



AGENDA
HALL COUNTY PLANNING COMMISSION
Monday, January 7, 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- December 3, 2018

ELECTION

OLD BUSINESS

1. Previously Tabled application of Pulte Homes to rezone from Agricultural-Residential-IV (AR-IV) to Planned Residential Development (PRD) on 58.827± acres located on the south side of Union Church Road approximately 2,100±ft. from its intersection with Old Winder Highway; a.k.a. 5824, 5830, 5836, 5840, and 0 Union Church Road; Zoned AR-IV; Tax Parcels 15039 000006, 000015, 000025, 000052, and 000036. Proposed Use: 195 lot subdivision.** Commission District 1.

NEW BUSINESS

Variance

2. Application of Carr Family Real Estate Trust to vary the right side yard setback requirement from 10 ft. to 5 ft. on a 0.39± acre tract located on the east side of Point View Circle, 380± ft. from its intersection with Fork Road; a.k.a. 3527 Point View Circle; Zoned V-C; Tax Parcel 10087 000025. Proposed Use: To bring garage addition into compliance.* Commission District 2.
3. Application of Philip Wilheit Sr. to vary the rear yard setback requirement from 30 ft. to 24 ft. and right side yard setback requirement from 30 ft. to 15 ft. on a 26.95± acre tract located on the west side of May Drive, at its intersection with Fulenwider Road; a.k.a. 1527 May Drive; Zoned I-II; Tax Parcel 15032 000016. Proposed Use: To construct an addition.* Commission District 3.
4. 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.

Conditional Use/Use Subject to Approval

5. 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.

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6. Application of InvestNLand, LLC. for a Use Subject to County Commission approval on a 4.11± acre tract located on the west side of Smallwood Road, 255± feet from its intersection with Smallwood Springs Drive; a.k.a. 2272 Smallwood Road; Zoned AR-IV; Tax Parcel 15023 000011A. Proposed Use: 4 lot subdivision.** Commission District 3.
7. Application of Robert Archer Jr. for a Use Subject to County Commission approval on a 0.46± acre tract located on the west side of Cleveland Highway, 215± feet from its intersection with Green Circle; a.k.a. 5239 Cleveland Highway; Zoned H-B; Tax Parcel 12030 000013V. Proposed Use: Used vehicle sales.** Commission District 3.

Proposed Amendments

8. Application of Gary Bailey to rezone from Agricultural-Residential-III (AR-III) to a Planned Residential Development (PRD) on a 3.70± acre tract located at the intersection of Friendship Road and Friendship Circle; a.k.a. 3990 Friendship Road; Tax Parcel 15048 000009. Proposed Use: Church signage.** Commission District 1.
9. Application of Vintage Places, LLC to rezone from Residential-II (R-II) and Planned Office Development (POD) to a Planned Residential Development (PRD) on a 1.2± acre tract located at the intersection of Spring Street and Myrtle Drive; a.k.a. 104 Spring Street; Tax Parcel 00063 007001. Proposed Use: Single and multi-family development.** Commission District 4.
10. Application of Triple D Holdings, LLC to rezone from Residential-I (R-I) to Highway-Business (H-B) on a 0.52± acre tract located on the north side of Browns Bridge Road at its intersection with Valina Drive; a.k.a. 5288 Browns Bridge Road; Tax Parcel 08081 007004. Proposed Use: Commercial Office Space.** Commission District 2.

OTHER

Annual Hardship Mobile Home Review

11. Annual review of the previously approved hardship mobile home for Joseph Patterson on property located on the northeast side of Thompson Bridge Road, 440± feet south of its intersection with Elrod Road, a.k.a. 4834 Thompson Bridge Road; Zoned R-II; Tax Parcel 11061 007009. Commission District 3.

*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 24, 2018** 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 24, 2018. 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.

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