



RE: Tentative Agenda for the August 4, 2025 Hall County Planning Commission Meeting

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

Date Thu 6/26/2025 5:13 PM

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

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Good afternoon,

Below you will find our response on coordination that will need to be done.

Thanks,

OLD BUSINESS

1. **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 Will Require GDOT Coordination**
2. **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 Will Require GDOT Coordination**

NEW BUSINESS

3. 5307 Monarch Drive | Variance to section 4.9.1 | to reduce the minimum yards | on a 0.59± acre tract located on the north side of Monarch Drive, approximately 170 feet from its intersection with Checkered Spot Drive | Zoned R-1; Tax Parcel 10077A000024 | Proposed Use: Residential addition | * Commission District 2 | Dean Mullet, applicant Will Not Require GDOT Coordination
4. 5730 Holiday Road | Variance to section 3.3.1 | to reduce the minimum yards | on a 0.41± acre tract located on the southwest side of Holiday Road at its intersection with Green Road | Zoned AR-1 & PRD; Tax Parcel 07329 004006 | Proposed use: Detached garage | * Commission District 2 | Bethany Alberto, applicant Will Not Require GDOT Coordination
5. 4057 Sargent Circle | Variance to section 4.9.1 | to reduce the minimum yards | on a 0.91± acre tract located on the northeast side of Sargent Circle, approximately 200 feet from its intersection with Cochran Road | Zoned R-1; Tax Parcel 10120 000071 | Proposed use: Detached garage | * Commission District 2 | Dennis Drees, applicant Will Not Require GDOT Coordination

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6. [6086 Atlanta Highway | Variance to section 5.7.1 | to reduce the minimum yards | on a 0.54± acre tract located on the northwest side of Atlanta Highway, approximately 330 feet from its intersection with Mount Salem Circle | Zoned H-B \(GCOD\); Tax Parcel 08139 003001 | Proposed use: Bring an existing structure into compliance | * Commission District 1 | Melva Mendoza, applicant Will Require GDOT Coordination](#)
 7. [7537 Chestatee Lane | Special Use | minor subdivision | on a 6.55± acre tract located on the southeast side of Chestatee Lane, approximately 510 feet from its intersection with Point Spence Drive | Zoned R-1; Tax Parcel 11155 000089A | Proposed use: Minor subdivision | ** Commission District 2 | Ethan Shirley, applicant Will Not Require GDOT Coordination](#)
 8. [7051 Ransom Free Road | Rezone | from Agricultural Residential 1 \(AR-1\) to Agricultural \(AG-1\) | on a 15.45± acre tract located on the south side of Ransom Free Road, approximately 1,653 feet from its intersection with Perry Parks Road | Zoned AR-1; Tax Parcel 11001 000003A | Proposed use: Second dwelling | ** Commission District 3 | Katherine Kesterson, applicant Will Not Require GDOT Coordination](#)
 9. [\(A\) 1661 Friendship Road | Rezone | from Agricultural Residential 1 \(AR-1\) to Residential Multi Family \(R-MF\) | on a 17.67± acre tract located on the north side of Friendship Road, approximately 80 feet from its intersection with Chateau Point | Zoned AR-1; Tax Parcel 15041 000016 | Proposed use: 266-unit residential development | ** Commission District 1 | David A. English, applicant Will Require GDOT Coordination](#)

[\(B\) 1661 Friendship Road | Special Use | to increase the allowed density in R-MF | on a 17.67± acre tract located on the north side of Friendship Road, approximately 80 feet from its intersection with Chateau Point | Zoned AR-1; Tax Parcel 15041 000016 | Proposed use: 266-unit residential development | ** Commission District 1 | David A. English, applicant Will Require GDOT Coordination](#)

Nakia Nembhard

Civil Engineer 3



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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, June 26, 2025 11:28 AM
Subject: Tentative Agenda for the August 4, 2025 Hall County Planning Commission Meeting

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Good Morning,