
RE: March 26, 2026, Tentative Agenda Planning Items

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

Date Mon 2/16/2026 9:59 AM

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

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 rezoning comments in red.

If you have any questions, please let me know.

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, February 12, 2026 12:38 PM

Subject: March 26, 2026, Tentative Agenda Planning Items

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,

The previous March 26 tentative agenda that was sent out has now been added to the March 12 agenda. No action is required on your part at this time.

I wanted to clarify this as I am sending the updated March 26, 2026, tentative agenda for review. Please note that this version is solely application packets that have not yet been reviewed by your departments. Please use the provided links to access these documents and submit any comments to Hall County Planning and Zoning. Timely

submission of comments is essential, as failure to do so may result in the information not being included in the staff report.

When submitting comments, please ensure that you include the name of the applicant and the property address along with your corresponding comment.

All comments must be submitted no later than **February 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3428 Mooney Drive | Variance to Section 3.2 | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | Proposed use: New manufactured home | Commission District 2 | Bobby Shoemaker, applicant**
Off system no impacts expected
- **5908 & 5912 Atlanta Highway | Special Use | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | Proposed use: Covered and enclosed boat and RV storage | Commission District 1 | Bill Stark Properties, Inc., applicant**
Coordination with GDOT Office of Traffic Operations. Access will need to have turn lanes.
- **3172 Heritage Crossing Drive | Conditional use | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | Proposed use: Rural business | Commission District 1 | Donald W. Loose, Jr., applicant**
Off system no impacts expected
- **2375 Whippoorwill Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | Proposed Use: New accessory structure | Commission District 4 | Clyde Morris, applicant**
Off system no impacts expected
- **6693 Bass Circle | Variance to section 4.1 | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | Proposed use: New single-family residence | Commission District 2 | Emily Clark, applicant**
Off system no impacts expected
- **6747 Holly Springs Road | Variance to section 9.2.4 | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | Proposed use: Minor subdivision | Commission District 3 | Ruth C. Hill, applicant**
Existing access, no new impacts expected to the state route.
- **2567 Athens Highway | Special Use | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | Proposed use: Vehicle Repair, Major | Commission District 3 | Gerardo Vargas, applicant**
Coordination with GDOT Office of Traffic Operations. Improvements and right turn lanes are needed.
- **4189 Holly Springs Road | Special use | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | Proposed Use: 3-lot subdivision | Commission District 3 | Edgar & Paola Torres, applicant**
Will need a residential driveway permit from the area office.

RE: March 26, 2026, Tentative Agenda Planning Items

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

Date Wed 2/18/2026 3:26 PM

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

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Good Afternoon 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

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

Sent: Tuesday, February 17, 2026 9:09 AM

Subject: March 26, 2026, Tentative Agenda Planning Items

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,

Please see the two additional linked packets for comments. All comments must be submitted no later than **February 26, 2026**. Please email your comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- [5461 Union Church Road | Variance to section 9.2.4 | to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road](#)

[and approximately 265 feet south of its intersection with Copper Creek Road](#) | [Zoned AR-1](#); [Tax Parcel 15042 000028](#) | [Proposed Use: Minor subdivision](#) | [Commission District 1](#) | [Charline Benifield, applicant](#)
Off-System no impacts expected to the State Route.

- [13 Liberty Street](#) | [Conditional Use](#) | [to allow re-establishment of a nonconforming use](#) | [on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway](#) | [Zoned R-1](#); [Tax Parcel 00063 001003](#) | [Proposed use: Duplex](#) | [Commission District 4](#) | [Philip Devries, applicant](#)
Off-System no impacts expected to the State Route.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

kelliott@hallcounty.org

Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.



From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, February 12, 2026 12:37 PM
Subject: March 26, 2026, Tentative Agenda Planning Items

Good afternoon,

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