

Kaitlyn Elliott (Planning)

From: Stevens, Henry K <HStevens@dot.ga.gov>
Sent: Monday, March 3, 2025 8:29 AM
To: Kaitlyn Elliott (Planning); Beth Garmon (CDI: Planning)
Subject: RE: Tentative Agenda Monday, April 7, 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 morning,

Please see the below comments from GDOT in red.

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, February 27, 2025 11:22 AM
Subject: Tentative Agenda Monday, April 7, 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 **Monday, April 7, 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, March 6, 2025**. Email comments to Beth (bgarmon@hallcounty.org) and [Kaitlyn \(kelliott@hallcounty.org\)](mailto:kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – March 17, 2025

OLD BUSINESS

1. **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**

NEW BUSINESS

2. **(A) 5349 Browns Bridge Road | Special Use** | for vehicle repair within GCOD | on 0.60± acre tract located on the southeast side of Browns Bridge Road approximately 170 feet from its intersection with Sherri Drive | Zoned H-B (GCOD); Tax Parcel 08080 002058 | **Proposed Use: Vehicle repair, major** | ** Commission District 2 | **Luis Hermosillo, applicant** **GDOT Coordination Required**

(B) 5349 Browns Bridge Road | Variance to section 8.1.2 | Off-street parking requirements | on 0.60± acre tract located on the southeast side of Browns Bridge Road approximately 170 feet from its intersection with Sherri Drive | Zoned H-B (GCOD); Tax Parcel 08080 002058 | **Proposed Use: Vehicle repair, major** | * Commission District 2 | **Luis Hermosillo, applicant** **GDOT Coordination Required**

(C) 5349 Browns Bridge Road | Variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on 0.60± acre tract located on the southeast side of Browns Bridge Road approximately 170 feet from its intersection with Sherri Drive | Zoned H-B (GCOD); Tax Parcel 08080 002058 | **Proposed Use: Vehicle repair, major** | * Commission District 2 | **Luis Hermosillo, applicant** **GDOT Coordination Required**
3. **6000 Swansey Road | Special Use** | for a rural business in AR-1 | on a 1.50± acre tract located on the north side of Swansey Road approximately 1075 feet from its intersection with Circle Four Ranch | Zoned AR-1; Tax Parcel 15048 000168 | **Proposed use: Rural business** | ** Commission District 1 | **Brandon & Kristin Smith, applicant** **GDOT Coordination Not Required**
4. **3625 McEver Road | Special Use** | to amend conditions of zoning | on a 11.10± acre tract located on the east side of McEver road approximately 708 feet from its intersection with Hilldale Road | Zoned PCD (GCOD); Tax Parcel 08032 000006 | **Proposed Use: Outdoor storage and expansion of services** | ** Commission District 4 | **Thomas L. Elliott III, applicant** **GDOT Coordination Required**
5. **(A) 6495 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B, GCOD) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Commercial development** | ** Commission District 1 | **LJA Engineering, applicant** **GDOT Coordination Not Required**

(B) 6495 Spout Springs Road | Special Use | fuel sales in H-B | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Propose Use: Fuel sales** | ** Commission District 1 | **LJA Engineering, applicant** **GDOT Coordination Not Required**

(C) 6495 Spout Springs Road | Variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | **Proposed Use: Commercial development** | * Commission District 1 | **LJA Engineering, applicant** **GDOT Coordination Not Required**
6. **5691 Woodlin Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 17.58± acre tract located on the west side of Woodlin Road approximately 806 feet from its intersection with County Line Road | Zoned AR-1; Tax Parcel 15006B000023 | **Proposed Use: Second dwelling** | ** Commission District 3 | **Michael Rouse, applicant** **GDOT Coordination Not Required**
7. **0 & 3566 Athens Highway | Rezone** | from Agricultural Residential 1 (AR-1) and Suburban Shopping (S-S, GCOD) to Planned Industrial Development (PID, GCOD) | on a combined 38.52± acre tract located on the southwest side of Athens Highway at its intersection with Mangum Road | Zoned AR-1 & S-S (GCOD); Tax Parcels 15014 000167 & 000233 | **Proposed Use: Industrial uses** | ** Commission District 3 | **Simpson Trucking and Grading, Inc., applicant** **GDOT Coordination Required**

8. **6042 Spout Springs Road | Rezone | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 9.70± acre tract located on the west side of Spout Springs Road approximately 1,083 feet from its intersection with Castlegate Drive | Zoned AR-1; Tax Parcel 15046 000026 | Proposed Use: Second dwelling | ** Commission District 1 | Bradley Cox, applicant** **GDOT Coordination Not Required**
9. **6700 & 6702 Yellow Creek Road | Rezone | from Vacation Cottage (V-C) to Planned Commercial Development (PCD) | on a combined 47.14± acre tract located on the west side of Yellow Creek Road at its intersection with Barkers Bend Drive | Zoned V-C; Tax Parcel 11135 000001 & 000001E | Proposed Use: Campground and event facility | ** Commission District 2 | Koons Environmental Design, Inc. c/o Josh Koons, applicant** **GDOT Coordination Not Required**
10. **3800 Athens Highway | Rezone | from Planned Commercial Development (PCD) (GCOD) and Planned Commercial Farm District (PCFD) to Planned Industrial Development (PID) (GCOD) | on a 99.24 ± acre tract located on the west side of Athens approximately 1,300 ft from its intersection with Blackstock Road | Zoned PCD (GCOD) and PCFD; Tax Parcel 15013 000003 | Proposed Use: Industrial uses | ** Commission District 3 | Hughes Commercial Real Estate, 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 8, 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 8, 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



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.