



PLANNING COMMISSION AGENDA MONDAY, SEPTEMBER 20, 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- September 7, 2021

OLD BUSINESS

1. Previously tabled application of Patrick Morrissey to rezone from Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 0.52± acre tract located on the south side of Watson Circle approximately 408 feet from its intersection with Browns Bridge Road; a.k.a. 3805, 3809, 3890 & 3886 Watson Circle; Zoned AR-III; Tax Parcels 08039 003012, 003013, 003014, and 003015. Proposed Use: outdoor storage of inventory items. ** Commission District 2.
2. Previously tabled application of John Roberts to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 38.85± acre tract located on the north side of Lee Land Road, at its intersection with Webb Girth Road; a.k.a. 2522 Lee Land Road, Zoned AR-III; Tax Parcel 15030 000027A. Proposed Use: 160 unit townhome development. ** Commission District 4.

NEW BUSINESS

3. Application of Legacy Construction & Renovation for a right side yard setback variance from 10 feet to 4 feet on a 0.37± acre tract located on the north side of Dogwood Lane approximately 1,010 feet from its intersection with Beach Haven Drive; a.k.a. 5450 Dogwood Lane; Zoned R-I; Tax Parcel 08081 003004. Proposed Use: construct a carport. * Commission District 2.
4. Application of Bilal Gillani for a Use Subject to County Commission approval on 5.08± acre tract located on the west side of Old Cornelia Highway approximately 539 feet from its intersection with Shady Valley Road; a.k.a. 2633 Old Cornelia Highway; Zoned AR-III & AR-IV; Tax Parcel 15021B000050. Proposed Use: auto repair and used auto sales. ** Commission District 3.
5. Application of Bilal Gillani to rezone from Agricultural Residential-III (AR-III) & Agricultural Residential-IV (AR-IV) to Highway Business (H-B) on a 5.08± acre tract located on the west side of Old Cornelia Highway approximately 539 feet from its intersection with Shady Valley Road; a.k.a. 2633 Old Cornelia Highway; Zoned AR-III & AR-IV; Tax Parcel 15021B000050. Proposed Use: auto repair and used auto sales. ** Commission District 3.
6. Application of Casey Walker/CSC Properties, LLC to rezone from Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 3.63± acre tract located on the north side of McEver Road at its intersection with Lights Ferry Road; a.k.a. 5820 McEver Road; Zoned AR-III; Tax Parcel 08119 000003(pt.). Proposed Use: gas station & convenience store. ** Commission District 1.



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7. Application of Atlas Development to rezone from Agricultural Residential-III (AR-III) and Residential-I (R-I) to Planned Residential Development (PRD) on a 79.18± acre tract located on the west side of Union Church Road at its intersection with Union Circle; a.k.a. 5166 & 5154 Union Church Road; Zoned AR-III & R-I; Tax Parcels 15043 000059 & 000073. Proposed Use: 148 lot subdivision. ** Commission District 1.
8. Application of Friends to the Forlorn Pitbull Rescue, Inc. to rezone from Agricultural Residential-IV (AR-IV) to Planned Residential Development (PRD) on a 38.399± acres on the west side of Will Wheeler Road approximately 397 feet from its intersection with Ben Lee Road; a.k.a. 5473 and 5453 Will Wheeler Road; Zoned AR-IV; Tax Parcels 11030 000030 and 11030 000032. Proposed Use: animal rescue with residential uses. *** 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, October 28, 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, October 28, 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.

*** The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, October 14, 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