



## PLANNING COMMISSION AGENDA MONDAY, MAY 4, 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- April 20, 2020

### NEW BUSINESS

1. Application of James N. Beatty, Jr. for a left side yard setback variance from 10 feet to 6 feet on a 0.27± acre tract located on the west side of Perry Drive approximately 2,531 feet from its intersection with Mount Vernon Road; a.k.a. 4223 Perry Drive; Zoned V-C; Tax Parcel 10117 000032. Proposed Use: construct a carport. \* Commission District 3.
2. Application of Jody Kose for a front yard setback variance from 40 feet to 30 feet, a right side setback variance from 15 feet to 10 feet, and a left side setback variance from 15 feet to 10 feet on a 0.31± acre tract located at the terminus of Pathway Road; a.k.a. 3015 Pathway Road; Zoned AR-III; Tax Parcel 09113A001008F. Proposed Use: single family residence. \* Commission District 4.
3. Application of Ricardo Ortiz III and Jamie Kerby Ortiz for a Use Subject to Planning Commission approval on a 19.17± acre tract located on the south side of Oconee Circle; a.k.a. 2872 Oconee Circle; Zoned AR-IV; Tax Parcel 15021D000014C. Proposed Use: continue a nonconforming use. \* Commission District 3.
4. Application of Shun Borders for a Use Subject to Planning Commission approval on a 0.36± acre tract located on the west side of Moore Lane at its intersection with Athens Street; a.k.a. 1802 Moore Lane; Zoned R-II; Tax Parcel 15032E005008. Proposed Use: continue a nonconforming use. \* Commission District 4.
5. Application of Calvin Le for a Use Subject to County Commission approval on a 8.28± acre tract located on the east side of Candler Road approximately 1,828 feet from its intersection with Calvary Church Road; a.k.a. 1393 Candler Road; Zoned I-II; Tax Parcel 15032 000012. Proposed Use: auto sales. \*\* Commission District 3.
6. Application of Michael G. James to rezone from Residential I (R-I) to Office Institutional (O-I) on a 3.45± acre tract located at the intersection of Ledan Road and Thompson Bridge Road; a.k.a. 3473 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039. Proposed Use: office space. \*\* Commission District 2.
7. Application of Dennis Rogers to rezone from Agricultural Residential (AR-IV) to Residential (R-I) on a 2.01± acre tract located on the west side of Lula Road approximately 1,628 feet from its intersection with Calvary Church Road; a.k.a. 8190 Lula Road; Zoned AR-IV; Tax Parcel: 12089 000011 Proposed Use: minor subdivision. \*\* Commission District 3.



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8. Application of Rochester & Associates, Inc. to rezone from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) on a 30.66± acre tract located on the south side of Thompsons Mill Road; a.k.a. 5375, 5381, 5393 & 5401 Thompsons Mill Road; Zoned AR-IV; Tax Parcel 15041 000003P, 000003O, 000074, & 000003V. Proposed Use: multi-family residential. \*\* Commission District 1.
9. Application of Gateway 2 Partners, LLC to rezone from Agricultural Residential (AR-IV) to Planning Industrial Development (PID) on a 4.54± acre tract located on the south side of Simpson Road approximately 991 feet from its intersection with Whitehall Road; a.k.a. 4251 & 0 Simpson Road; Zoned AR-IV & PID; Tax Parcel 15019 000074 & 000659. Proposed Use: mixed-use (industrial, commercial, office, and institutional) development. \*\* Commission District 3.
10. Application of Carol Ann Attaway to rezone from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-IV) on a 12.16± acre tract located on the south side of Bowen Bridge Road at its intersection with Clarks Bridge Road; a.k.a. 5808 Bowen Bridge Road; Zoned PCFD; Tax Parcel 12065 000028. Proposed Use: 4 lot subdivision. \*\* 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, May 28, 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 **Thursday, May 28, 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*