



PLANNING COMMISSION AGENDA MONDAY, MAY 17, 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- May 3, 2021

OLD BUSINESS

1. Previously tabled 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.
2. Previously tabled application of Caleb Mosley to rezone from Suburban Shopping (S-S) to Planned Commercial Development (PCD) on a 2.084± acre tract located on the east side of A L Mangum Road at its intersection with Athens Highway; a.k.a. 3509 & 0 A L Mangum Road; Zoned H-B; Tax Parcel 15014 000041F & 000220. Proposed Use: Variance from Gateway Corridor Overlay District standards for commercial signage. ** Commission District 3.

NEW BUSINESS

3. Application of Wayne Wilson for a rear yard setback variance from 5 feet to 2 feet on a 0.29± acre tract located on the south side of Hammock Trail at its intersection with Bluebird Cove; a.k.a. 7039 Hammock Trail; Zoned PRD; Tax Parcel 10017 000194. Proposed Use: construct a covered patio. * Commission District 2.
4. Application of John Biggers to amend the conditions of previously approved Planned Commercial Development (PCD) on a 7.84± acre tract located on the west side of Cleveland Highway approximately 767 feet from its intersection with Deer River Trail; a.k.a. 4789 Cleveland Highway; Zoned PCD; Tax Parcel 12028 000077. Proposed Use: event venue. ** Commission District 3.
5. Application of Cook Communities for a Use Subject to County Commission approval on a 5.8± acre tract located on the east side of Leach Road approximately 1,828 feet from its intersection with Willie Robinson Road; a.k.a. 4034 Leach Road; Zoned AR-III; Tax Parcel 10050 000008(pt.). Proposed Use: 5 lot subdivision. ** Commission District 2.
6. Application of Cook Communities to rezone from Agricultural Residential-III (AR-III) to Residential-I (R-I) on a 67.9± acre tract located on the west side of Leach Road approximately 1,941 feet from its intersection with Willie Robinson Road; a.k.a. 4035 Leach Road; Zoned AR-III; Tax Parcel 10050 000008(pt.). Proposed Use: 23 lot subdivision. ** Commission District 2.
7. Application of Donnie and Deberah Kelley to rezone from Office Industrial (O-I) and Agricultural Residential-III (AR-III) to Agricultural Residential-III (AR-III) on a 24.25±acre tract located on the south side of Thompson Bridge Road approximately 267 feet from its intersection with Lee Road; a.k.a. 4783 Thompson Bridge Road; Zoned O-I & AR-III; Tax Parcel 11061 001002. Proposed Use: single family residence. ** Commission District 2.



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8. Application of Firooz Nahai to rezone from Agricultural Residential-III (AR-III) to Residential-I (R-I) on a 1.67± acre tract located on the east side of Price Road approximately 116 feet from its intersection with Graham Circle; a.k.a. 4824 Price Road; Zoned AR-III; Tax Parcel 11108 000002. Proposed Use: 2 lot subdivision. ** Commission District 2.
9. Application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 10.00± acre tract located on the west side of Coker Road approximately 840 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131(pt.). Proposed Use: 10 lot subdivision. ** Commission District 3.
 - Applicant will be tabled to the June 7, 2021 Planning Commission meeting.
10. Application of Ridgeline Land Planning, Inc. to rezone from Planned Residential Development (PRD) and Residential-I (R-I) to Planned Residential Development (PRD) on a 200.94± acre tract located within Magnolia Station subdivision; a.k.a. 0 Lula Road, 6370 River Plantation Drive, and Magnolia Station Phase 1 addresses; Zoned PRD & R-I; Tax Parcels 09079 000001, 09079A000050, and Magnolia Station Phase 1 parcels. Proposed Use: planned residential development. ** 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, June 24, 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, June 24, 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