
RE: September 2, 2025 Hall County Planning Commission Meeting Tentative Agenda

From Nembhard, Nakia L <NNembhard@dot.ga.gov>

Date Mon 7/28/2025 11:01 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,

Below you will find our comments.

Thanks,

1. [3985 Mount Vernon Road | Variance to Section 4.3 | to reduce the minimum yards | on a 0.86± acre tract located on the west side of Mount Vernon Road approximately 1,796 feet north of its intersection with Oak Harbour Drive | Zoned R-1; Tax Parcel 10117 000050 | Proposed Use: Detached garage | * Commission District 2 | Jeffrey C. Terry, applicant](#) **Will Not Require GDOT Coordination**
2. [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](#) **Will Require GDOT Coordination**
3. [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](#) **Will Not Require GDOT Coordination**
4. [5303 Browns Bridge Road | Special Use | to amend conditions of zoning | on a 0.97± acre tract located on the south side of Browns Bridge Road at its intersection with Whitmire Drive | Zoned H-B; Tax Parcel 08080 003018 | Proposed use: Vehicle repair, major | ** Commission District 2 | Ali Sadegh, applicant](#) **Will Require GDOT Coordination**
5. [\(A\) 2196 Centennial Drive | Special Use | on a 4.19± acre parcel located on north side of Centennial Drive approximately 1,195 feet from its intersection with Centennial Circle | Zoned I-1; Tax Parcel 08013 003033 | Proposed Use: Outdoor recreation | ** Commission District 4 | Vital Foods, LLC \(Juan Carlos Lomas\) c/o Gaskins + LeCraw, applicant](#) **Will Not Require GDOT Coordination**
[\(B\) 2196 Centennial Drive | Variance to Table 8.1.1 | Required parking | on a 4.19± acre parcel located on north side of Centennial Drive approximately 1,195 feet from its intersection with Centennial Circle | Zoned I-1; Tax Parcel 08013 003033 | Proposed Use: Outdoor](#)

[recreation](#) | [* Commission District 4](#) | [Vital Foods, LLC \(Juan Carlos Lomas\) c/o Gaskins + LeCraw, applicant](#) **Will Not Require GDOT Coordination**

6.

(A) [1119 & 1137 West Ridge Road](#) | [Rezone](#) | [from Residential 1 \(R-1\) & Light Industrial \(I-1\) to Light Industrial \(I-1\)](#) | [on an combined 4.73± acre assemblage located on the southeast side of West Ridge Road at its intersection with Stallworth Street](#) | [Zoned R-1 & I-1; Tax Parcels 00054 001040B \(pt\) & 001040 \(pt\)](#) | [Proposed Use: Indoor/outdoor storage and warehousing](#) | [** Commission District 4](#) | [Valiant Services c/o David Elder, applicant](#) **Will Not Require GDOT Coordination**

(B) [1119 & 1137 West Ridge Road](#) | [Variance to Section 8.2.3](#) | [to reduce the minimum buffers](#) | [on an combined 4.73± acre assemblage located on the southeast side of West Ridge Road at its intersection with Stallworth Street](#) | [Zoned R-1 & I-1; Tax Parcels 00054 001040B \(pt\) & 001040 \(pt\)](#) | [Proposed Use: Indoor/outdoor storage and warehousing](#) | [* Commission District 4](#) | [Valiant Services c/o David Elder, applicant](#) **Will Not Require GDOT Coordination**
7.

(A) [6450 Ben Parks Road](#) | [Rezone](#) | [from Residential 1 Low Density \(R-1-L\) to Planned Residential Development \(PRD\)](#) | [on a 60.84± acre tract located on the south side of Ben Parks Road approximately 1,946 feet from its intersection with Jake Kemp Road](#) | [Zoned R-1-L; Tax Parcel 11056 000001A](#) | [Proposed Use: 80-lot residential development](#) | [** Commission District 3](#) | [Davis Engineering & Surveying c/o Nick Pesola, applicant](#) **Will Not Require GDOT Coordination**

(B) [6450 Ben Parks Road](#) | [Variance to Section 8.4](#) | [sidewalk standards](#) | [on a 60.84± acre tract located on the south side of Ben Parks Road approximately 1,946 feet from its intersection with Jake Kemp Road](#) | [Zoned R-1-L; Tax Parcel 11056 000001A](#) | [Proposed Use: 80-lot residential development](#) | [* Commission District 3](#) | [Davis Engineering & Surveying c/o Nick Pesola, applicant](#) **Will Not Require GDOT Coordination**
8.

(A) [2400 Okelly Road](#) | [Rezone](#) | [from Planned Industrial Development \(PID\) to Light Industrial \(I-1\)](#) | [on a 119± acre portion of a tract located on northeast side of Okelly Road approximately 800 feet from its intersection with Candler Road](#) | [Zoned PID; Tax Parcel 15024 000003A \(pt\)](#) | [Proposed Use: Data center](#) | [** Commission District 3](#) | [Project Turbo, LLC, applicant](#) **Will Require Possible GDOT Coordination**

(B) [2400 Okelly Road](#) | [Special Use](#) | [on a 119± acre portion of a tract located on northeast side of Okelly road approximately 800 feet from its intersection with Candler Road](#) | [Zoned PID; Tax Parcel 15024 000003A \(pt\)](#) | [Proposed Use: Data center](#) | [** Commission District 3](#) | [Project Turbo, LLC, applicant](#) **Will Require Possible GDOT Coordination**
9.

(A) [4527 J M Turk Road & 4567 Stanley Road](#) | [Special Use](#) | [on a combined 19.43± acre tract located on the northeast side of J M Turk Road approximately 200 feet from its intersection with Grandview Parkway](#) | [Zoned AR-1; Tax Parcels 15044 000034A & 000034 \(pt\)](#) | [Proposed Use: Agri-entertainment venue](#) | [** Commission District 1](#) | [Mulberry Springs Vineyard & Winery, applicant](#) **Will Not Require GDOT Coordination**

(B) [4527 J M Turk Road & 4567 Stanley Road](#) | [Variance to Section 7.7.3](#) | [on a combined 19.43± acre tract located on the northeast side of J M Turk Road approximately 200 feet from its intersection with Grandview Parkway](#) | [Zoned AR-1; Tax Parcels 15044 000034A & 000034 \(pt\)](#) | [Proposed Use: Agri-entertainment venue](#) | [* Commission District 1](#) | [Mulberry Springs Vineyard & Winery, applicant](#) **Will Not Require GDOT Coordination**



District 1 Traffic Operations
1475 Jesse Jewell Pkwy Suite 100
Gainesville, GA, 30501

(678) 332-8200 Cell
(770) 533-8496 Office

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Thursday, July 24, 2025 11:26 AM
Subject: September 2, 2025 Hall County Planning Commission Meeting Tentative Agenda

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 **TUESDAY, September 2, 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 August 1, 2025**. Email comments to Beth (bgarmon@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – August 18, 2025

NEW BUSINESS

1. [3985 Mount Vernon Road | Variance to Section 4.3 | to reduce the minimum yards | on a 0.86± acre tract located on the west side of Mount Vernon Road approximately 1,796 feet north of its intersection with Oak Harbour Drive | Zoned R-1; Tax Parcel 10117 000050 | Proposed Use: Detached garage | * Commission District 2 | Jeffrey C. Terry, applicant](#)
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*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 **Tuesday, October 7, 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 **Tuesday, October 7, 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



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.