



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>

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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



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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

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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.