



AGENDA
HALL COUNTY PLANNING COMMISSION
Tuesday, January 22, 2019
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- January 7, 2019

OLD BUSINESS

1. Previously Tabled application of DCT Contractors, Inc. to vary §16.60 of the Official Code of Hall County on approximately 3.30± acres located at the intersection of Dorsey Drive and Dorsey Circle; Zoned V-C; Tax Parcels 08034 002028-31, 08034 003015-20, and 08034 004001, 002, 004; Proposed Use: To vary the right-of-way requirements.* Commission District 2.
2. Previously Tabled application of Rochester & Associates, Inc. for a Use Subject to County Commission approval on a 26.33± acre tract located on the east side of Yellow Creek Road, at its intersection with Barkers Bend Road; a.k.a. 6701 Yellow Creek Road; Zoned AR-III; Tax Parcel 11135 000062. Proposed Use: 23 lot subdivision.** Commission District 2.

NEW BUSINESS

Variance

3. Application of Donald J. Smallwood to vary the front yard setback requirement from 100 ft. to 50 ft. and the road frontage requirement from 500 ft. to 160 ft. on a 1.06± acre tract located on the south side of Winder Highway, 253± ft. from its intersection with Blooming Way; a.k.a. 4540, 4544 Winder Highway; Zoned R-I; Tax Parcel 15037A000010A & 15037A000009 (pt.). Proposed Use: To create a building lot.* Commission District 1.

Conditional Use/Use Subject to Approval

4. Application of Chris Patton for a Use Subject to County Commission approval on a 16.20± acre tract located on the south side of T Martin Road, at its intersection with Jess Helton Road; a.k.a. 4968 T Martin Road; Zoned AR-IV; Tax Parcel 12004 000005. Proposed Use: 3 lot subdivision.** Commission District 3.

Proposed Amendments

5. Application of Baldwin Paving Company, Inc. to rezone from Heavy Industrial (I-II) and Agricultural-Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 10.0± acre tract located on the east side of Candler Road, 445± feet from its intersection with Roy Parks Road; a.k.a. 2677 Candler Road; Zoned AR-IV and I-II; Tax Parcel 15025 000045. Proposed Use: Asphalt manufacturing plant.** Commission District 3.
NOTE: Applicant has requested the item to be Tabled to the February 18, 2019 Planning Commission meeting.
6. Application of Gainesville-Hall County Development Authority to rezone from Agricultural-Residential-III (AR-III) and Heavy Industrial (I-II) to Heavy Industrial (I-II) on 101 lots totaling 108.37± acres located on the north side of Gateway Centre Parkway, at its intersection with White Sulphur Road; a.k.a. 0 Cornelia Highway, 3275 Gateway Centre Parkway, 3311 Hillcrest Lane, et al; Zoned AR-III, I-II; Tax Parcels 15019 000-158, 15019 000644, 15019A0002107, -109 – 168, -170 – 187, -190 - 210. Proposed Use: Intermodal facility.** Commission District 3.
NOTE: Applicant has requested the item to be Tabled to the February 4, 2019 Planning Commission meeting.

*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 **Wednesday, February 13, 2019** 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 **Wednesday, February 13, 2019. 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.

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