



PLANNING COMMISSION AGENDA MONDAY, DECEMBER 5, 2022 – 5:15 P.M.

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

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES - November 21, 2022

OLD BUSINESS

1. **4745 Cagle Mill Road | Rezone** | from Agricultural Residential-III (AR-III) and Agricultural Residential-IV (AR-IV) to Planned Residential Development (PRD) on a 69.50± acre tract located on the west side of Cagle Mill Road approximately 429 feet from Noah Martin Drive | Zoned AR-III & AR-IV; Tax Parcel 15007 000254 (pt.) | **Proposed use: single family, townhome, & cluster home development, 225 residential units** | ** Commission District 3 | **Josh Boling, applicant.**
2. **4745 Cagle Mill Road | Rezone** | from Agricultural Residential-III (AR-III) to Light Industrial (I-I) on a 5.30± acre tract located on the east side of Cornelia Highway approximately 4,970 feet from Cagle Road | Zoned AR-III; Tax Parcel 15007 000254 (pt.) | **Proposed use: 2 commercial outparcels** | ** Commission District 3 | **Josh Boling, applicant.**

NEW BUSINESS

3. **2124 Imperial Drive | Variance** | for a left side yard setback variance from 10 feet to 3 feet on a .93± acre tract located on the east side of Imperial Drive approximately 72 feet from its intersection with Elysian Circle | Zoned R-I ; Tax Parcel 00094 000006H | **Proposed use: above ground pool** | * Commission District 4 | **Jeff Maynard & Vanessa Schaeffer , applicant.**
4. **3264 & 3252 Poplar Springs Road | Variance** | for a road frontage variance from 150 to 109 feet on a 1.91± acre tract located on the south side of Poplar Springs Road approximately 736 feet from its intersection with Hawthorne Drive | Zoned R-I & AR-III; Tax Parcel 15036C000008 (pt.) & 000009A | **Proposed use: reconfiguration plat** | * Commission District 1 | **Brian Lykins, applicant.**
5. **5625 & 5633 Bogus Road | Variance** | for a variance on road frontages and required lot widths from 150 feet to 80 feet for two proposed lots on a 3± acre tract located on the east side of Bogus Road approximately 1,345 feet from its intersection with Wellspring Trail | Zoned AR-IV ; Tax Parcel 12050 000042 & 000043 | **Proposed use: 2-lot subdivision** | * Commission District 3 | **Francisco Mejia, applicant.**
6. **5871 McEver Road | Rezone** | from Agricultural-Residential-III (AR-III) to Highway-Business (H-B) on a 9.06± acre tract located on the east side of McEver Road at its intersection with Silverthorn Drive | Zoned AR-III; Tax Parcel 08119 000233 | **Proposed use: RV & boat storage** | ** Commission District 2 | **Anchor Inn RV & Boat Storage, applicant.**
7. **5871 McEver Road | Use Subject to County Commission Approval** | on a 9.06± acre tract located on the east side of McEver Road at its intersection with Silverthorn Drive | Zoned AR-III; Tax Parcel 08119 000233 | **Proposed use: RV & boat storage** | ** Commission District 2 | **Anchor Inn RV & Boat Storage, applicant.**



PLANNING COMMISSION AGENDA MONDAY, DECEMBER 5, 2022 – 5:15 P.M.

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

8. **6541 Henry Smith Road | Appeal an Administrative Decision** | for a Use Subject to Planning Commission approval on a 5.65± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road | Zoned AR-IV; Tax Parcel 11023 000024 | **Proposed use: rural business** | * Commission District 3 | **Tyler Crawford, applicant.**

9. **Section 17.20.300 | Text Amendment, Official Code of Hall County, GA | Amend the Definition of Community Residence** | 17.20.300, (“pregnant or parenting youth who are displaced and /or in State custody.”) by amending the definition of a Community Residence. The intent of the proposed change is to expand the type of care facility allowed as a Community Residence. | ** All Districts | **Crystal F. Toombs, applicant.**

*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 12, 2023** 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 12, 2023. 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.