



PLANNING COMMISSION AGENDA MONDAY, DECEMBER 20, 2021 – 5:15 P.M.

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

CALL TO ORDER

APPROVAL OF MINUTES- December 6, 2021

OLD BUSINESS

1. 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.
2. 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.
3. Previously tabled 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.

NEW BUSINESS

4. Application of Morgan Brick for a front yard setback variance from 65 feet to 40 feet and a left side yard setback variance from 15 feet to 5 feet on a 0.38± acre tract located on the west side of Seminole Drive approximately 556 feet from its intersection with McEver Road; a.k.a. 6052 Seminole Drive; Zoned R-I; Tax Parcel 08131 002002. Proposed Use: construct a detached garage. * Commission District 1.
5. Application of Ramar Land Corporation to amend previous conditions of a Planned Industrial Development (PID) on a 36.33± acre tract located on the north side of Athens Highway approximately 1,986 feet from its intersection with A L Mangum Road; a.k.a. 3307 & 3333 Athens Highway; Zoned PID; Tax Parcels 15014 000033 & 000033A. Proposed Use: amend conditions for a truck terminal, repair garage, and office space. ** Commission District 3.
6. Application of Dawn Mumpower to rezone from Residential-I (R-I) and Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 1.67± acre tract located on the east side of Winder Highway approximately 483 feet from its intersection with Reed Farm Road; a.k.a. 3761 Winder Highway; Zoned R-I & AR-III; Tax Parcel 15037 000003. Proposed Use: commercial kitchen. ** Commission District 1.



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7. Application of Reynolds-Hemmer Properties, LP for a Use Subject to County Commission approval on a 4.50± acre tract located on the east side of White Sulphur Road approximately 620 feet from its intersection with Cornelia Highway; a.k.a. 3639, 3651, & 3655 White Sulphur Road; Zoned AR-IV; Tax Parcel 15019 000002(pt.). Proposed Use: bring property into compliance. ** Commission District 3.
8. Application of Forestar (USA) Real Estate Group Inc. to rezone from Residential-I (R-I) to Planned Residential Development (PRD) on a 347.23± acre tract located on the north side of Gillsville Highway approximately 56 feet from its intersection with Evergreen Holloway Drive; a.k.a. 2955 Gillsville Highway; Zoned R-I; Tax Parcel 15016 000030A. Proposed Use: 399 single-family detached & townhomes. ** Commission District 4.

*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 27, 2022** 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, January 27, 2022. 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