



## PLANNING COMMISSION AGENDA MONDAY, JUNE 7, 2021 – 5:15 P.M.

Hall County Government Center, 2<sup>nd</sup> Floor Meeting Room  
2875 Browns Bridge Road, Gainesville, Georgia 30504

### CALL TO ORDER

### APPROVAL OF MINUTES- May 17, 2021

### OLD BUSINESS

1. Previously tabled application of Danny Samples for a front yard setback variance from 40 feet to 10 feet on a 0.33± acre tract located on the north side of Audubon Drive approximately 450 feet from its intersection with White Mill Road; a.k.a. 5125 Audubon Drive; Zoned AR-III; Tax Parcel 08055 003015. Proposed Use: construct a storage building. \* Commission District 2.
2. 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.
3. Previously tabled application of The Dell Group, LLC to rezone from Planned Commercial Development (PCD) to Planned Industrial Development (PID) on a 19.82± acre tract located on the north side of Winder Highway at its intersection with Benefield Road; a.k.a. 5385 Winder Highway; Zoned PCD; Tax Parcel 15028B000015. Proposed Use: retail and warehouse space. \*\* Commission District 1.

- Applicant had requested to withdraw

### NEW BUSINESS

4. Application of Michael Andrea for a right side yard setback variance from 10 feet to 3 feet on a 0.82± acre tract located on the south side of Aarons Way approximately 135 feet from its terminus; a.k.a. 6411 Aarons Way; Zoned R-I; Tax Parcel 15048E000150. Proposed Use: construct a detached garage. \* Commission District 1.
5. Application of Beltan Properties for a right yard setback variance from 15 feet to 10 feet on a 1.90± acre tract located on the west side of Montgomery Drive approximately 580 feet from its intersection with Timothy Lane; a.k.a. 3278 Montgomery Drive; Zoned AR-III; Tax Parcel 08022 000001. Proposed Use: construct a detached garage. \* Commission District 2.
6. Application of Roland Barlowe for a right side yard setback variance from 15 feet to 7 feet on a 22.76± acre tract located on the south side of Price Road approximately 650 feet from its intersection with Short Road; a.k.a. 4077 Price Road; Zoned AR-III; Tax Parcel 10080 000024. Proposed Use: reconfigure property into 3 building lots. \* Commission District 2.



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7. Application of Roland Barlowe for a road frontage variance from 150 feet to 115 feet and 150 feet to 50 feet on 23.96± acres located on the south side of Price Road approximately 650 feet from its intersection with Short Road; a.k.a. 4073 & 4077 Price Road; Zoned AR-III; Tax Parcel 10080 000024. Proposed Use: minor subdivision. \* Commission District 2.
8. Application of Tonya Woods for a road frontage variance from 500 feet to 370 feet on a 5.29± acre tract located on the north side of Thurmon Tanner Parkway approximately 395 feet from its intersection with Tanners Creek Drive; a.k.a. 4190 Thurmon Tanner Parkway; Zoned I-I; Tax Parcel 08073 000009. Proposed Use: reconfigure existing lots of record. \* Commission District 2.
9. Application for Tonya Woods for a road frontage variance from 500 feet to 460 feet on a 6.29± acre tract located on the north side of Thurmon Tanner Parkway at its intersection with W White Road; a.k.a. 4212 Thurman Tanner Parkway; Zoned I-I; Tax Parcel 08073 000013. Proposed Use: reconfigure existing lots of record. \* Commission District 2.
10. Application of Patton Land Surveying, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 39.11± acre tract located on the west side of Athens Highway approximately 260 feet from its intersection with Wallace Road; a.k.a. 2738 Athens Highway, Zoned AR-IV; Tax Parcel 15023 000008. Proposed Use: light manufacturing and warehouse/distribution facilities. \*\* Commission District 3.
11. 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: mixed residential development. \*\* Commission District 4.

- **Agenda item 11 will be tabled to the June 21, 2021 Planning Commission meeting.**

12. Application of Cagle Rd, LLC for a Use Subject to County Commission approval on 31.50± acres located on the south side of Cagle Road across from its intersection with Oak Lake Drive; a.k.a. 0, 0, and 4258 Cagle Road, Zoned AR-III; Tax Parcels 09098 000007, 000008, and 000002. Proposed Use: sawmill, lumberyard, wood boiler, and biofuel plant. \*\* Commission District 3.

- **Agenda item 12 will be tabled to the June 21, 2021 Planning Commission meeting.**



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13. Application of Cagle Rd, LLC to rezone from Agricultural Residential-III (AR-III) to Heavy Industrial (I-II) on 31.50± acres located on the south side of Cagle Road across from its intersection with Oak Lake Drive; a.k.a. 0, 0, and 4258 Cagle Road, Zoned AR-III; Tax Parcels 09098 000007, 000008, and 000002. Proposed Use: sawmill, lumberyard, wood boiler, and biofuel plant. \*\* Commission District 3.

- Agenda item 13 will be tabled to the June 21, 2021 Planning Commission meeting.

14. Application of D. Barrett Investment Properties, LLC to rezone from Agricultural Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.70± acre tract located on the east side of Thompson Bridge Road approximately 684 feet from its intersection with Southers Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III & R-II; Tax Parcel 10104 000002. Proposed Use: car wash and self-storage warehouse facility. \*\* 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, July 8, 2021** at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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, July 8, 2021**. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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*