



RE: Tentative Agenda for the June 16, 2025 Hall County Planning Commission Meeting

From Nembhard, Nakia L <NNembhard@dot.ga.gov>

Date Thu 5/8/2025 10:24 AM

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

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,

1. No coordination with GDOT.
2. Will require GDOT coordination.
3. Will require GDOT coordination.
4. Will require GDOT coordination.
5. Will require GDOT coordination.
6. Will require GDOT coordination.
7. No coordination with GDOT.
8. No coordination with GDOT.

Thanks,

Nakia Nembhard

Civil Engineer 3



District 1 Traffic Operations
1475 Jesse Jewell Pkwy Suite 100
Gainesville, GA, 30501

(678) 332-8200 Cell
(770) 533-8496 Office

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

Sent: Thursday, May 8, 2025 9:46 AM

Subject: Tentative Agenda for the June 16, 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,

Here is the Tentative Agenda and Maps for the **June 16, 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, May 16, 2025**. Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – June 2, 2025

NEW BUSINESS

1. [5183 Glen Forrest Drive | Variance to section 4.3 | to reduce the minimum yards | on a 1.72± acre tract located on the south side of Glen Forrest Drive, approximately 1,363 feet from its intersection with Glen Forrest Court | Zoned R-1; Tax Parcel 15043K000021 | Proposed Use: Bring an existing residence into compliance | * Commission District 1 | Chinyere Ozoemena, applicant](#)
2. [5235 & 5241 Winder Highway | Variance to Section 6.2 | GCOD Transitional Buffers | on a combined 1.47± acre traced located on the northeast side of Winder Highway, approximately 2,665 feet from its intersection with Howington Road | Zoned I-1; Tax Parcels 15028 000019 & 15028 000029 | Proposed use: Office/warehouse | *Commission District 1 | Genuine Mapping & Design c/o Ben Drerup](#)
3. [3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Special Use | to amend conditions of zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A | Proposed use: Model homes & construction trailer | **Commission District 1 | Taylor Morrison of GA, LLC, applicant](#)
4. [3654 Thompson Bridge Road | Special Use | to amend conditions of zoning | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 | Proposed use: Financial Institution | ** Commission District 2 | Fifth Third Bank c/o Tammala Brooks, applicant](#)
5. [\(A\) 2978 Athens Highway | Rezone | from Light Industrial \(I-1\) to Highway Business \(H-B\) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | Proposed use: Convenience store with fuel sales | ** Commission District 3 | Asif Mistry, applicant](#)

[\(B\) 2978 Athens Highway | Special Use | for fuel sales in GCOD | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | Proposed use: Convenience store with fuel sales | ** Commission District 3 | Asif Mistry, applicant](#)

6. 2620 & 2634 Barrett Road | Rezone | from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | **Proposed use: Repackaging of processed animal products** | ** Commission District 3 | **Degaria Dowdy, applicant**
7. 5401 Old Winder Highway | Rezone | from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | ** Commission District 1 | **K2P Land Partners, LLC, applicant**
8. 5401 Old Winder Highway | Rezone | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | ** Commission District 1 | **K2P Land Partners, LLC, applicant**

*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, July 24, 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, July 24, 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.

Kaitlyn Elliott

Planning Commission Clerk

Hall County Community Development and Infrastructure

(770) 531-6810 www.hallcounty.org



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