HALL COUNTY
PLANNING COMMISSION MEETING SUMMARY MINUTES

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA, 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Monday, November 02, 2026 - 05:15 PM

Call to Order

Commissioner Castleberry at 5:15 pm

Present:

Commissioners Susan King, Bradley Dunckel, Brandon Dean, and Andre Castleberry

Also Present:

Katie Ahmed, Director of Planning and Zoning; Lynn Taylor, Deputy Director; Michael Patroski, Planning Division Administrator; Vamsee Polamarasetty, Senior Planner; Brittany Passmore, Planner II; and Kaitlyn Elliott, Planning Commission Clerk;

Agenda Review

Commissioner Dunckel / Commissioner Dean — approve — Vote: 4-0

Commissioner King — aye

Commissioner Dunckel — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

Other Business

1 Training: Meeting Procedure and Motions. Staff to conduct additional training review of adopted procedures and practice making motions prior to hearing further business.

Director Ahmed presented the item.

2 Election of Planning Commission Chairperson

Director Ahmed introduced the item.

Commissioner King / Commissioner Dean— Motion to elect Bradley Dunckel as Chairman — Vote: 4-0

Commissioner King — aye

Commissioner Dunckel — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

3 Election of Planning Commission Vice Chairperson

Director Ahmed introduced the item.

Chairman Dunckel / Commissioner Castleberry— Motion to elect Susan King as Vice - Chairwomen — Vote: 3-0

Chairman Dunckel — aye

Commissioner King — abstain

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

4 Appointment of Planning Commission Member to Serve as Secretary for Preliminary and Final Subdivision Plat Review

Director Ahmed introduced the item.

Commissioner King / Commissioner Dean— Motion to appoint Commissioner Castleberry as Secretary for Preliminary and Final Subdivision Plat Review — Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

Commissioner Castleberry delegated this role to the Planning and Zoning Director or their designee.

5 Appointment of Planning Commission Secretary

Director Ahmed introduced the item.

Commissioner King / Commissioner Castleberry— Motion to appoint Kaitlyn Elliott, Planning Commission Clerk to serve as Secretary — Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

6 Adoption of Hall County Planning Commission Rules of Procedure

Director Ahmed introduced the item.

Commissioner Castleberry / Commissioner King— approve with amendments — Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

Amendments:

1. *Section XIII. E. c. i*
    - *Speakers wishing to address the Commission during a public hearing shall complete and submit a speaker comment card to Planning Department staff prior to the commencement of the meeting, identifying their name, address, Commission District in which they reside, if known, and the application on which they wish to speak. Only individuals who have submitted a speaker comment card prior to the commencement of the meeting shall be permitted to speak during the public hearing, unless otherwise authorized by the chairperson. Upon recognition by the chairperson, speakers shall clearly state their name and address before addressing the Commission.*
2. *Section XIII. E. d*
    - *The applicant shall be afforded an opportunity for rebuttal following public comments. The applicant may reserve a portion of the allotted presentation time for rebuttal, and the Chairperson may allow additional rebuttal time when appropriate.*
3. *Section XIII. E. f*
    - *The chairperson will close the public hearing to further public comment.*

7 Adoption of the 2026 Planning Commission Meeting Schedule

Director Ahmed introduced the item.

Commissioner King / Commissioner Castleberry— Approve — Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

New Business

8 **Public Hearing to consider amendments to the Code of Ordinances of Hall County with regard to Title 12, specifically, Chapter 12.40. and Appendix A: Unified Development Code (UDC), specifically Articles 1, 6, 7, 8, 11 | ** | Hall County Planning Staff, applicant**

Mr. Patroski presented a summary of the request.

The following people addressed the Planning Commission:

Mark Redman, 4403 T Mor Cove, Oakwood

Jodi White, 5166 Whitehall Road, Lula

Susan Smith, 4345 Chamblee Road, Oakwood

Commissioner Dean / Commissioner Castleberry — Approve with amendments

Commissioner Dean / Commissioner Castleberry- Amend motion to add further amendments Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

Amendments:

1. *Large Lot Subdivisions to have a minimum lot size of 2 acres*
2. *Planned Industrial Park overall development acreage as follows:*
    - *PIP-A 20 acre minimum*
    - *PIP-B 120 acre minimum*
    - *PIP-C 200 acre minimum*
3. *Permitted Uses:*
    - *PIP-B Uses*
        - *All Craft manufacturing; All Research and Development; All Warehouse and Distribution; All Wholesale; Light Manufacturing; All uses permitted in PIP-A in addition to Medium Data Centers; Minor Data Center; and other uses substantially similar in character and intensity to the uses permitted in PIP-B, as determined by the Director of Planning and Zoning; Storage Lots may be permitted as accessory use, as determined by the Director of Planning and Zoning, when Complimentary to the principal use.*
    - *PIP-C Uses*
        - *All Craft manufacturing; All Research and Development; All Warehouse and Distribution; All Wholesale; All uses permitted in PIP-B in addition to Assembly; Brewery, winery, distillery; Cryptocurrency Data Center/Mining Facility; Data Center Campus; Food Processing (no protein); Laboratory; Light Manufacturing; Major Data Center; Micro-brewery; Micro-distillery; Minor Data Center; Storage Lots may be permitted as accessory use, as determined by the Director of Planning and Zoning, when Complimentary to the principal use.*

Adjourn

Commissioner Castleberry / Chairman Dunckel — adjourn at 6:17 p.m. — Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

**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 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.*

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