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 16, 2026 - 05:15 PM

Call to Order

Chairman Dunckel at 5:15 p.m.

Present:

Commissioners Chairman Bradley Dunckel, Vice - Chairwoman Susan King, 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, Kaitlyn Elliott, Planning Commission Clerk, and Anna Schwaemmle, Assistant County Attorney

Agenda Review

Commissioner Dean / Commissioner King — amend the agenda to add an Invocation and the Pledge of Allegience — Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

Invocation

Pledge

Approval of Minutes

1 Approve the November 2, 2026 Planning Commission Meeting Minutes

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

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

Other Business

2 Vote to Adopt the 2027 Planning Commission Meeting Schedule

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

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

New Business

3 **3411 Springdale Forrest Circle | Special Use |** for a minor subdivision | on a 2.09± acre tract located on the north side of Springdale Forrest Circle approximately 330 feet northwest of its intersection with Springdale Forrest Boulevard | Zoned R-1; Tax Parcel 10062 000038 **| Proposed Use: 2-lot subdivision |** ** Commission District 2 **| KD South, LLC, applicant**

Director Ahmed introduced the item. Mr. Patroski presented a summary of the request.

Kevin Dunahoo, 3411 Springdale Forrest Circle, Gainesville, discussed the request.

The following people addressed the Planning Commission:

- *None*

Chairman Dunckel / Commissioner Castleberry - approve

Chairman Dunckel/ Commissioner Castleberry - amend the motion to approve with conditions - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed.

Conditions:

1. *The property shall be developed in accordance with the site plan and narrative received September 22, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
3. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

4 **1646 March Drive | Rezone |** from Highway Business (H-B) to Residential (R-1) | on a 0.11± acre tract located on the northwest side of March Drive approximately 758 feet from its intersection with South Drive | Zoned H-B; Tax Parcel 15032E006034 **| Proposed Use: Single-family dwelling |** ** Commission District 4 **| Udis Calderon, applicant**

Director Ahmed introduced the item. Mr. Patroski presented a summary of the request.

Udis Calderon, 1646 March Drive, Gainesville, discussed the request

The following people addressed the Planning Commission:

- *None*

Commissioner Castleberry / Commissioner Dean - approve with conditions - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

Conditions:

1. *The property shall be developed in accordance with the site plan dated April 20, 2026, and as described in the project narrative dated September 14, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
3. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

5 **(A) 1555C Calvary Church Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 **| Proposed Use: Storage lot |** ** Commission District 4 **| Chris Patton, applicant**

Director Ahmed introduced items 5 and 6, which were heard together. Mr. Patroski presented a summary of the request.

Chris Patton, 419 Bradford Strret, Gainesville, discussed the request.

The following people addressed the Planning Commission:

In favor:

- *None*

Opposition:

- *Jodi White, 5166 Whitehall Road, Lula*

Commissioner Castleberry / Commissioner King - approve with conditions

Commissioner Castleberry / Commissioner Dean - amended motion for approval with adjusted conditions - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site plan dated October 1, 2026, and narrative dated October 1, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The existing residence and driveway on Candler Road (SR60) shall be removed prior to issuance of a Land Disturbance Permit.*
3. *No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Unified Development Code of Hall County.*
4. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
5. *The developer shall install signage indicating "Private Drive. No outlet." at their proposed entrance along Calvary Church Road.*

6 **(B) 1555C Calvary Church Road | Variance to Section 8.2 |** to reduce the required buffer | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 **| Proposed Use: Storage lot |** ** Commission District 4 **| Chris Patton, applicant**

Director Ahmed introduced items 5 and 6, which were heard together. See item 5 for public hearing details.

