



RE: Tentative Agenda - Monday, September 15, 2025 Hall County Planning Commission Meeting

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

Date Mon 8/18/2025 1:33 PM

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

Cc Katie L. Greenway (Planning) <klgreenway@hallcounty.org>; Hash, Christopher M <CHash@dot.ga.gov>

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Good afternoon,

Below you will find GDOT's comments.

Thanks,

OLD BUSINESS

1. **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**
2. **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**

NEW BUSINESS

3. [23847 Woodlane Way | Variance to section 3.2 | to reduce the minimum yards | on a 0.66± acre tract located east of Woodlane Way approximately 30 feet from its intersection with Woodlane Circle | Zoned AR-1; Tax Parcel 10098 000019 | Proposed use: Single-family residence | * Commission District 2 | Jesus and Melissa Penaloza, applicant Will Not Require GDOT Coordination](#)
4. [\(A\) 6756 Spout Springs Road | Variance to section 7.8.3 | ADU standards | on a 4.22± acre tract located on the west side of Spout Springs Road approximately 250 feet from its intersection with Cambridge Drive | Zoned AR-1; Tax Parcel 15042 000019 | Proposed use: Accessory dwelling unit | * Commission District 1 | Joel Bell, applicant Will Require GDOT Coordination. GDOT Project 0015280 will be affecting development.](#)

- (B) 6756 Spout Springs Road | Variance to section 3.2 | to reduce the minimum yards | on a 4.22± acre tract located on the west side of Spout Springs Road approximately 250 feet from its intersection with Cambridge Drive | Zoned AR-1; Tax Parcel 15042 000019 | Proposed use: Bring the existing single-family home into compliance | * Commission District 1 | Joel Bell, applicant Will Require GDOT Coordination. GDOT Project 0015280 will be affecting development.**
- (C) 6756 Spout Springs Road | Variance to section 3.2 | to reduce the minimum yards | on a 4.22± acre tract located on the west side of Spout Springs Road approximately 250 feet from its intersection with Cambridge Drive | Zoned AR-1; Tax Parcel 15042 000019 | Proposed use: Bring an existing accessory structure into compliance | * Commission District 1 | Joel Bell, applicant Will Require GDOT Coordination. GDOT Project 0015280 will be affecting development.**
5. **3400 & 3600 Lanier Waterside Drive | Conditional Use | on a combined 16.16± acre tract located at the terminus of North Waterworks Road | Zoned PRD; Tax Parcels 08167 005002 & 005004 | Proposed use: Construction trailer | * Commission District 2 | Kyle Petty, applicant Will Require GDOT Coordination. Study intersection for possible new signal.**
6. **5481 & 5489 Technology Parkway | Special Use | amend conditions of zoning | on a combined 17.08± acre tract located on the southeast side of Technology Parkway at its intersection with High Tech Drive | Zoned I-2; Tax Parcels 15028F000006 & 15028F000007 | Proposed use: Storage lot | ** Commission District 1 | Top-End Motor Storage, LLC., applicant Will Not Require GDOT Coordination.**
7. **4797 Plainview Road | Rezone | from Residential 1 (R-1) to Light Industrial (I-1) | on a 4.40± acre tract located on the east side of Plainview Road at its intersection with Thurmon Tanner Parkway | Zoned R-1; Tax Parcel 08051 001022 | Proposed use: Convenience store with fuel sales | ** Commission District 1 | LJA Engineering, Inc., applicant Will Require GDOT Coordination. No encroachment into State R/W. No increase in runoff to State R/W.**
8. **(A) 0, 0, 4251 Simpson Road & 3959 Greenway Road | Rezone | from Planned Industrial Development (PID) and Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 251.61± acre tract located on the west side of Simpson Road, approximately 945 feet from its intersection with Whitehall Road | Zoned PID & AR-1; Tax Parcels 15019 000001, 000659, 000074 & 000063 | Proposed use: 394-unit residential development | ** Commission District 3 | Rochester | DCCM, applicant Will Not Require GDOT Coordination. Study Intersection for possible new signal.**
- (B) 0, 0, 4251 Simpson Road & 3959 Greenway Road | Conditional Use | on a combined 251.61± acre tract located on the west side of Simpson Road, approximately 945 feet from its intersection with Whitehall Road | Zoned PID & AR-1; Tax Parcels 15019 000001, 000659, 000074 & 000063 | Proposed use: Construction trailer | * Commission District 3 | Rochester | DCCM, applicant Will Not Require GDOT Coordination**
9. **(A) 5800 Lanier Islands Parkway | Rezone | from Planned Commercial Development (PCD) to Light Industrial (I-1) | on a 3.58± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | Proposed use: Uses**

permitted in I-1 | ** Commission District 2 | Center Capital Partners, LLC **Will Require GDOT Coordination**

(B) 5800 Lanier Islands Parkway | Special Use | on a 3.58± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | Proposed use: Outdoor storage, vehicles sale, and vehicle repair, major | ** Commission District 2 | Center Capital Partners, LLC **Will Require GDOT Coordination**

Nakia Nembhard

Civil Engineer 3



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From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Monday, August 18, 2025 8:20 AM
To: Niebauer, Parker J <PNiebauer@dot.ga.gov>; Nembhard, Nakia L <NNembhard@dot.ga.gov>
Cc: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>
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Good Morning,

I am following up regarding the needed comments for this agenda. Please let me know if you need anything else.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

