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## Tentative Planning Agenda for the January 8, 2026 Hall County Board of Commissioners meeting

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

**Date:** Wed 12/3/2025 10:52 AM

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

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

**Sent:** Wednesday, December 3, 2025 10:51 AM

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

**Subject:** RE: Tentative Planning Agenda for the January 8, 2026 Hall County Board of Commissioners 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 Morning Kaitlyn,

Please see the below responses in red.

Thanks,

**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](mailto:kelliott@hallcounty.org)>

**Sent:** Tuesday, November 25, 2025 1:24 PM

**Subject:** Tentative Planning Agenda for the January 8, 2026 Hall County Board of Commissioners meeting

Good afternoon,

Please see below for the Tentative Planning Agenda and Maps for the **January 8, 2026** Hall County Board of Commissioners 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 **Thursday, December 3, 2025**. Email comments to Katie ([kahmed@hallcounty.org](mailto:kahmed@hallcounty.org)) and Kaitlyn ([kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)).

- **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**  
This one is approved under permit A-139-0116959-1.

- **7 Quarry Street | Variance to Section 8.6 | Sign standards | on a 1.14± acre tract located on the northeast side of Quarry Street at its intersection with Jesse Jewell Pkwy | Zoned R-1; Tax Parcel 00063 003001 | Proposed Use: New entrance sign | Commission District 4 | Jennifer Wolfe, applicant**

Since their sign fronts the state route it can not overhang or encroach onto state R/W. Also there should not be any flashing messages that may cause a distraction to drivers.

- **(A) 2701 Browns Bridge Road | Variance to Section 5.3 | to reduce the minimum yards | on a 0.47± acre tract located on the south side of Browns Bridge Road at its intersection with Cherry Lane | Zoned H-B; Tax Parcel 08015 005022 | Proposed Use: Bring existing structure into compliance | Commission District 4 | Nick Pesola, applicant**

**(B) 2701 Browns Bridge Road | Variance to Section 6.2 | to reduce the required buffer | on a 0.47± acre tract located on the south side of Browns Bridge Road at its intersection with Cherry Lane | Zoned H-B; Tax Parcel 08015 005022 | Proposed Use: Bring existing structure into compliance | Commission District 4 | Nick Pesola, applicant**

This may need coordination with our office depending on the use of the property.

- **(A) 2017 Athens Highway | Rezone | from Agricultural Residential (AR-1) and Residential 1 (R-1) to Highway Business (H-B) | on a 15.49± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-1 & R-1; Tax Parcel 15032E002012A (pt.) | Proposed Use: Outdoor storage, major | Commission District 4 | Kevin Herbert c/o Fast Lube Solutions, LLC, applicant**

**(B) 2017 Athens Highway | Special use | 15.49± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-1 & R-1; Tax Parcel 15032E002012A (pt.) | Proposed Use: Outdoor storage, major | Commission District 4 | Kevin Herbert c/o Fast Lube Solutions, LLC, applicant**

Encroachment permit will be needed. Minor improvements to the access to SR 11 will be needed such as signage and striping.

- **4415 Shellie Lane | Variance to section 4.3 | to reduce minimum yards | on a .54± acre tract located on the west side of Shellie Lane approximately 845 feet from its intersection with Ben Hill Drive | Zoned R-1; Tax parcel 08056 003076 | Proposed use: New carport | Commission District 2 | Russell McMurry, applicant**  
No impacts to state route expected. No coordination is needed.
- **3180 Haynes Drive | Conditional Use | amend conditions of zoning | on a 0.57± acre tract located on the north side of Haynes Drive approximately 485 feet from its intersection with Thompson**

Bridge Road | Zoned R-MF(c); Tax Parcel 10113 000049 | Proposed use: Detached single-family unit | Commission District 2 | William Henry Slack, IV, applicant

No impacts to state route expected. No coordination is needed.

Thank you,

**Kaitlyn Elliott**

**Planning Commission Clerk**

**Hall County Planning and Zoning**

(770) 531-6810 [www.hallcounty.org](http://www.hallcounty.org)



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Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.

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

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**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

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 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

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**From:** Kaitlyn Elliott (Planning) <[kelliott@hallcounty.org](mailto: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](mailto:bgarmon@hallcounty.org)) and Kaitlyn ([kelliott@hallcounty.org](mailto: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, 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, November 13, 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)