



## RE: July 7, 2025 Hall County Planning Commission Meeting

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

Date Thu 5/29/2025 10:02 AM

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

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Good morning,

Below you will find comments on proposed locations. If you have any questions please let me know.

1. [\(A\) 3024 Dale Road | Special Use | to amend conditions of zoning | on a 36.90± acre tract located on the north side of Dale Road at its intersection with Candler Road | Zoned I-1 \(GCOD\); Tax Parcel 15025 000006 | Proposed Use: Outdoor storage | \\*\\* Commission District 3 | Rochester | DCCM, applicant](#)  
(Will require coordination)  
  
[\(B\) 3024 Dale Road | Variance to section 6.2 | Gateway Corridor Overlay District | on a 36.90± acre tract located on the north side of Dale Road at its intersection with Candler Road | Zoned I-1 \(GCOD\); Tax Parcel 15025 000006 | Proposed Use: Outdoor storage with graded aggregate base \(GAB\) | \\* Commission District 3 | Rochester | DCCM, applicant](#) (Will require coordination)
  
2. [\(A\) 2353 Athens Highway | Special Use | on a 1.19± acre tract located on the east side of Athens Highway, approximately 530 feet from its intersection with Pine Grove Road | Zoned H-B \(GCOD\); Tax Parcel 15022C000016 | Proposed Use: Vehicle sales | \\*\\* Commission District 4 | Morteza Modaber, applicant](#)  
(Will require coordination)  
  
[\(B\) 2353 Athens Highway | Variances to section 6.2 | Gateway Corridor Overlay District | on a 1.19± acre tract located on the east side of Athens Highway, approximately 530 feet from its intersection with Pine Grove Road | Zoned H-B \(GCOD\); Tax Parcel 15022C000016 | Proposed Use: Parking & landscape requirements | \\* Commission District 4 | Morteza Modaber, applicant](#) (Will require coordination)

Thanks,

**Nakia Nembhard**  
Civil Engineer 3



District 1 Traffic Operations  
1475 Jesse Jewell Pkwy Suite 100  
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(678) 332-8200 Cell  
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**From:** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>  
**Sent:** Thursday, May 29, 2025 8:58 AM  
**Subject:** July 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, July 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 **Friday, June 6, 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 – June 16, 2025**

## **NEW BUSINESS**

1. (A) 3024 Dale Road | Special Use | to amend conditions of zoning | on a 36.90± acre tract located on the north side of Dale Road at its intersection with Candler Road | Zoned I-1 (GCOD); Tax Parcel 15025 000006 | Proposed Use: Outdoor storage | \*\* Commission District 3 | Rochester | DCCM, applicant

(B) 3024 Dale Road | Variance to section 6.2 | Gateway Corridor Overlay District | on a 36.90± acre tract located on the north side of Dale Road at its intersection with Candler Road | Zoned I-1 (GCOD); Tax