with Cardinal Drive; a.k.a. 6115 Hummingbird Court; Zoned AR-III; Tax Parcel 10011 000064. Proposed Use: single family residence. \* Commission District 2.
2. Application of Jesus O. Mora for a road frontage variance from 150 feet to 50 feet on a 3.30± acre tract located on the west side of Harmony Church Road approximately 725 feet from its intersection with Thousand Oaks Drive; a.k.a. 3182 Harmony Church Road; Zoned AR-IV; Tax Parcel 15015C000025. Proposed Use: minor subdivision. \* Commission District 3.
3. Previously tabled application of Chris Orme for a Use Subject to County Commission approval on a 13.12± acre tract located on the north side of Kenimer Road approximately 423 feet from its intersection with Couch Drive; a.k.a. 6463 Kenimer Road; Zoned AR-IV; Tax Parcel: 12015 000002. Proposed Use: 6 lot subdivision. \*\* Commission District 3.
4. Application of Joyce Westmoreland for a road frontage variance from 150 feet to 145 feet and from 150 feet to 75 feet on a 9.79± acre tract located on the west side of Ransom Free Road approximately 482 feet from its intersection with H White Road; a.k.a. 6669 Ransom Free Road; Zoned AR-IV; Tax Parcel 12012 000004. Proposed Use: 4 lot subdivision. \*\* Commission District 3.
5. Application of Joyce Westmoreland for a Use Subject to County Commission approval on a 9.79± acre tract located on the west side of Ransom Free Road approximately 482 feet from its intersection with H White Road; a.k.a. 6669 Ransom Free Road; Zoned AR-IV; Tax Parcel 12012 000004. Proposed Use: 4 lot subdivision. \*\* Commission District 3.
6. Application of Custom Canine Unlimited, LLC for a Use Subject to County Commission approval on a 45.49± acre tract located on the east side of Old Cornelia Highway at its intersection with White Sulphur Road; a.k.a. 3266 Old Cornelia Highway; Zoned AR-IV; Tax Parcel 15018 000103. Proposed Use: commercial kennel. \*\* Commission District 3.
7. Application of Gary Collins for a Use Subject to County Commission approval on 18.60± acres located on the east side of Greenway Road at its intersection with Whitehall Road; a.k.a. 4328 Greenway Road & 4591 Noah Martin Road; Zoned AR-IV; Tax Parcel:



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15019 000032 & 15019 000032A. Proposed Use: 5 lot subdivision. \*\* Commission District 3.

8. Application of Ava House Bed & Breakfast to amend conditions of an existing PRD on a 1.62± acre tract located on the east side of Dahlonega Highway approximately 1,854 feet from Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed Use: outdoor event venue. \*\* Commission District 3.
9. Application of Chris Patton to amend conditions of an existing PRD on 25.28± acres located on the south side of Ellison Farm Road approximately 469 feet from its intersection with Cottonwood Drive; a.k.a. Signature Estates Subdivision; Zoned PRD; Tax Parcel: 15028 000010G, 000211, & 000213 - 000216. Proposed Use: 10 lot subdivision. \*\* Commission District 1.
10. Application of Justin Dodd to rezone from Suburban Shopping (S-S) to Agricultural Residential-IV (AR-IV) on a 1.53± acre tract located on the west side of Old Cornelia Highway approximately 181 feet from its intersection with Mud Creek Road; a.k.a. 7463 Old Cornelia Highway; Zoned S-S; Tax Parcel 09003 000007. Proposed Use: to construct an addition. \*\* Commission District 3.
11. Application of Eric Hickman to rezone from Agricultural Residential-III (AR-III) and Light Industrial (I-I) to Light Industrial (I-I) on 25.69± acres located on the west side of Candler Road at its intersection with Jag Drive; a.k.a. 1424, 1440, 1444, & 1476 Candler Road; Zoned AR-III; Tax Parcel: 15031 000039F, 000063, 000089, and 000039. Proposed Use: storage yard. \*\* Commission District 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 **Wednesday, May 13, 2020** 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 **Wednesday, May 13, 2020**. 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*