



HALL COUNTY PLANNING COMMISSION MINUTES OF JANUARY 4, 2021

The regular meeting of the Hall County Planning Commission was held in the 2nd Floor Meeting Room, Hall County Government Center, 2875 Browns Bridge Road, Gainesville, Georgia.

Members Present: Chris Braswell, Chairman, Frank Sosebee, Gina Pilcher, Stan Hunt

Staff Present: Sarah McQuade, Director of Planning; Laura Ogletree, Clerk

Call to Order: The meeting was called to order by the Chairman at 5:16pm.

Approval of Minutes: December 21, 2020

Sarah McQuade, Director of Planning, gave a statement explaining that County Administration had been in communication with local health officials regarding the increase of COVID-19 cases. Based on these conversations the decision was made that all public hearings on this agenda would need to be tabled to the next Planning Commission meeting in the interest of safety for the citizen, staff, and appointed officials.

OLD BUSINESS

1. Previously tabled application of ACEM Trucking Group, LLC to rezone from Agricultural Residential (AR-IV) to Heavy Industrial (I-II) on a 2.71± acre tract located on the east side Winder Highway approximately 177 feet from its intersection with Technology Parkway; a.k.a. 5465 Winder Highway; Zoned AR-IV; Tax Parcel 15028B000020. Proposed Use: storage yard - truck parking. Commission District 1.

Motion: Mr. Sosebee made a motion to remove the request from the table, with a second from Mr. Hunt and the motion passed by a 4-0 vote. (Mr. Varner absent)

Background Information:

The applicant is proposing a use subject to the Board of Commissioners approval to rezone a 2.71± acre tract from Agricultural Residential (AR-IV) to Light Industrial (I-I). The purpose of this request is to develop a parking lot for a trucking company, ACEM Trucking Group, LLC. The narrative states that they plan to have metal fencing around the property, cover the lot with gravel, put up several light posts and create a wider entrance for the trucks.

NEW BUSINESS

2. **Application of Felipe Madera Campa for a left side yard setback variance from 15 feet to 10 feet on a 1.17± acre tract located on the west side of Whitmire Lane approximately 206 feet from its intersection with Old Cornelia Highway; a.k.a. 3613 Whitmire Lane; Zoned AR-III; Tax Parcel 15019 000052. Proposed Use: construct a carport. Commission District 3.**

Background Information:

The applicant is requesting a left side yard setback variance from 15 feet to 10 feet on a 1.17± acre tract currently zoned Agricultural Residential (AR-III). The purpose of the variance is so the applicant may construct a 20 foot by 40 foot attached carport. The applicant's statement of hardship states that the width of the carport is needed to fit two vehicles.

3. **Application of William M. Gillen III for a front yard setback variance from 40 feet to 5 feet on a 1.20± acre tract located on the east side of Tammi Lane approximately 378 feet from its intersection with Sardis Road; a.k.a. 2630 Tammi Lane; Zoned R-I; Tax Parcel 10071 000027A. Proposed Use: construct a carport. Commission District 2.**

Background Information:

The applicant is requesting a front yard setback variance from 40 feet from property line to 5 feet from property lines to construct a carport. The proposed carport is 30 feet by 25.5 feet in size and would be located over the site of the former in ground pool, which has been filled in. The applicant's statement of hardship states that the subject property was the only property to loss its front yard to a right of way expansion of Sardis Road. Due to this expansion, the applicant is requesting this variance.

4. **Application of Asif Mistry for a Use Subject to County Commission approval on a 0.64± acre tract located on the south side of Brown Bridge Road approximately 174 feet from its intersection with West End Avenue; a.k.a. 1407 Browns Bridge Road; Zoned H-B; Tax Parcel 00126 010004. Proposed Use: used auto sales. Commission District 4.**

Background Information:

The applicant is requesting approval from the Hall County Board of Commissioners to operate a used automotive sales business on the subject property. The Gateway Corridors Overlay District (GCOD) requires the approval from the Board of Commissioners for these types of businesses.

Mr. Braswell stated that the Planning Commission would be voting on items 1-4 together.

Motion: *Mr. Hunt made a motion to table the requests 1 through 4 to the January 19, 2021 Planning Commission meeting, with a second from Ms. Pilcher and the motion passed by a 4-0 vote. (Mr. Varner absent)*

5. Application of Iraj Sarafi to rezone from Suburban Shopping (S-S) to Agricultural Residential III (AR-III) on a 5.6± acre tract located on the north side of Price Road approximately 302 feet from its intersection with Old Wilkie Road; a.k.a. 5654 & 5646 Price Road; Zoned S-S & AR-III; Tax Parcel 10012 000001 & 000002A. Proposed Use: permitted uses in AR-III zoning. Commission District 2.

Background Information:

The applicant is seeking to rezone a 5.6± acre tract from Suburban Shopping (S-S) to Agricultural Residential (AR-III) for residential use. The narrative describes a desire to combine the two lots. Not provided were details about whether the applicant intends to use the existing structure for a residential use, or demolish it and construct a new residence.

Applicant's Presentation:

Sarah McQuade, Planning Director, stated that the applicant had requested to withdraw their request and that it did not make sense to table it to the meeting on January 19th and they could make a motion to approve the request to withdraw the item.

Public Forum:

No one spoke in favor or opposition of the request.

Motion: *Mr. Hunt made a motion to approve the request to withdraw, with a second from Ms. Pilcher and the motion passed by a 4-0 vote. (Mr. Varner absent)*

Other Business

The next Planning Commission meeting will be on Tuesday, January 19, 2021.

ADJOURNMENT:

There being no further business to conduct, Mr. Braswell adjourned the meeting at 5:21pm.



Chris Braswell, Chairman
Hall County Planning Commission



Laura Ogletree, Clerk
Hall County Planning Commission