



PLANNING COMMISSION AGENDA MONDAY, AUGUST 2, 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- July 19, 2021

OLD BUSINESS

1. Previously tabled application of Emiliano Arroyo Calvo a Use Subject to Planning Commission approval on a 0.36± acre tract located on the west side of Browns Bridge Avenue approximately 320 feet from its intersection with Carter Street; a.k.a. 1507 Browns Bridge Road; Zoned O-I; Tax Parcel 00123 007020A. Proposed Use: expansion of a non-conforming use – enclose existing carport for residential purposes. * Commission District 4.
2. Previously tabled application of Judy Satterfield for a Use Subject to County Commission approval on a 51.90± acre tract located on the east side of Whiporwill Road approximately 985 feet from its intersection with Joe Chandler Road; a.k.a. 4083 Whiporwill Road; Zoned AR-IV; Tax Parcel 15009 000022. Proposed Use: 5 lot subdivision. ** Commission District 3.
3. Previously tabled application of Gail W. Chapman for a Use Subject to County Commission approval on 3.43± acres located on the northwest side of Atlanta Highway approximately 170 feet from its intersection with Wallis Road; a.k.a. 3536 and 3546 Atlanta Highway; Zoned H-B; Tax Parcels 08047 001004 and 001003. Proposed Use: outdoor storage within Gateway Corridors Overlay District (GCOD). ** Commission District 2.
4. Previously tabled 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.
5. Previously tabled application of FIDES Development to rezone from Agricultural Residential-III (AR-III) and Vacation Cottage (V-C) to Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned AR-III and V-C; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. ** Commission District 1.
6. Previously tabled application of Provident Partners 129, LLC to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 66.85± acre tract located on the south side of Athens Highway at its intersection with Roy Parks Road; a.k.a. 3104 Athens Highway; Zoned AR-IV; Tax Parcel 15024 000227. Proposed Use: distribution warehouse. ** Commission District 3.
7. Previously tabled application of Maroum Aoun to rezone from Agricultural Residential-III (AR-III) to Planned Office Development (POD) on a 7.51± acre tract located on the west side of Winder Highway approximately 880 feet from its intersection with Martin Road; a.k.a. 4240 Winder Highway, Zoned AR-III; Tax Parcel 15044B000009. Proposed Use: daycare center. ** Commission District 1.



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NEW BUSINESS

8. Application of Daniel Jaimes for a front yard setback variance from 40 feet to 30 feet on a 1.00± acre lot located on the west side of Priest Circle approximately 244 feet from its intersection with Wallace Road; a.k.a. 3018 Priest Circle; Zoned AR-IV; Tax Parcel 15023 000133. Proposed Use: bring structure into compliance. * Commission District 3.
9. Application of Daniel Jaimes for a front yard setback variance from 40 feet to 30 feet on a 1.11± acre tract located on the west side of Priest Circle at its intersection with Wallace Road; a.k.a. 3024 Priest Circle; Zoned AR-IV; Tax Parcel 15023 000133A. Proposed Use: bring structure into compliance. * Commission District 3.
10. Application of Douglas G. and Barbara E. Duffee for a road frontage variance from 150 feet to 62 feet on a 5.14± acre tract located on the south side of Old Cornelia Highway approximately 527 feet from its intersection with Whitehall Road; a.k.a. 4938 Old Cornelia Highway; Zoned AR-III; Tax Parcel 15008 000014. Proposed Use: 2 lot subdivision. * Commission District 3.
11. Application of Brand Properties, LLC for a front yard setback variance from 100 feet to 70 feet on a 30.69± acre tract located on the east and west sides of Wallis Road at its intersection with Atlanta Highway; a.k.a. 3542 Wallis Road; Zoned H-B and R-II; Tax Parcel 08047 001005. Proposed Use: 298 unit multi-family development. * Commission District 2.
12. Application of Brand Properties, LLC to rezone from Highway Business (H-B) and Residential-II (R-II) to Residential-Multi Family (R-MF) on a 30.69± acre tract located on the east and west sides of Wallis Road at its intersection with Atlanta Highway; a.k.a. 3542 Wallis Road; Zoned H-B and R-II; Tax Parcel 08047 001005. Proposed Use: 298 unit multi-family development. ** Commission District 2.
13. Application of Williams Brothers Development, LLC/Cameron Grogan to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 33.90± acres located on the east side of White Sulphur Road at its intersection with Waters Road; a.k.a. 2288 and 2256 White Sulphur Road and 2350, 2328, 2312, and 2311 Waters Road; Zoned AR-III; Tax Parcels 15033D000004, 000005, 000001, 000013, 000003, and 000002. Proposed Use: 300 unit multi-family development. ** Commission District 4.
14. Application of Solidum Holdings, LLC to rezone from Planned Residential Development (PRD), Residential-III (R-II), and Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 105± acre tract located on the west side of Barrett Road at its intersection with Dorsey Peek Road; a.k.a. 2661 Barrett Road and 2545 Athens Highway; Tax Parcels 15023 000216 and 15023 000018A. Proposed Use: mixed-use commercial and industrial development. ** Commission District 3.



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15. Application of Gainesville Freezer, LP to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 42± acre tract located on the west side of Athens Highway approximately 233 feet from its intersection with Baker Road; a.k.a. 2935, 2959, and 2971 Athens Highway; Zoned AR-IV; Tax Parcels 15023 000039(pt.), 15024 000040A, and 15023 000132. Proposed Use: cold storage warehouse facility. ** Commission District 3.
16. Application of Intown Home Builders for a Use Subject to County Commission approval on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: minor 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, September 9, 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, September 9, 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