



Fw: AMENDED Tentative Agenda Monday, October 6, 2025 Hall County Planning Commission Meeting

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

Date: Thu 9/11/2025 4:24 PM

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

From: Hash, Christopher M <CHash@dot.ga.gov>
Sent: Thursday, September 11, 2025 4:22 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Nembhard, Nakia L <NNembhard@dot.ga.gov>
Cc: Katie L. Greenway (Planning) <klgreenway@hallcounty.org>
Subject: RE: AMENDED Tentative Agenda Monday, October 6, 2025 Hall County Planning Commission Meeting

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Good Afternoon Kaitlyn,

Please see the below responses in red.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor



A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

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

Sent: Thursday, August 28, 2025 1:49 PM

Subject: AMENDED Tentative Agenda Monday, October 6, 2025 Hall County Planning Commission Meeting

Good Afternoon,

Please see the *amended* Tentative Agenda and Maps for the **Monday, October 6, 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, September 5, 2025**. Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – September 15, 2025

NEW BUSINESS

1. **6382 Lakeview Drive | Variance to section 4.1 | to reduce the minimum yards | on a 0.23± acre tract located on the west side of Lakeview Drive approximately 540 feet from the Gwinnet County line | Zoned V-C; Tax Parcel 07360A000014 | Proposed use: Single-family residence | * Commission District 2 | Tyler Young, applicant**

No coordination needed.

2. **3580 Poplar Springs Road | Variance to section 8.6.11 | to allow multiple entrance signs | on a 84.25± acre tract located southwest of Poplar Springs Road at its intersection with Poplar Springs Church Road | Zoned PRD; Tax Parcel 15036A000001 | Proposed use: Multiple entrance signs | * Commission District 1 | Clayton Properties Group Inc., applicant**

No additional comments, access approved under A-139-011659-1. Additional sign will need to be located outside of R/W.

3. **3900 Wahoo Falls Trace | Variance to Table 6.1.1 | to reduce the minimum yards | on 17.91± acre tract located east of Wahoo Falls Trace approximately 735 feet from its intersection with Price Road | Zoned PRD; Tax Parcel 10100 000156A | Proposed use: Amenity building | * Commission District 2 | Kristal Riggins-PEC+, applicant**

No additional comments, access approved under A-139-009460-1.

4. [5424 Mulberry Preserve Drive | Special Use | On a 0.59± acre tract located on the northeast side of Mulberry Preserve Drive approximately 538 feet from its intersection with Elizabeth Lane | Zoned R-1; Tax Parcel 15043F000130 | Proposed Use: Group home | ** Commission District 1 | Karen Woodroffe, applicant](#)

No coordination needed.

5. [\(A\) 4404, 4372 & 4398 Tanners Mill Road | Rezone | from Agricultural Residential \(AR-1\) to Residential Mixed \(R-X\) | on a 25.2± acre tract located north of Tanners Mill Road approximately 480 feet from its intersection with Winder Highway | Zoned AR-1; Tax parcels 15038 000033; 000036B & 000168 | Proposed Use: 117-unit residential development | ** Commission District 1 | Bassett Signature Homes, LLC, applicant](#)

[\(B\) 4404, 4372 & 4398 Tanners Mill Road | Variance to section 10.70.010 | to allow on street parking | on a 25.2± acre tract located north of Tanners Mill Road approximately 480 feet from its intersection with Winder Highway | Zoned AR-1; Tax parcels 15038 000033; 000036B & 000168 | Proposed Use: On street parking | ** Commission District 1 | Bassett Signature Homes, LLC, applicant](#)

This will require coordination. Full length left turn and right turn lane on SR 211. The intersection of SR 53 and SR 211 will need to be studied for impacts. AASHTO sight distance Case B1 will need to meet at driveway location. Case F for left turns turning into the development.

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, November 13, 2025**, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, November 13, 2025. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org