Commissioner Castleberry / Commissioner Dean - approval with conditions - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site plan dated October 1, 2026, and narrative dated October 1, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The existing residence and driveway on Candler Road (SR60) shall be removed prior to issuance of a Land Disturbance Permit.*
3. *No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Unified Development Code of Hall County.*
4. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
5. *The developer shall install signage indicating "Private Drive. No outlet." at their proposed entrance along Calvary Church Road.*

7 **(A) 6337 Lanier Islands Parkway, 6330 & 6450 Old Lanier Islands Drive, and portion of Old Lanier Island Drive right-of-way | Rezone |** from Suburban Shopping (S-S) & Planned Commercial Development (PCD) to Highway Business (H-B) | on a 5.48± acre tract located on the southeast corner of Lanier Islands Parkway and Merritts Drive | Zoned PCD & S-S; Tax parcels 07331 003004 (pt), 002034(pt), 001008 & a portion of Old Lanier Island Drive right-of-way **| Proposed Use: To allow the expansion of a boat sales & repair business |** ** Commission District 2 **| DCCM Infrastructure, Inc., applicant**

Director Ahmed introduced items 7 and 8, which were heard together. Ms. Taylor presented a summary of the request.

Beth Garmon, 425 Oak Street, Gainesville, discussed the request.

The following people addressed the Planning Commission:

Favor:

- *Stephen Lowe, 5526 River Valley Way, Flowery Branch*

Opposition:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Edward Sutphin, 6380 Tuggle Road, Buford*

Rebuttal:

Ms. Garmon addressed presented concerns.

Chairman Dunckel/ Commissioner Castleberry - approve with conditions - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site planâ€¯datedâ€¯September 4, 2026,â€¯andâ€¯asâ€¯described in the project narrativeâ€¯datedâ€¯September 17, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *A combination plat shall be submitted for Plat Review and recorded prior to issuance of any land disturbance permit, building permit or business license.*
3. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. All improvements and applicable code sections identified in this report shall be met or a separate variance application filed for relief.*
4. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
5. *There shall be no access to the development from Tuggle Road.*
6. *The director of Planning and Zoning shall initiate a site inspection to the subject property to identify property maintenance deficiencies in reference to section 6.2.8.C Maintenance Standards. The applicant shall recertify the identified issues within 90 days following final action of the Board of Commissioners.*

8 **(B) 6337 Lanier Islands Parkway, 6330 & 6450 Old Lanier Islands Drive, and portion of Old Lanier Island Drive right-of-way | Special Use |** to recognize the existing and allow the expansion of a boat sales & repair business with outdoor storage in the GCOD | on a 5.48± acre tract located on the southeast corner of Lanier Islands Parkway and Merritts Drive | Zoned PCD & S-S; Tax Parcels 07331 003004 (pt), 002034(pt), 001008 & a portion of Old Lanier Island Drive right-of-way **| Proposed Use: To allow the expansion of a boat sales & repair business |** ** Commission District 2 **| DCCM Infrastructure, Inc., applicant**

Director Ahmed introduced items 7 and 8, which were heard together. See item 7 for public hearing details.

Chairman Dunckel / Commissioner Castleberry - approve with conditions- Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site planâ€¯datedâ€¯September 4, 2026,â€¯andâ€¯asâ€¯described in the project narrativeâ€¯datedâ€¯September 17, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *A combination plat shall be submitted for Plat Review and recorded prior to issuance of any land disturbance permit, building permit or business license.*
3. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. All improvements and applicable code sections identified in this report shall be met or a separate variance application filed for relief.*
4. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
5. *There shall be no access to the development from Tuggle Road.*
6. *The director of Planning and Zoning shall initiate a site inspection to the subject property to identify property maintenance deficiencies in reference to section 6.2.8.C Maintenance Standards. The applicant shall recertify the identified issues within 90 days following final action of the Board of Commissioners.*

9 **0 Cagle Road | Rezone |** from Agricultural Residential (AR-1) to Planned Development (PD) | on a 26.21± acre tract located on the southeast side of Cagle Road at its intersection with Clubhouse Drive, Skyline Drive, and South Browning Bridge Road | Zoned AR-1; Tax Parcel 15019 000159 (pt) **| Proposed Use: 48-unit residential development |** ** Commission District 3 **| Habitat for Humanity of Hall County, Inc, applicant**

Director Ahmed introduced the item. Ms. Taylor presented a summary of the request.

