



**AGENDA**  
**HALL COUNTY PLANNING COMMISSION**  
**Tuesday, January 3, 2017**  
**5:15 P.M.**

**Hall County Government Center**  
**2875 Browns Bridge Road, 2<sup>nd</sup> Floor Meeting Room**  
**Gainesville, Georgia 30504**

**CALL TO ORDER**

**APPROVAL OF MINUTES** – December 19, 2016

**OLD BUSINESS** - None

**NEW BUSINESS**

**Variance**

1. Application of Richard Newman to vary the right yard setback from 10 ft. to 3 ft. on a 1.635± acre tract located on the east side of Shoreland Drive approximately 550 feet from its intersection with Shoreland Circle; a.k.a. 3397 Shoreland Drive; Zoned V-C; Tax Parcel 08167 004030. Proposed Use: Bring structure into conformance.\* Commission District 1.
2. Application of Donald Riccardi to vary the front yard setback from 30 ft. to 1 ft. and right side yard setbacks from 20 ft. to 1 ft. on a 6.58± acre tract located on the northeast side of Thompson Bridge Road approximately 800 feet from its intersection with Hubert Stephens Road; a.k.a. 5162 Thompson Bridge Road; Zoned PCD; Tax Parcel 11083 003001A. Proposed Use: Subdivide property and construct new storage buildings.\* Commission District 3.

**Conditional Use/Use Subject to Approval**

3. Application of Red Mountain (Tennessee Carefree) LLC for a Use Subject to County Commission approval on a 1.15± acre tract located on the north side of Lanier Islands Parkway approximately 275ft. from its intersection with Lee Drive ; a.k.a. 0 Lanier Islands Parkway; Zoned H-B; Tax Parcel 07329 001010; Proposed Use: Boat Sales and Outdoor Storage. \*\* Commission District 1.
4. Application of North Lanier Storage, Inc. for a Use Subject to County Commission approval on a 3.23± acre tract located at the intersection Browns Bridge Road and Sherri Drive; a.k.a. 5343 Browns Bridge Road; Zoned H-B; Tax Parcel 08080 002057; Proposed Use: Self and Outdoor Storage. \*\* Commission District 2.

**Proposed Amendments**

5. Application of Ideal Communications, Inc. to rezone from AR-III to H-B on a 3± acre tract located on the southwest side of Spout Springs Road approximately 1180ft. from its intersection with Hog Mountain Road; a.k.a. 6016 Spout Springs Road; Tax Parcel 15046 000148. Proposed Use: Office.\*\* 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, **January 26, 2017** at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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 26, 2017**. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.