



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

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

CALL TO ORDER

APPROVAL OF MINUTES- November 1, 2021

OLD BUSINESS

1. Previously tabled application of 2156 Athens Hwy, LLC for Site Plan Approval by the Planning Commission on a 27.62± acre tract located on the south side of Athens Highway approximately 483 feet from its intersection with Wilson Drive; a.k.a. 2140 Athens Highway; Zoned I-I; Tax Parcels 15032D000057C, 15032D000057, & 15032D000061. Proposed Use: salvage and junkyard. * Commission District 4.
2. Previously tabled application of 2156 Athens Hwy, LLC for a Use Subject to County Commission approval on a 11.16± acre tract located on the south side of Athens Highway approximately 410 feet from its intersection with Morgan Drive; a.k.a. 2156 Athens Highway; Zoned I-II; Tax Parcel 15032D000057B. Proposed Use: salvage and junkyard. ** Commission District 4.
3. Previously tabled application of Tyler Crawford to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 0.96± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road; a.k.a. 6541 Henry Smith Road; Zoned AR-IV; Tax Parcel 11023 000024(pt.). Proposed Use: fabrication business. ** Commission District 3.
4. Previously tabled application of Rabun Gap Holdings to rezone from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) on a on a 20.67± acre tract located on the west side of Spout Springs Road approximately 100 feet from its intersection with Lancaster Crossing; a.k.a. 6804 Spout Springs Road; Zoned PCFD. Tax Parcel 15042 000018. Proposed Use: 95 unit single family residential development. ** Commission District 1.
 - This request will be tabled to the December 20, 2021 Planning Commission meeting.

NEW BUSINESS

5. Application of William Gilbert for two road frontage variances from 150 feet to 109 feet on a 3.23± acre tract located on the west side of Cool Springs Road approximately 2,173 feet from its intersection with Grant Ford Road; a.k.a. 5618 Cool Springs Road; Zoned AR-III; Tax Parcel 10015 000068. Proposed Use: minor subdivision – 2 building lots. * Commission District 2.
6. Application of Jerolene E. Dove for a road frontage variance from 150 feet to 50 feet on a 23.02± acre tract located on the west side of County Line Road approximately 1,837 feet from its intersection with Hensley Road; a.k.a. 7500 County Line Road; Zoned AR-IV; Tax Parcel 15005 000006A and 000006(pt.). Proposed Use: bring parcel into compliance. * Commission District 3.
7. Application of Gary Speigel for a rear yard setback variance from 20 feet to 17 feet on a 0.16± acre tract located on the west side of Golden Oak Cove at its intersection with Noble Oak Cove; a.k.a. 5161 Golden Oak Cove; Zoned PRD; Tax Parcel 08065 000230. Proposed Use: construct a patio roof. * Commission District 2.



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8. Application of B&B Egg Sales, LLC for a Use Subject to Planning Commission approval on a 1.43± acre tract located on the east side of West Ridge Road at its intersection with Benson Drive; a.k.a. 989 West Ridge Road; Zoned I-II; Tax Parcel 00055 000023. Proposed Use: construction trailer for more than 12 months. * Commission District 4.
9. Application of Peach State Euro for a Use Subject to Planning Commission approval on a 1.56± acre tract located on the south side of Old Cornelia Highway approximately 890 feet from its intersection with Arthur Miller Road; a.k.a. 4136 Old Cornelia Highway; Zoned AR-IV; Tax Parcel 15018 000077. Proposed Use: rural business. * Commission District 3.
10. Application of CTX Funding SPE, LLC for a Use Subject to Planning Commission approval on a 10.08± acre tract located on the east side of Cornelia Highway approximately 746 feet from its intersection with Yonah Post Road; a.k.a. 5965 Cornelia Highway; Zoned I-I; Tax Parcel 09005 000009. Proposed Use: variance from Gateway Corridor Overlay District architectural standards. * Commission District 3.
11. Application of LCL Holding, LLC to rezone from Agricultural Residential-III (AR-III) to Light Industrial (I-I) on a 6.50± acre tract located on the east side of New Harvest Road approximately 227 feet from its intersection with Calvary Church Road; a.k.a. 1829 New Harvest Road; Zoned AR-III; Tax Parcel 15031 000148. Proposed Use: trucking company and repair shop. ** Commission District 4.
12. Application of Cook Communities to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 34.03± acre tract located on the west side of Pine Valley Road at its intersection with White Sulphur Road; a.k.a. 1560, 1582, & 1586 Pine Valley Road; Zoned AR-III; Tax Parcels 09124 000039, 000039B, & 000203. Proposed Use: 249 unit townhome development. ** Commission District 4.

OTHER

Annual Hardship Mobile Home Review

13. Annual review of the previously approved hardship mobile home for Jonathan Siderakis on property located on the south side of Flat Creek Road, 1,000± feet west of its intersection with McEver Road; a.k.a. 4751 Flat Creek Road; Zoned AR-III; Tax Parcel 08066 002004. 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, January 13, 2022** at 6:00 p.m. at the Gainesville Civic Center located at 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, January 13, 2022. The Board will meet at 6:00 p.m. at the Gainesville Civic Center located at 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