

Kaitlyn Elliott (Planning)

From: Cher Melendez (Tax Assessors)
Sent: Friday, February 7, 2025 11:35 AM
To: Kaitlyn Elliott (Planning)
Cc: Steve Watson (Real Property)
Subject: Re: Tentative Agenda Monday, March 17, 2025 Hall County Planning Commission Meeting

Categories: Need To Do

7. [5031 Union Church Road | Rezone | from Agricultural Residential 1 \(AR-1\) to Planned Residential Development \(PRD\) | on a 61.67± acre tract located on the east side of Union Church Road at its intersection with Old Mulberry Road | Zoned AR-1; Tax Parcel 15038 000029 | Proposed Use: 123-lot subdivision | ** Commission District 1 | Crawford Creek Communities c/o Dean Conn, applicant YES, 2016 CONSERVATION COVENANT](#)

I have reached out to the taxpayer phone numbers on file.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 6, 2025 12:40 PM
Subject: Tentative Agenda Monday, March 17, 2025 Hall County Planning Commission Meeting

Good Afternoon,

Here is the Tentative Agenda and Maps for the **Monday, March 17, 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 February 13, 2025**. Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – March 3, 2025

OLD BUSINESS

1. **(A) 2696 Cleveland Highway | Amend conditions of zoning** | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138 000058 | **Proposed use: Vehicle repair, major** | ** Commission District 3 | **Ramon Carrillo Jr., applicant**
- (B) 2696 Cleveland Highway | Special Use** | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138 000058 | **Proposed use: Vehicle repair, major** | ** Commission District 3 | **Ramon Carrillo Jr., applicant**

NEW BUSINESS

2. **7044 Manchester Drive | Variance** | to reduce the minimum yards | on a 0.167 acre tract located on the north side of Manchester Drive approximately 1,116 feet from its intersection with Lancelot Court | Zoned PRD; Tax Parcel 15042 000671 | **Proposed Use: Single-family residence** | * Commission District 1 | **Eastwood Homes of Georgia, LLC, applicant** **no**
3. **7048 Manchester Drive | Variance** | to reduce the minimum yards | on a 0.185 acre tract located on the north side of Manchester Drive approximately 1,185 feet from its intersection with Lancelot Court | Zoned PRD; Tax Parcel 15042 000672 | **Proposed Use: Single-family residence** | * Commission District 1 | **Eastwood Homes of Georgia, LLC, applicant** **no**
4. **3754 Price Road & 3715 Wahoo Falls Trace | Amend conditions of zoning** | on a 14.28± acre assemblage located on the north side of Price Road at its intersection with Thompson Bridge Road | Zoned PCD; Tax Parcels 10100 000156C & 000156B | **Proposed Use: Master sign plan** | ** Commission District 2 | **Benderson Development c/o Todd Mathes, applicant** **no**
5. **3038 Gateway Centre Parkway | Special Use** | on a 1.545± acre tract located on the south side of Gateway Centre Parkway approximately 830 feet from its intersection with White Sulphur Road | Zoned I-2; Tax Parcel 15020A000035 | **Proposed Use: Outdoor storage** | ** Commission District 3 | **Reynolds-Hemmer Properties, LLC, applicant** **no**
6. **5684 & 5702 Bethel Road | Rezone** | from a Planned Residential Development (PRD) to Agricultural Residential (AR-1) | on a combined 14.79± acre tract located on the north side of Bethel Road approximately 1,554 feet from its intersection with Clark Road | Zoned PRD; Tax Parcels 12007 000001 & 000023 | **Proposed Use: 5-lot subdivision** | ** Commission District 3 | **Janet Truelove, applicant** **no**
7. **5031 Union Church Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 61.67± acre tract located on the east side of Union Church Road at its intersection with Old Mulberry Road | Zoned AR-1; Tax Parcel 15038 000029 | **Proposed Use: 123-lot subdivision** | ** Commission District 1 | **Crawford Creek Communities c/o Dean Conn, applicant** **YES 2016 CONSERVATION COVENANT**
8. **4436 Thompson Bridge Road | Rezone** | from Residential 1 (R-1) and Vacation Cottage (V-C) to Planned Residential Development (PRD) | on a 7.74± acre tract located on the north side of Thompson Bridge Road approximately 490 feet from its intersection with Seminole Drive | Zoned R-1 & V-C; Tax Parcel 11060 000069 | **Proposed Use: Non-profit residential development** | ** Commission District 3 | **Abigail Burle, applicant** **NO**

*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 **Tuesday, April 22, 2025**, 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 **Tuesday, April 22, 2025. 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.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Hall County Community Development and Infrastructure
 (770) 531-6810 www.hallcounty.org