Beth Garmon, 425 Oak Street, discussed the request.

The following people addressed the Planning Commission:

Favor:

- *Lila Weaver, 808 Main Street, Gainesville*
- *Will Hicks, 3119 Marthasville Court, Gainesville*

Opposition:

- *George Reece, 4070 Eli Jackson Road, Lula*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Susan Collins, 3845 Cagle Road, Gainesville*
- *Kelley Lipscomb, 3845 Cagle Road, Gasinesville*
- *David Grgetic, 4025 Skyline Drive, Gainesville*
- *Greg Wulz, 4017 Skyline Drive, Gainesville*
- *Steve Tucker, 4013 Skyline Drive, Gainesville*

Rebuttal:

Ms. Garmon addressed presented concerns.

Commissioner Dean / Commissioner Castleberry - Deny - Vote: 2-2

Chairman Dunckel — nay

Commissioner King — nay

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion tied.

The Planning Commission took a brief recess between 7:10 pm and 7:20pm.

10 **(A) 0 Ridge Road | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 20.854± acre tract located on the west side of Ridge Road approximately 500 feet south of its intersection with Friendship Road | Zoned AR-1; Tax Parcel 08154 000016 **| Proposed Use: 160-unit mixed residential development |** ** Commission District 1 **| bSide Oakwood, LLC, applicant**

Director Ahmed introduced items 10, 11, and 12, which were heard together. Ms. Taylor presented a summary of the request.

Stephen Klee, 335 Summerland Drive, Alpharetta, discussed the request.

Brent Cook, Assistant Director of Public Works, answered questions from the Planning Commission.

The following people addressed the Planning Commission:

- *None*

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 3-1

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site plan received September 3, 2026, and as described in the project narrative dated September 11, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The development shall be limited to a total of 160 units with no less than 20% of the development being either duplex or townhomes units.*
3. *Access to the development shall be subject to the review and approval of the Hall County Public Works Department following acceptance of a traffic impact study. Improvements identified within the approved scope of study and determined by the Public Works Director or their designee to be necessary, and the responsibility of the developer shall be incorporated into the development plans for review and approval. All associated costs shall be the responsibility to the developer.*
4. *The buffers and setbacks may be reduced as follows with labels referencing the "Site Plan Exhibit":*
    - *Buffers:*
        - *A — Reduction from 50 feet to 10 feet with a 6-foot privacy fence,*
        - *B — Reduction from 50 feet to 10 feet,*
        - *C — Reduction from 50 feet to 10 feet with an 8-foot privacy fence,*
        - *D - Reduction from 50 feet to 10 feet with a 6-foot privacy fence, &*
        - *E - Reduction from 50 feet to 10 feet with a 6-foot privacy fence.*
    - *Setbacks:*
        - *A - Reduction from 50 feet to 20 feet,*
        - *B - Reduction from 50 feet to 20â€¯feet,*
        - *C - Reduction from 50 feet to 20â€¯feet,*
        - *D - Reduction from 50 feet to 15 feet, &*
        - *E - Reduction from 50 feet to 20 feet.*
5. *All buffers surrounding the development shall meet the definition of a "Buffer, natural" or "Buffer, landscaped" as defined in the Hall County UDC. Where the undisturbed or provided buffer does not meet this definition, the Director of Planning and Zoning, or their designee, may require supplemental plantings or other improvements necessary to ensure the buffer achieves the intent and performance standards intended.*
6. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
7. *All conditions of zoning shall be made part of any plats created for the*

property.

