



RE: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 12/11/2025 4:30 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

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Good Afternoon Kaitlyn,

Please see the below responses in red.

If you have any questions, please feel free to reach out.

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

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, December 11, 2025 3:28 PM
Subject: Tentative Planning Agenda for the January 22, 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 afternoon,

Please see below for the Tentative Planning Agenda and Maps for the **January 22, 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 18, 2025**. Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a $0.16\pm$ acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
Off system, no impacts to the state route expected.
- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a $0.29\pm$ acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a $0.51\pm$ acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
Off system, no impacts to the state route expected.
- **(A) 1148 Hancock Avenue | Conditional Use** | expansion of a nonconforming use | on a $0.59\pm$ acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**
(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a $0.59\pm$ acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
Off system, no impacts to the state route expected.
- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an $84.30\pm$ acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
Will need to permit with our office.
- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on a $194.10\pm$ acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
Will need to permit with our office.

- (A) 5773 & 5769 Conner Road | Special Use | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | Proposed Use: Agri-entertainment venue | Commission District 2 | Dwayne Bradley Walton, applicant

(B) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | Proposed Use: Agri-entertainment venue | Commission District 2 | Dwayne Bradley Walton, applicant

Off system, no impacts to the state route expected.

- 5953 & 5965 Yellow Creek Road | Special Use | for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | Proposed Use: Rural Business | Commission District 2 | Joshua Stover, applicant

Off system, no impacts to the state route expected.

- 3294 & 3290 Athens Highway | Rezone | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | Proposed Use: Uses permitted in I-1 | Commission District 3 | Jim Rizqallah, applicant

Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org



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.