PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN October 21, 2026 AND NO LATER THAN October 21, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN October 25, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Stephen Klee (Please Print Name) **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 10-21-2026 (Date) for bSide Oakwood, LLC (Name application filed as).

Signature Steph P Klee

(The original document is required)

Revised September 2021

Outlook

0 Ridge Rd Notice Sign

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Thu 10/29/2026 3:17 PM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

3 attachments (8 MB)
IMG_2649.jpeg; IMG_2650.jpeg; IMG_2651.jpeg;

From: Colton Brown (Marshals) <cabrown@hallcounty.org>
Sent: Thursday, October 29, 2026 3:11 PM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Amanda M. Reagan (Marshals) <areagan@hallcounty.org>; Richard Ellis (Marshals) <rellis@hallcounty.org>
Cc: Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Re: 0 Ridge Rd Notice Sign

Good Afternoon,

I was able to pick up remade rezoning sign and post it on the property alongside the variance sign posted earlier this date. Please see photos attached. Please let me know if there is anything else I can do to assist!

Thank you,
Officer C. Brown
Marshal's Office
Hall County Community Development and Infrastructure
770-531-6762 | www.hallcounty.org

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ZONING NOTICE

AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY

APPLICANT: BSIDE OAKWOOD, LLC

REQUEST: REZONE FROM AR-1 TO R-X FOR A 160-UNIT MIXED RESIDENTIAL DEVELOPMENT

PUBLIC HEARINGS WILL BE HELD ON:

PLANNING COMMISSION

Date: NOV 16, 2026

Time: 5:15 P.M.

&

COUNTY COMMISSION

Date: DEC 10, 2026

Time: 6:00 P.M.

HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA

FOR MORE INFORMATION CALL: (770) 531-6809

04-2024

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APPLICANT: BSIDE OAKWOOD, LLC

REQUEST: VARY ARTICLE 4 TO REDUCE SETBACKS & ARTICLE 8 TO REDUCE BUFFER STANDARDS

PUBLIC HEARINGS WILL BE HELD ON:

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