



PLANNING COMMISSION AGENDA MONDAY, JUNE 21, 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

OLD BUSINESS

1. Previously tabled application of Wayne Wilson for a rear yard setback variance from 5 feet to 2 feet on a 0.29± acre tract located on the south side of Hammock Trail at its intersection with Bluebird Cove; a.k.a. 7039 Hammock Trail; Zoned PRD; Tax Parcel 10017 000194. Proposed Use: construct a covered patio. * Commission District 2.
2. 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.
3. Previously tabled 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.
4. Previously tabled 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.
5. Previously tabled 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.

NEW BUSINESS

6. Application of Terry Boomer/Civil Consulting Engineers. Inc. for a front yard setback variance from 100 feet from centerline of an arterial road to 60 feet from the centerline of an arterial road on a 0.29± acre tract located on the west side of Atlanta Highway approximately 360 feet from its intersection with Ray Street; a.k.a. 1724 Atlanta Highway; Zoned H-B; Tax Parcel 08008 000014. Proposed Use: construct a gas station canopy. * Commission District 2.



PLANNING COMMISSION AGENDA MONDAY, JUNE 21, 2021 – 5:15 P.M.

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

7. Application of Kevin Herbert for a use subject to County Commission approval on a 2.20± acre tract located on the north side of Athens Highway, at its intersection with Athens Street; a.k.a. 2017 Athens Highway, Zoned H-B and AR-IV; Tax Parcel 15032E002012A(pt.). Proposed Use: Automobile repair and maintenance. ** Commission District 4.
8. Application of Northeast Georgia Health System, Inc. (NGHS) to rezone from Planned Commercial Development (PCD) and Planned Office Development (POD) to Planned Office Development (POD) and to amend conditions of a Planned Office Development (POD) on a 119.16± acre tract located on the north side of Friendship Road approximately 1680 feet from its intersection with Old Winder Highway; a.k.a. 1400 & 1515 River Place; Zoned POD & PCD; Tax Parcels 15039 000465 & 000592. Proposed Use: amend parking requirements. ** Commission District 1.
9. Application of Terri J. Chandler to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) 58.71± acres located on the east side of Ridge Road approximately 2,775 feet from its intersection with Friendship Road; a.k.a. 4119 and 4131 Ridge Road; Zoned AR-III; Tax Parcels 15048 000016 and 000154. Proposed Use: 127-lot subdivision. ** Commission District 1.
10. Application of Polygon Storage, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Commercial Development (PCD) on a 5.00± acre tract located on the north side of Priest Circle, approximately 715 feet from its intersection with Athens Highway/US129; a.k.a. 2960 Priest Circle, Zoned AR-III; Tax Parcel 15023 000003 (pt.). Proposed Use: Self-storage warehouse facility. ** Commission District 3.
11. Application of Cooley Custom Homes to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 16.55± acre tract located on the north side of Burton Mill Road, at its intersection with Dover Road; a.k.a. 3361 Burton Mill Road, Zoned AR-IV; Tax Parcel 15015 000067. Proposed Use: 15-lot subdivision. ** Commission District 3.
12. Application of Genuine Mapping and Design, LLC to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on 3.40± acres located on the east side of Winder Highway approximately 2,200 feet from its intersection with Raceway Drive; a.k.a. 5247, 5253, 5259, and 5265 Winder Highway; Zoned AR-IV; Tax Parcels 15028 000028, 000027, 000026, and 000025. Proposed Use: office, warehouse, and/or service station. *** Commission District 1.
13. Application of Trackside 53 Properties, LLC. to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on 1.47± acres located on the east side of Winder Highway approximately 2,555 feet from its intersection with Raceway Drive; a.k.a. 5235 and 5241 Winder Highway; Zoned AR-IV; Tax Parcels 15028 000019 and 000029. Proposed Use: Office, warehouse, and/or car club. *** Commission District 1.



PLANNING COMMISSION AGENDA MONDAY, JUNE 21, 2021 – 5:15 P.M.

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

*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 22, 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, July 22, 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.

***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, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.