

Kaitlyn Elliott (Planning)

From: Stevens, Henry K <HStevens@dot.ga.gov>
Sent: Thursday, March 13, 2025 4:25 PM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Packets for Hall County Planning Commission Meeting April 21, 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.

Good afternoon,

Please see the below comments in red for comments from GDOT.

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, March 13, 2025 10:23 AM
Subject: Tentative Packets for Hall County Planning Commission Meeting April 21, 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.

Good Morning,

Here is the Tentative Agenda and Maps for the **Monday, April 21, 2025** Hall County Planning Commission Meeting. Please use the links to review the documents and respond with comments to Hall County Planning and Zoning. 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, March 20, 2025**. Email comments to Beth (bgarmon@hallcounty.org) and **Kaitlyn** (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES –April 7, 2025**NEW BUSINESS**

1. 5184 Cool Springs Road | Variance | Section 3.2 to reduce the minimum yards | on an 8.23± acre tract located on the north side of Cool Springs Road approximately 420 feet from its intersection with Willie Robinson Road | Zoned AR-1; Tax Parcel 10027 000005 (pt.) | Proposed Use: Accessory structure | * Commission District 2 | Clinton Kyle Cato, applicant **GDOT COORDINATION NOT REQUIRED**
2. 6156 Lake Lanier Heights Road | Variance | Section 4.2 to reduce the minimum yards | on a 0.33± acre tract located on the west side of Lake Lanier Heights Road approximately 100 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax Parcel 07353 001031 | Proposed Use: Attached garage | * Commission District 2 | Edward Reed Farnen, applicant **GDOT COORDINATION NOT REQUIRED**
3. 3505 Kubota Way | Variance to Section 8.6 | Sign standards | on a 21.61± acre portion of the tract located on the southwest side of Kubota Way at its intersection with Gateway Centre Parkway | Zoned I-1 and I-2 (GCOD); Tax Parcel 15019 000168 | Proposed Use: Commercial signage | * Commission District 3 | Anchor Sign, Inc., applicant **GDOT COORDINATION REQUIRED**
4. 0 McKinzey Lane | Special Use | Subdivision, minor | on a 5.73± acre tract located on the northwest side of McKinzey Lane approximately 303 feet from its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019A | Proposed Use: 6-lot subdivision | ** Commission District 2 | Garry L. English, applicant **GDOT COORDINATION NOT REQUIRED**
5. 4396 & 4382 Friendship Road & 4436 Ridge Road | Special use | to amend conditions of zoning | on a combined 3.07± acre tract located on the south side of Friendship Road at its intersection with Ridge Road | Zoned PCD (GCOD); Tax Parcels 08154 000005A, 000005, & 000003 | Proposed Use: Convenience store with retail and self-storage | ** Commission District 1 | Sinndar Enterprises, Inc., applicant **GDOT COORDINATION REQUIRED**
6. (A) 2905 McEver Road | Special use | to amend conditions of zoning in GCOD | on a 1.00± acre tract located on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax Parcel 07300 000003A | Proposed Use: Expansion of vehicle sales and vehicle repair, major | ** Commission District 2 | Fady Hanna, applicant **GDOT COORDINATION REQUIRED**

(B) 2905 McEver Road | Variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on a 1.00± acre tract located on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax Parcel 07300 000003A | Proposed Use: Gravel parking | ** Commission District 2 | Fady Hanna, applicant **GDOT COORDINATION 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, May 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 **Thursday, May 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