

## Kaitlyn Elliott (Planning)

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**From:** Chavers, Veronica E <VChavers@dot.ga.gov>  
**Sent:** Tuesday, September 3, 2024 12:40 PM  
**To:** Beth Garmon (CDI: Planning); Katie L. Greenway (CDI: Planning); Kaitlyn Elliott (Planning)  
**Subject:** RE: Tentative Planning Agenda for October 7, 2024

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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See responses blow.

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**From:** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>  
**Sent:** Friday, August 30, 2024 8:59 AM  
**To:** Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Bill Nash (CDI: Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (CDI: Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Daniel Costantini <dcostantini@gainessvillega.gov>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (CDI: Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (CDI: Engineering) <jskarda@hallcounty.org>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Karen Martinez (CDI: Public Works - Sewer) <kmartinez@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Kristie Turner (Planning) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Millie Perez (Community Development & Infrastructure) <mperez@hallcounty.org>; Nick Swafford <NSwafford@gainessvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Scott Puckett <spuckett@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (CDI: Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>  
**Subject:** FW: Tentative Planning Agenda for October 7, 2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

My apologies the links have been corrected below.

**Kaitlyn Elliott**  
Planning Commission Clerk  
Hall County Community Development and Infrastructure  
(770) 531-6810 [www.hallcounty.org](http://www.hallcounty.org)



**From:** Kaitlyn Elliott (Planning)  
**Sent:** Thursday, August 29, 2024 3:57 PM  
**Subject:** Tentative Planning Agenda for October 7, 2024

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, October 7, 2024** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

**When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.**

Comments are due by **Friday, September 6<sup>th</sup>**. Email comments to Beth ([bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)), Katie ([kgreenway@hallcounty.org](mailto:kgreenway@hallcounty.org)) and Kaitlyn ([kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)).

Thank you!

**CALL TO ORDER**

**AGENDA REVIEW**

**APPROVAL OF MINUTES – September 16, 2024**

**NEW BUSINESS**

1. **(A) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the front yard setback along Oak Hill Road | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Residential addition | \* Commission District 2 | Terri Hoffmann, applicant No GDOT coordination required**  
**(B) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Residential addition | \* Commission District 2 | Terri Hoffmann, applicant No GDOT coordination required**  
**(C) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Detached carport | \* Commission District 2 | Terri Hoffmann, applicant No GDOT coordination required**
2. **3658 Thompson Bridge Road | Variance | 17.420. to vary the sign standards within GCOD | on a 4.33± acre tract located on the east side of Thompson Bridge Road approximately 650 feet from its intersection with**

[Southers Road | Zoned PCD; Tax Parcel 10104 000004 | \*\*Proposed Use: Wall sign\*\* | \\* Commission District 2 | \*\*Davis Sign & Awning c/o Matthew Benson, applicant\*\* No GDOT coordination required](#)

3. [1600 Athens Highway, Building C | Amend Conditions of Zoning](#) | on a 0.64± acre tract located on the south side of Athens Highway approximately 596 feet from its intersection with Athens Street | Zoned I-I (GCOD); Tax Parcel 15032 000050 | **Proposed Use: Automobile repair garage** | \*\* Commission District 3 | **Gerado Vargas, applicant** GDOT coordination required
4. [6147 Dahlonga Highway | Use Subject to County Commission Approval](#) | on a 19.34± acre tract located on the southwest side of Dahlonga Highway approximately 703 feet from its intersection with Kenimer Road | Zoned AR-IV; Tax Parcel 11003 000002A | **Proposed Use: Commercial kennel** | \*\* Commission District 3 | **Rachel Christensen Rich, applicant** No GDOT coordination required
5. [4137 Short Road | Use Subject to County Commission Approval](#) | on a 4.02± acre tract located on the south side of Short Road approximately 160 feet from its intersection with Sardis Road | Zoned R-I; Tax Parcel 10080 000010 | **Proposed Use: 2-lot subdivision** | \*\* Commission District 2 | **Connie Allen, applicant** No GDOT coordination required
6. [6000 Wellspring Trail | Amend Conditions of Zoning](#) | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD; Tax Parcel 12046 000001 | **Proposed Use: Expansion of services** | \*\* Commission District 3 | **Seth Barnes, applicant** No GDOT coordination required
7. [5552 Bogus Road | Rezone](#) | from Planned Residential Development (PRD) & Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV; Tax Parcel 12051 000015 | **Proposed Use: 15-lot residential development** | \*\* Commission District 3 | **Seth Barnes, applicant** No GDOT coordination required
8. [7011 & 7051 Pony Lake Road | Amend Conditions of Zoning](#) | on a 101.74± acre tract located on the west side of Pony Lake Road approximately 498 feet from its intersection with Old Whelchel Road | Zoned PRD & AR-IV; Tax Parcels 11101 000003A & 000008 | **Proposed Use: Staff residence** | \*\* Commission District 3 | **Steve Roys, applicant** No GDOT coordination required
9. [7051 Pony Lake Road | Rezone](#) | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) | on a 1.74± acre tract located on the west side of Pony Lake Road at its intersection with Old Whelchel Road | Zoned AR-IV; Tax Parcel 11101 000008 | **Proposed Use: Staff residence** | \*\* Commission District 3 | **Steve Roys, applicant** No GDOT coordination required
10. [2002 Memorial Park Drive | Rezone](#) | from Residential (R-I) to Highway Business (H-B) on a 0.89± tract on the west side of Memorial Park Drive at its intersection with Browns Bridge Road | Zoned R-I; Tax Parcel 08014 005011 | **Proposed Use: Retail sales** | \*\* Commission District 4 | **Salomon Sancen, applicant**

\*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, November 14, 2024** 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, November 14, 2024**. 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.

**Kaitlyn Elliott**  
Planning Commission Clerk  
Hall County Community Development and Infrastructure  
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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.