



PLANNING COMMISSION AGENDA MONDAY, JULY 6, 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- June 7, 2021 and June 21, 2021

OLD BUSINESS

1. Previously tabled 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.
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 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.
4. 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.
5. 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

6. Application of Louise G. Butler front yard setback variance from 40 feet to 22 feet on a 2.164± acre tract located on the south side of Ellison Farm Road approximately 540 feet from its intersection with Cottonwood Drive; a.k.a. 4176 Ellison Farm Road; Zoned AR-IV; Tax Parcel 15028 000252. Proposed Use: bring property into compliance. * Commission District 1.
7. Application of Louise G. Butler rear yard setback variance from 25 feet to 15 feet on a 1.521± acre tract located on the south side of Ellison Farm Road approximately 590 feet from its intersection with Cottonwood Drive; a.k.a. 4178 Ellison Farm Road; Zoned AR-IV; Tax Parcel 15028 000253. Proposed Use: bring property into compliance. * Commission District 1.



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8. Application of Gail W. Chapman for a Use Subject to County Commission approval on 3.43± acres located on the northwest side of Atlanta Highway approximately 170 feet from its intersection with Wallis Road; a.k.a. 3536 and 3546 Atlanta Highway; Zoned H-B; Tax Parcels 08047 001004 and 001003. Proposed Use: outdoor storage within Gateway Corridors Overlay District (GCOD). ** Commission District 2.
9. Application of Judy Satterfield for a Use Subject to County Commission approval on a 51.90± acre tract located on the east side of Whiporwill Road approximately 985 feet from its intersection with Joe Chandler Road; a.k.a. 4083 Whiporwill Road (pt.); Zoned AR-IV; Tax Parcel 15009 000022 (pt.). Proposed Use: 4 lot subdivision. ** Commission District 3.
10. Application of Patricia Hill Balkissoon and Ralph Balkissoon for a Use Subject to County Commission approval on a 0.62± acre tract located on the north side of Madge Lane at its intersection with Hopewell Church Road; a.k.a. 5212 Hopewell Church Road; Zoned V-C; Tax Parcel 11058 000004A. Proposed Use: expansion of a non-conforming use – mobile home in V-C. ** Commission District 3.
11. Application of Joel and Ana Bell to amend the conditions of a Planned Residential Development (PRD) on a 1.00± acre tract located on the west side of Union Church Road approximately 235 feet from its intersection with Oak Farm Way; a.k.a. 4984 Union Church Road; Zoned AR-III; Tax Parcel 15043 000161. Proposed Use: remove shared driveway requirement. ** Commission District 1.
12. Application of Pat and Brenda Burke to amend conditions of a Planned Residential Development (PRD) on a 0.77± acre tract located on the east side of Oakwood Trail, at its intersection with Pinecrest Trail; a.k.a. 6739 Oakwood Trail; Zone PRD; Tax Parcel 10011D000096. Proposed Use: convert camping lots to individual septic lots. ** Commission District 2.
13. Application of Pat and Brenda Burke to amend conditions of a Planned Residential Development (PRD) on a 0.51± acre tract located on the north side of Pinecrest Trail, at its intersection with Oakwood Trail; a.k.a. 6710 Pinecrest Trail; Zone PRD; Tax Parcel 10011D000097. Proposed Use: convert camping lots to individual septic lots. ** Commission District 2.
14. Application of Agile Cold ATL NE, LLC to amend conditions of a previous rezoning on a 34.672± acre tract located at the intersection of Roy Parks Road and Athens Highway; a.k.a. 3117 Athens Highway; Tax Parcel 15024 000036. Proposed Use: Cold storage warehouse facility. ** Commission District 3.
15. Application of MP Partners Development, LLC to amend conditions of a Planned Commercial Development on a 1.95± acre tract located on the north side of Winder Highway approximately 1390 feet from its intersection with Raceway Drive; a.k.a. 5295 Winder Highway (pt.); Zoned PCD; Tax Parcel 15028B000001E (pt.). Proposed Use: mixed use commercial development. ** Commission District 1.



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16. Application of MP Partners Development, LLC to amend conditions of a Planned Commercial Development on a 60.91± acre tract located on the north side of Winder Highway approximately 510 feet from its intersection with BBS Way; a.k.a. 5301 Winder Highway; Zoned PCD; Tax Parcel 15028B000001. Proposed Use: mixed use commercial development. ** Commission District 1.
17. Application of MP Partners Development, LLC to amend conditions of a Planned Commercial Development on a 19.82± acre tract located on the north side of Winder Highway at intersection with Benefield Road; a.k.a. 5385 Winder Highway; Zoned PCD; Tax Parcel 15028B000015. Proposed Use: mixed use commercial development. ** Commission District 1.
18. Application of MP Partners Development, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Commercial Development (PCD) on 54. 05± acres located on the south side of Benefield Road approximately 900 feet from its intersection with Village South Drive; a.k.a. 4370 and 4420 Benefield Road; Zoned AR-IV; Tax Parcels 15028 000070 and 000090. Proposed Use: mixed use commercial development. ** Commission District 1.
19. Application of FIDES Development to rezone from Agricultural Residential-III (AR-III) and Vacation Cottage (V-C) to Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned AR-III and V-C; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. ** Commission District 1.
20. Application of Longstreet Property Group to rezone from Agricultural Residential-III (AR-III) and Highway Business (H-B) to Light Industrial (I-I) on 13.87± acres located on the west side of Candler Road approximately 700 feet from its intersection with Oakbrook Drive; a.k.a. 1600, 1606, 1612, and 1634 Candler Road; Zoned AR-III and H-B; Tax Parcels 15031 000031, 000030, 000029A, and 000028. Proposed Use: permitted uses within the Light Industrial (I-I) zoning district. ** Commission District 4.
21. Application of Mary Davidson to appeal an administrative interpretation of Chapter 17.60.010 – Permitted uses within Residential-I zoning district in the Official Code of Hall County regarding a 1.10± acre tract located on the south side of Pinecrest Road, 130± ft. from its intersection with Crystal Drive, a.k.a. 1878 Pinecrest Road; Zoned R-I; Tax Parcel 00090 001007. * 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, August 12, 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, August 12, 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