

## Kaitlyn Elliott (Planning)

**From:** Chavers, Veronica E <VChavers@dot.ga.gov>  
**Sent:** Tuesday, October 1, 2024 1:30 PM  
**To:** Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning)  
**Subject:** RE: Tentative Planning Agenda for November 4, 2024

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See responses in red below.

**From:** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>  
**Sent:** Thursday, September 26, 2024 12:42 PM  
**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) <cbbraswell@hallcounty.org>; 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@gainesvillega.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>; 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>; Chavers, Veronica E <VChavers@dot.ga.gov>; Wanda Sutton (CDI: Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>; William King (CDI: Public Works) <wking@hallcounty.org>  
**Subject:** RE: Tentative Planning Agenda for November 4, 2024

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Good Afternoon

Here is the Tentative Agenda and Maps for the **Monday, November 4, 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 **Thursday, October 3<sup>rd</sup>**. Email comments to Beth ([bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)) and **Kaitlyn** ([kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)).

**CALL TO ORDER****AGENDA REVIEW****APPROVAL OF MINUTES – October 21, 2024****NEW BUSINESS**

1. **5342 Robin Trail | Appeal of administrative official** | on a 2.15± acre tract located on the east side of Robin Trail approximately 740 feet from its intersection with Forest Way | Zoned AR-IV, Tax Parcel 15039D000018 | **Proposed Use: Single-family residence** | \* Commission District 1 | **Yuemian Zhen, applicant** **No GDOT coordination required**
2. **(A) 3416 Gaines Mill Road | Variance** | 16.50.040 to reduce the required road frontage of 6 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | \* Commission District 4 | **Jose Perez, applicant**
3. **(B) 3416 Gaines Mill Road | Variance** | 12.40.170 to allow for a gravel common access driveway for 5 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | **Proposed Use: 6-lot subdivision** | \* Commission District 4 | **Jose Perez, applicant** **No GDOT coordination required**
4. **4163 Cleveland Highway | Use Subject to County Commission Approval** | on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto sales and repair** | \*\* Commission District 3 | **Ramon Carrillo Jr., applicant** **GDOT coordination required**
5. **6539 Ransom Free Road | Use Subject to County Commission Approval** | on a 19.78± acre tract located on the southwest side of Ransom Free Road at its intersection with Thompson Road | Zoned AR-IV, Tax Parcel 12014 000023 | **Proposed Use: Agri-entertainment venue** | \*\* Commission District 3 | **Patrick & Lorraine Cash, applicant** **No GDOT coordination required**
6. **0 Dorsey Drive | Use Subject to County Commission Approval** | on a 6.42± acre tract located on the west side of Dorsey Drive approximately 1,025 feet from its intersection with Dorsey Circle | Zoned AR-III & V-C, Tax Parcel 08034 004037 | **Proposed Use: 2-lot subdivision** | \*\* Commission District 2 | **Larry Phillips, applicant** **No GDOT coordination required**
7. **2522 Lee Land Road | Amend Conditions of Zoning** | on a 42.458± acre tract located on the north side of Lee Land Road at its intersection with Webb Girth Road | Zoned PRD, Tax Parcel 15030 000027A | **Proposed Use: Model homes within a townhome development** | \*\* Commission District 4 | **Trey Bell, applicant** **No GDOT coordination required**
8. **5111 Old Winder Highway | Rezone** | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | \*\* Commission District 1 | **Steven P. Gilliam, applicant** **GDOT coordination required**
9. **5079 Old Winder Highway | Amend Conditions of Zoning** | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | **Proposed Use: Addition of 38 townhomes to a PRD** | \*\* Commission District 1 | **Steven P. Gilliam, applicant** **GDOT coordination required**

**OTHER BUSINESS**

10. **Public Hearing to adopt a minor update to Hall County's Comprehensive Plan** | \*\*\* | **Hall County Planning Staff, applicant.**

11. [Public Hearing to adopt Hall County’s Unified Development Code | \\*\\*\\* | Hall County Planning Staff, applicant.](#)

Thank you,

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



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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.