

**Kaitlyn Elliott (Planning)**

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**From:** Stevens, Henry K <HStevens@dot.ga.gov>  
**Sent:** Thursday, December 12, 2024 3:12 PM  
**To:** Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning)  
**Cc:** Nembhard, Nakia L; Chavers, Veronica E  
**Subject:** RE: Tuesday, January 21, 2025 Hall County Planning Commission Meeting

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Good afternoon,

Please see the below comments from GDOT for the January 21, Hall County Planning Commission meeting.

Thanks,

**Henry Stevens, E.I.T.**

*GDOT Civil Engineer 2*



District 1 Traffic Operations- Gainesville  
1475 Jesse Jewell Pkwy  
Suite 100  
Gainesville, GA, 30501  
470.663.1807 cell

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**From:** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>  
**Sent:** Thursday, December 12, 2024 11:59 AM  
**Subject:** Tuesday, January 21, 2025 Hall County Planning Commission Meeting

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.

Good Afternoon,

Here is the Tentative Agenda and Maps for the **Tuesday, January 21, 2025** 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, December 19, 2024**. 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 – January 6, 2025****OLD BUSINESS**

1. **(A) 2811 Athens Highway | Rezone** | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Permitted uses in heavy industrial zoning district** | \*\* Commission District 3 | **Paden M. Dunagan, applicant**  
**(B) 2811 Athens Highway | Use Subject to County Commission Approval** | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | **Proposed Use: Outdoor storage** | \*\* Commission District 3 | **Paden M. Dunagan, applicant** **GDOT Coordination Required**
2. **0 & 2010 Candler Road | Rezone** | from Heavy Industrial (I-II) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a combined 59.62± acre tract located on the west side of Candler Road, approximately 1,665 feet from its intersection with Lee Land Road | Zoned I-II (GOCD), Tax Parcels 15031A000001 & 000002 | **Proposed Use: Industrial park** | \*\* Commission District 3 | **Paden M. Dunagan, applicant** **GDOT Coordination Required**

**NEW BUSINESS**

3. **3384 Lee Drive | Variance** | Section 3.2. to reduce the minimum yards | on a 0.14± acre tract located on the west side of Lee Drive approximately 2,785 feet from its intersection with Lanier Islands Parkway | Zoned AR-1; Tax Parcel 08168 000026 | **Proposed Use: To construct a carport & bring existing single-family residence and carport into compliance** | \* Commission District 2 | **Nancy Muntean, applicant** **GDOT Coordination Not Required**
4. **5444 Oak Manor Way | Variance** | Section 8.4 to vary sidewalk standards | on a 1.46± acre tract located on the east side of Mount Vernon Road approximately 820 feet from its intersection with Ben Parks Road | Zoned R-1; Tax Parcel 11031 000005 | **Proposed Use: 22-lot single-family subdivision** | \*\* Commission District 3 | **PHD Developments LLC, applicant** **GDOT Coordination Not Required**
- 5.
6. **(A) 5709 McEver Road | Rezone** from Agricultural Residential 1 (AR-1) to Highway Business (H-B) and Gateway Corridors Overlay District (GCOD) | on a 6.38± acre tract located on the south side of McEver Road at its intersection with Lights Ferry Road | Zoned AR-1: Tax Parcels 08111 003005 | **Proposed Use: Commercial development** | \*\* Commission District 2 | **Mustaq Moosa, applicant**  
**(B) 5709 McEver Road | Special Uses** of carwash and self-storage facility within GCOD | on a 6.38± acre tract located on the south side of McEver Road at its intersection with Lights Ferry Road | Zoned AR-1: Tax Parcels 08111 003005 | **Proposed Use: Commercial development** | \*\* Commission District 2 | **Mustaq Moosa, applicant** **GDOT Coordination Required**
7. **(A) 3219 Lake Drive | Rezone** from Residential 1 (R-1) & Vacation Cottage (V-C) to Vacation Cottage (V-C) | on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision** | \*\* Commission District 3 | **A&R Engineering, Inc., applicant**  
**(B) 3219 Lake Drive | Special use** to subdivide within V-C | on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision** | \*\* Commission District 3 | **A&R Engineering, Inc., applicant**  
**(C) 3219 Lake Drive | Variance to Section 4.1** to reduce the minimum yards | on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision** | \*\* Commission District 3 | **A&R Engineering, Inc., applicant**
8. **(D) 3219 Lake Drive | Variance to Section 8.4** of sidewalk standards | on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | **Proposed Use: 11-lot single-family subdivision** | \*\* Commission District 3 | **A&R Engineering, Inc., applicant** **GDOT Coordination Not Required**

\*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 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, February 27, 2025**, 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, February 27, 2025**. 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.

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.