



PLANNING COMMISSION AGENDA MONDAY, OCTOBER 18, 2021 – 5:15 P.M.

Gainesville Civic Center, 830 Green Street, NE
Gainesville, Georgia 30501

CALL TO ORDER

APPROVAL OF MINUTES- September 20, 2021 & October 4, 2021

OLD BUSINESS

1. Previously tabled application of Jason Jackson for a right side yard setback variance from 10 feet to 7 feet and a left side yard setback variance from 10 feet to 7 feet on a 0.62± acre tract located on the east side of Wildwood Trail 309 feet from its intersection with Samoa Way; a.k.a. 6496 Wildwood Trail; Zoned R-I; Tax Parcel 08131 008008. Proposed Use: construct a residence. * Commission District 1.
2. Previously tabled application of Jason Jackson for a right side yard setback variance from 10 feet to 7 feet and a left side yard setback variance from 10 feet to 7 feet on a 0.81± acre tract located on the east side of Wildwood Trail at its terminus; a.k.a. 6498 Wildwood Trail; Zoned R-I; Tax Parcel 08131 008007. Proposed Use: construct a residence. * Commission District 1.

NEW BUSINESS

3. Application of GD Candler, LLC for a front yard setback variance from 35 feet to 30 feet on a 1.40± acre tract located on the south side of Candler Park Drive at its intersection with Hardwood Circle; a.k.a. 2135 Candler Park Drive; Zoned I-I; Tax Parcel 15030 000140. Proposed Use: bring structure into compliance. * Commission District 3.
4. Application of Joe Kemp for a rear yard setback variance from 50 feet to 20 feet on a 14.32± acre tract located on the north side of Jim Hood Road approximately 185 feet from its intersection with Manor Drive; a.k.a. 4694 Jim Hood Road; Zoned AR-IV; Tax Parcel 12003 000016. Proposed Use: horse arena and barn. * Commission District 3.
5. Application of Ashley Ruelas for a Use Subject to County Commission approval on a 0.59± acre tract located on the north side of Spring Road approximately 684 feet from its intersection with Brown Bridge Road; a.k.a. 2036 Spring Road; Zoned H-B; Tax Parcel 00122 002015. Proposed Use: continuation of a non-conforming use. ** Commission District 4.
6. Application of The Revive Land Group, LLC to rezone from Planned Commercial Development (PCD) to Planned Residential Development (PRD) on a 44.232± acre tract located on the north side of Price Road approximately 640 feet west of its intersection with Walnut Grove Way; a.k.a. 3740 Price Road; Tax Parcel 10100 000156(pt.) & 10100 000158(pt.). Proposed Use: 185 unit townhome development. ** Commission District 2.



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7. Application of Fuqua Acquisitions, LLC to amend conditions of a Planned Commercial Development (PCD) on a 14.283± acre tract located on the north side of Price Road at its intersection with Walnut Grove Way; a.k.a. 3740 & 3782 Price Road; Zoned PRD; Tax Parcels 10100 000156(pt.) & 000154. Proposed Use: amend conditions of a planned commercial development. ** Commission District 2.

*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, December 9, 2021** at 6:00 p.m. at the Gainesville Civic Center, 830 Green Street NE, Gainesville, Georgia 30501.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, December 9, 2021. The Board will meet at 6:00 p.m. at the Gainesville Civic Center, 830 Green Street NE, Gainesville, Georgia 30501.

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