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**RE: Tentative Agenda November 3, 2025 Hall County Planning Commission Meeting**

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**From** Hash, Christopher M <CHash@dot.ga.gov>

**Date** Tue 9/30/2025 8:39 AM

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

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Good Morning Kaitlyn,

Please see the below comments 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

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

**Sent:** Friday, September 26, 2025 3:06 PM

**Subject:** Tentative Agenda November 3, 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 **November 3, 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, October 3, 2025**. Email comments to Beth ([bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)) and Kaitlyn ([kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)).

## **CALL TO ORDER**

## **AGENDA REVIEW**

## **APPROVAL OF MINUTES – October 20, 2025**

## **OLD BUSINESS**

1. **1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Variance to Section 5.3.1** | to reduce the minimum yards | 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; Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Commercial addition & to bring an existing structure into compliance** | \* Commission District 4 | **Gerardo Vargas, applicant** Note: Tabled at the September 2, 2025 Voting Meeting until the November 3, 2025 Voting Meeting.
2. **7365 Bill Wilson Road | Variance to section 7.8.3 | ADU standards** | on a 5.20± acre tract located on the northwest side of Bill Wilson Road at its intersection with Pebble Ridge Drive | Zoned R-1-L; Tax Parcel 09056A000008 | **Proposed Use: Accessory dwelling unit** | \* Commission District 3 | **Nedra Riddle, applicant** Note: Tabled at the September 2, 2025 Voting Meeting until the November 3, 2025 Voting Meeting.

## **NEW BUSINESS**

3. [3424 Davis Bridge Road | Variance to section 3.2 | to reduce minimum yards | on a 3.36± acre tract located on the north side of Davis Bridge Road approximately 93 feet from its intersection with The Old Path | Zoned AR-1; Tax parcel 10063 000009 | Proposed use: Residential addition | \\* Commission District 2 | Marcos Aguilar, applicant](#)

Off system, coordination not needed.

4. [5 Ray Street | Conditional Use | expansion of a nonconforming use | on a 0.66± acre tract located on the south side of Ray Street approximately 80 feet from its intersection with Wood Avenue | Zoned H-B; Tax Parcel 00133A001003 | Proposed use: Accessory dwelling unit | \\* Commission District 4 | Jay McNair, applicant](#)

Off system, coordination not needed.

5. (A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | Proposed use: Agri-entertainment business | \*\* Commission District 3 | Amy Wright, applicant

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | Proposed use: Agri-entertainment business | \* Commission District 3 | Amy Wright, applicant

Off system, coordination not needed.

6. 5742 Bethel Road | Rezone | from Planned Commercial Farm District (PCFD) to Agricultural Residential (AR-1) | on a 9.99± acre tract located on the north side of Bethel Road, approximately 642 feet from its intersection with Clark Road | Zoned PCFD; Tax parcel 12007 000009 | Proposed use: Uses permitted in AR-1 | \*\* Commission District 3 | Shaun Foudy, applicant

Off system, coordination not needed.

7. (A) 2632 Sardis Road | Rezone | from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | Proposed use: Mixed use development | \*\* Commission district 2 | Rochester | DCCM c/o Bradley Dunckel, applicant

(B) 2632 Sardis Road | Special Use | for outdoor storage, major in Mixed Use & GCOD | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | Proposed use: Mixed use development | \*\* Commission district 2 | Rochester | DCCM c/o Bradley Dunckel, applicant

(C) 2632 Sardis Road | Variance to section 5.4 | from Mixed-Use standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | Proposed use: Mixed use development | \*\* Commission district 2 | Rochester | DCCM c/o Bradley Dunckel, applicant

(D) 2632 Sardis Road | Variance to section 6.2 | from GCOD standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | Proposed use: Mixed use development | \*\* Commission district 2 | Rochester | DCCM c/o Bradley Dunckel, applicant

The proposed access does not meet GDOT Driveway Spacing requirements. Sight Distance appears to be limited to the east and would need to meet AASHTO Greenbook requirements. Full length right turn lane would not be able to be installed due to spacing constraints. All access should either be joint use with an existing access or use the internal connection from E Sardis Rd with potential improvements at E Sardis Rd and SR 53.

\*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, December 11, 2025**, at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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, December 11, 2025**. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2<sup>nd</sup> 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](http://www.hallcounty.org)



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