



PLANNING COMMISSION AGENDA MONDAY, NOVEMBER 1, 2021 – 5:15 P.M.

Gainesville Civic Center, 830 Green Street NE,
Gainesville, Georgia 30501

CALL TO ORDER

APPROVAL OF MINUTES- October 18, 2021

NEW BUSINESS

1. Application of Genuine Mapping & Design, LLC/Ben Drerup for a front yard setback variance from 30 feet to 22 feet on a 1.5± acre tract located on the north side of Winder Highway approximately 2,694 feet from its intersection with Howington Road; a.k.a. 5235 & 5241 Winder Highway; Zoned I-I; Tax Parcels 15028 000019 & 000029. Proposed Use: to construct an office and warehouse space. * Commission District 1.
2. Application of 2156 Athens Hwy, LLC for Site Plan Approval by the Planning Commission on a 32.87± acre tract located on the south side of Athens Highway approximately 483 feet from its intersection with Wilson Drive; a.k.a. 2140 Athens Highway; Zoned I-I; Tax Parcels 15032D000057C, 15032D000057, & 15032D000061. Proposed Use: salvage and junkyard. * Commission District 4.
3. Application of 2156 Athens Hwy, LLC for a Use Subject to County Commission approval on a 11.16± acre tract located on the south side of Athens Highway approximately 410 feet from its intersection with Morgan Drive; a.k.a. 2156 Athens Highway; Zoned I-II; Tax Parcel 15032D000057B. Proposed Use: salvage and junkyard. ** Commission District 4.
4. Application of Clyde D. Broadway Jr. DBA Green Earth Replacement for a Use Subject to County Commission approval on a 12.76± acre tract located on the east side of Calvary Church Road approximately 253 feet from its intersection with Calvary Industrial Drive; a.k.a. 1563 Calvary Church Road; Zoned I-II; Tax Parcel 15031 000097. Proposed Use: inert landfill. *** Commission District 4.
5. Application of Stanley R. Carter to rezone from Agricultural Residential-III (AR-III) to Light Industrial (I-I) on a 0.54± acre tract located on the east side of Mabry Road approximately 126 feet from its intersection with Mountain View Road; a.k.a. 3440 Mabry Road; Zoned AR-III; Tax Parcel 08024 003005. Proposed Use: automobile repair garage. ** Commission District 2.
6. Application of Tyler Crawford to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 0.96± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road; a.k.a. 6541 Henry Smith Road; Zoned AR-IV; Tax Parcel 11023 000024(pt.). Proposed Use: fabrication business. ** Commission District 3.
7. Application of Forestar (USA) Real Estate Group Inc. to rezone from Agricultural Residential-III (AR-III) and Residential-I (R-I) to Planned Residential Development (PRD) on a 96.44± acre tract located on the south side of Poplar Springs Road at its intersection with Poplar Springs Church Road; a.k.a. 3580 & 3526 Poplar Springs Road and 3601 Pierce Drive; Zoned AR-III & R-I; Tax Parcels 15036A000001, 000003 & 000011. Proposed Use: 192 lot single-family home development. ** Commission District 2.



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8. Application of Rabun Gap Holdings to rezone from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) on a on a 20.67± acre tract located on the west side of Spout Springs Road approximately 100 feet from its intersection with Lancaster Crossing; a.k.a. 6804 Spout Springs Road; Zoned PCFD. Tax Parcel 15042 000018. Proposed Use: 95 unit single family residential development. ** Commission District 1.

*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, December 9, 2021** at 6:00 p.m. at the Gainesville Civic Center, 830 Green Street NE, Gainesville, Georgia 30501.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, December 9, 2021. The Board will meet at 6:00 p.m. at the Gainesville Civic Center, 830 Green Street NE, Gainesville, Georgia 30501.

***The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, November 11, 2021**. The Board will meet at 6:00 p.m. at the Gainesville Civic Center, 830 Green Street NE, Gainesville, Georgia 30501.

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