

**Kaitlyn Elliott (Planning)**

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**From:** Cher Melendez (Tax Assessors)  
**Sent:** Friday, March 28, 2025 2:34 PM  
**To:** Kaitlyn Elliott (Planning)  
**Cc:** Steve Watson (Real Property)  
**Subject:** Re: Monday, May 5, 2025 Planning Commission Tentative Packets

**6266 Yellow Creek Road | Rezone | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | Proposed Use: 253-lot residential development | \*\* Commission District 2 | Cook Communities, applicant CUVA 2016 COVENANT**

I did reach out to Ms. Young to verify her intentions left a voicemail.

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**From:** Kaitlyn Elliott (Planning)  
**Sent:** Thursday, March 27, 2025 1:55 PM  
**Subject:** Monday, May 5, 2025 Planning Commission Tentative Packets

Good Afternoon,

Here is the Tentative Agenda and Maps for the **Monday, May 5, 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, April 3, 2025**. 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 – April 21, 2025**

**NEW BUSINESS**

1. **4340 Cherokee Trail | Variance | to reduce the minimum yards | on a 0.38± acre tract located on the east side of Cherokee Trail approximately 1,555 feet from its intersection with Twin Rivers Drive | Zoned R-1; Tax Parcel 08038 001026 | Proposed Use: Accessory structure | \* Commission District 2 | Sonia L. Wilcox, applicant NO CUVA**
2. **6551 Red Hawk Way | Variance | to reduce the minimum yards | on a 0.30± acre tract located on the south side of Red Hawk Way approximately 195 feet from its intersection with Stag Leap Lane | Zoned PRD; Tax Parcel**

15041D000370 | **Proposed Use: Deck addition** | \* Commission District 1 | **Mary M. Acuff, applicant** **NO CUVA**

3. **5962 Jim Crow Road | Special Use** | to amend conditions of zoning | on a 1.42± acre tract located on the north side of Jim Crow Road approximately 252 feet from its intersection with Old Federal Road | Zoned PCD; Tax Parcel 08101 002002 | **Proposed Use: Expansion of services** | \*\* Commission District 2 | **Burton Outdoor Adventures c/o Jason Burton, applicant** **NO CUVA**
  
4. **(A) 5323 Thompson Bridge Road | Rezone** | from Agricultural Residential (AR-1) to Highway Business (H-B, GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | \*\* Commission District 2 | **John Cane, applicant** **NO CUVA**  
**(B) 5323 Thompson Bridge Road | Special Use** | Vehicle repair, major in GCOD | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | \*\* Commission District 2 | **John Cane, applicant**  
**(C) 5323 Thompson Bridge Road | Variance to section 6.2** | Gateway Corridor Overlay District (GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | \* Commission District 2 | **John Cane, applicant**
  
5. **2505 Dana Circle | Rezone** | from Agricultural Residential (AR-1) to Highway Business (H-B) | on a 0.33± acre tract located on the north side of Dana Circle at its intersection with Dana Drive | Zoned AR-1; Tax Parcel 15021A000036B | **Proposed Use: Vehicle sales** | \*\* Commission District 3 | **Tim Karas, applicant** **NO CUVA**
  
6. **6266 Yellow Creek Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | \*\* Commission District 2 | **Cook Communities, applicant** **CUVA 2016 COVENANT**

\*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, June 12, 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, June 12, 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)