




---

**RE: Tentative Agenda July 21, 2025 Hall County Planning Commission Meeting**


---

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

**Date** Mon 6/16/2025 8:13 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,

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

1. [5674 Bark Camp Road | Special Use | for a group home | on a 0.72± acre tract located on the northwest side of Bark Camp Road, approximately 1,362 feet from its intersection with Bark Camp Drive | Zoned AR-1; Tax Parcel 11083 002001 | Proposed use: Group home | \\*\\* Commission District 2 | Lean On Me Recovery Residences, applicant. \(Does Not Require GDOT Coordination\)](#)
  
2. [1608 Whiting Drive | Rezone | from Residential 1 \(R-1\) to Highway Business \(H-B\) | on a 0.20± acre tract located on the northeast side of Whiting Road, approximately 282 feet from its intersection with Browns Bridge Road | Zoned R-1; Tax Parcel 00123 007015 | Proposed use: Vehicle repair, major | \\*\\* Commission District 4 | Gerardo Vargas, applicant \(Will Require GDOT Coordination\)](#)
  
3. [\(A\) 1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Special Use | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B \(GCOD\); Tax Parcels 00123 007016, 007015 & 007017 | Proposed use: Vehicle repair, major | \\*\\* Commission District 4 | Gerardo Vargas, applicant \(Will Require GDOT Coordination\)](#)  
  
[\(B\) 1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Special Use | for outdoor storage in GCOD | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B \(GCOD\); Tax Parcels 00123 007016, 007015 & 007017 | Proposed use: Outdoor storage | \\*\\* Commission District 4 | Gerardo Vargas, applicant \(Will Require GDOT Coordination\)](#)

4. (A) 1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Variance to Section 6.2 | GCOD standards | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B (GCOD); Tax Parcels 00123 007016, 007015 & 007017 | Proposed use: Development standards for vehicle repair, major | \* Commission District 4 | Gerardo Vargas, applicant (Will Require GDOT Coordination)  
  
(B) 1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Variance to Section 8.1 | off street parking requirements | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B (GCOD); Tax Parcels 00123 007016, 007015 & 007017 | Proposed use: Parking for vehicle repair, major | \* Commission District 4 | Gerardo Vargas, applicant (Will Require GDOT Coordination)
5. 5019 Cagle Mill Road | Rezone | from Agricultural Residential 1 (AR-1) and Residential 1 (R-1) to Light Industrial (I-1) | on an 84.35± acre tract located on the northwest side of Cagle Mill Road, approximately 1,890 feet from its intersection with Julian Baugh Road | Zoned AR-1 & R-1; Tax Parcel 15007 000206A | Proposed use: Uses permitted in I-1 | \*\* Commission District 3 | NCP Holdings, LLC, applicant (Will Require GDOT Coordination)
6. 4020 & 3886 Cornelia Highway, 4761 Cagle Mill Road | Special Use | to amend conditions of zoning | on a combined 134.76 acre tract located on the southeast side of Cornelia Highway, approximately 800 feet from its intersection with Cagle Road | Zoned I-1 (GCOD); Tax Parcels 15007 000129, 000270, 000027A | Proposed use: Uses permitted in I-1 | \*\* Commission District 3 | NCP Holdings, LLC, applicant (Will Require GDOT Coordination)
7. (A) 5684 Bethel Road | Rezone | from Planned Residential Development (PRD) to Residential Low Density (R-1-L) | on an 8.30± acre tract located on the northeast side of Bethel Road, approximately 907 feet from its intersection with Avalon Commons Way | Zoned PRD; Tax Parcel 12007 000001 | Proposed use: Minor subdivision | \*\* Commission District 3 | Janet Truelove, applicant (Does Not Require GDOT Coordination)  
  
(B) 5684 Bethel Road | Special Use | minor subdivision | on an 8.30± acre tract located on the northeast side of Bethel Road, approximately 907 feet from its intersection with Avalon Commons Way | Zoned PRD; Tax Parcel 12007 000001 | Proposed use: Minor subdivision | \*\* Commission District 3 | Janet Truelove, applicant (Does Not Require GDOT Coordination)
8. 5979 New Bethany Road | Rezone | from Planned Residential Development (PRD) to Agricultural Residential 1 (AR-1) | on a 5.56± acre portion of a tract located on the south east of Beards Road approximately 1,096 feet from its intersection with New Bethany Road | Zoned PRD; Tax Parcel 07328 004003(pt) | Proposed Use: Single family residence | \*\* Commission District 2 | The Travis and Herman Brown Family Limited Partnership, applicant (Does Not Require GDOT Coordination)

9. [4965 Bryant Quarter Road | Rezone | from Planned Commercial Development \(PCD\) to Agricultural Residential 1 \(AR-1\) | on a 3.30± acre portion of a tract located on the northwest side of Bryant Quarter Road, approximately 2,030 feet from its intersection with Emory Griffin Road | Zoned PCD; Tax Parcel 15003 000015G\(pt\) |](#) **Proposed use: Uses permitted in AR-1 | \*\***  
[Commission District 3 | John Clouse, applicant](#) **(Does Not Require GDOT Coordination)**
  
10. [5970 Cleveland Highway | Rezone | from Agricultural Residential 1 \(AR-1\) to Highway Business \(H-B, GCOD\) | on a 2.22± acre tract located on the southeast side of Cleveland Highway at its intersection with Hulsey Road | Zoned AR-1; Tax Parcel 12064 000012 |](#) **Proposed use: Indoor recreation facility | \*\*** [Commission District 3 | Academy P1 Building, LLC, applicant](#) **(Will Require GDOT Coordination)**
  
11. Public Hearing to change the name of an approximately 0.60 mile segment of roadway from White Sulphur Road to Cagle Road beginning south of Sargent Road to Big Oak Road | \*\* [Commission District 3 | County staff, applicant](#) **(Does Not Require GDOT Coordination)**

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, June 12, 2025 12:02 PM  
**Subject:** Tentative Agenda July 21, 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 **July 21, 2025** Hall County Planning Commission Meeting. Please use the links to review the documents and respond with comments to Hall County Planning and Development.