

Kaitlyn Elliott (Planning)

From: Kaitlyn Elliott (Planning)
Sent: Monday, January 13, 2025 3:07 PM
To: Kaitlyn Elliott (Planning)
Subject: FW: Tentative Agenda February 3, 2025

From: Stevens, Henry K <HStevens@dot.ga.gov>
Sent: Monday, January 13, 2025 2:34 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Subject: RE: Tentative Agenda February 3, 2025

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.

Ms. Elliott,

I must have missed this one. Sorry about that! Here are our comments. If you need anything else from me, feel free to ask.

NEW BUSINESS

1. 146 Clarks Bridge Road | Variance | to reduce the minimum yards | on a 0.50± acre tract located on the southeast side of Clarks Bridge Road approximately 277 feet from intersection with Evergreen Trail | Zoned R-1; Tax Parcel 09125 000003 | Proposed Use: Accessory structure | * Commission District 3 | Michael Crowder, applicant **NO GDOT COORDINATION REQUIRED**
2. 7567 Persimmon Tree Road | Variance | to reduce the minimum yards | on a 143.73± acre tract located on Persimmon Tree Road approximately 674 feet from intersection with Lula Road | Zoned AR-1; Tax Parcel 12114 000004A (pt.) | Proposed Use: Accessory structure | * Commission District 3 | Patricia Oliver, applicant **NO GDOT COORDINATION REQUIRED**
3. 5351 Lanier Island Parkway | Special Use | on a 20.27± acre tract located on the north side of Lanier Island Parkway approximately 574 feet from its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011 | Proposed use: Expand agri-entertainment venue | ** Commission District 1 | Keith Bell, applicant **GDOT COORDINATION REQUIRED**
4. (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 **GDOT COORDINATION REQUIRED**
(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 **GDOT COORDINATION REQUIRED**
5. (A) 5707 Holiday Road | Amend conditions of zoning | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | Proposed use: Vehicle sales, vehicle repair, and truck yard | ** Commission District 2 | Ayoub Botrus, applicant **NO GDOT COORDINATION REQUIRED**
(B) 5707 Holiday Road | Vary the standards of 7.6.6.E | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | Proposed use: Vehicle sales, vehicle repair, and truck yard | ** Commission District 2 | Ayoub Botrus, applicant **NO GDOT COORDINATION REQUIRED**

6. (A) 2922 Sardis Road | Rezone from Agricultural Residential 1 (AR-1) to Vacation Cottage (V-C) | on a 1.84± acre tract located on the east side of Sardis Road approximately 411 feet from its intersection with Antioch Church Road | Zoned AR-1; Tax Parcel 10083 000012A | Proposed Use: 2-lot subdivision | ** Commission District 2 | Abel Menchaca, applicant **NO GDOT COORDINATION REQUIRED**
- (B) 2922 Sardis Road | Special Use | on a 1.84± acre tract located on the east side of Sardis Road approximately 411 feet from its intersection with Antioch Church Road | Zoned AR-1; Tax Parcel 10083 000012A | Proposed Use: 2-lot subdivision | ** Commission District 2 | Abel Menchaca, applicant **NO GDOT COORDINATION REQUIRED**
7. 3663 Roy Parks Road | Rezone | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) on a 14.28± acre tract located on the east side of Roy Parks Road approximately 1,165 feet from its intersection with AL Mangum Road | Zoned AR-1; Tax Parcel 15013 000023C | Proposed Use: Second dwelling | ** Commission District 3 | Brandon Shadburn, applicant **NO GDOT COORDINATION REQUIRED**

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Sent: Thursday, December 26, 2024 2:11 PM

Subject: Tentative Agenda February 3, 2025

Good Afternoon,

Here is the Tentative Agenda and Maps for the **Monday, February 3, 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 **Friday, January 3, 2025**. Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – January 21, 2025

NEW BUSINESS

1. 146 Clarks Bridge Road | Variance | to reduce the minimum yards | on a 0.50± acre tract located on the southeast side of Clarks Bridge Road approximately 277 feet from intersection with Evergreen Trail | Zoned R-1;