8. *Prior to review by the Board of Commissioners, the applicant shall submit a Trip Generation Memo showing how commercial development on this site compares to the proposed residential development.*

11 **(B) 0 Ridge Road | Variance to section 4.7 |** overall development standards | Zoned AR-1; Tax Parcel 08154 000016 **| Proposed Use: 160-unit mixed residential development |** ** Commission District 1 **| bSide Oakwood, LLC, applicant**

Director Ahmed introduced items 10, 11, and 12, which were heard together. See item 10 for public hearing details.

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 3-1

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site plan received September 3, 2026, and as described in the project narrative dated September 11, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The development shall be limited to a total of 160 units with no less than 20% of the development being either duplex or townhomes units.*
3. *Access to the development shall be subject to the review and approval of the Hall County Public Works Department following acceptance of a traffic impact study. Improvements identified within the approved scope of study and determined by the Public Works Director or their designee to be necessary, and the responsibility of the developer shall be incorporated into the development plans for review and approval. All associated costs shall be the responsibility to the developer.*
4. *The buffers and setbacks may be reduced as follows with labels referencing the "Site Plan Exhibit":*
    - *Buffers:*
        - *A — Reduction from 50 feet to 10 feet with a 6-foot privacy fence,*
        - *B — Reduction from 50 feet to 10 feet,*
        - *C — Reduction from 50 feet to 10 feet with an 8-foot privacy fence,*
        - *D - Reduction from 50 feet to 10 feet with a 6-foot privacy fence, &*
        - *E - Reduction from 50 feet to 10 feet with a 6-foot privacy fence.*
    - *Setbacks:*
        - *A - Reduction from 50 feet to 20 feet,*
        - *B - Reduction from 50 feet to 20â€¯feet,*
        - *C - Reduction from 50 feet to 20â€¯feet,*
        - *D - Reduction from 50 feet to 15 feet, &*

        - *E - Reduction from 50 feet to 20 feet.*
    5. *All buffers surrounding the development shall meet the definition of a "Buffer, natural" or "Buffer, landscaped" as defined in the Hall County UDC. Where the undisturbed or provided buffer does not meet this definition, the Director of Planning and Zoning, or their designee, may require supplemental plantings or other improvements necessary to ensure the buffer achieves the intent and performance standards intended.*
    6. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
    7. *All conditions of zoning shall be made part of any plats created for the property.*
    8. *Prior to review by the Board of Commissioners, the applicant shall submit a Trip Generation Memo showing how commercial development on this site compares to the proposed residential development.*

12 **(C) 0 Ridge Road | Variance to Article 8 |** Site Development | Zoned AR-1; Tax Parcel 08154 000016 **| Proposed Use: 160-unit mixed residential development |** ** Commission District 1 **| bSide Oakwood, LLC, applicant**

Director Ahmed introduced items 10, 11, and 12, which were heard together. See item 10 for public hearing details.

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 3-1

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site plan received September 3, 2026, and as described in the project narrative dated September 11, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The development shall be limited to a total of 160 units with no less than 20% of the development being either duplex or townhomes units.*
3. *Access to the development shall be subject to the review and approval of the Hall County Public Works Department following acceptance of a traffic impact study. Improvements identified within the approved scope of study and determined by the Public Works Director or their designee to be necessary, and the responsibility of the developer shall be incorporated into the development plans for review and approval. All associated costs shall be the responsibility to the developer.*
4. *The buffers and setbacks may be reduced as follows with labels referencing the "Site Plan Exhibit":*
    - *Buffers:*
        - *A — Reduction from 50 feet to 10 feet with a 6-foot privacy fence,*

        - *B — Reduction from 50 feet to 10 feet,*
        - *C — Reduction from 50 feet to 10 feet with an 8-foot privacy fence,*
        - *D - Reduction from 50 feet to 10 feet with a 6-foot privacy fence, &*
        - *E - Reduction from 50 feet to 10 feet with a 6-foot privacy fence.*
    - *Setbacks:*
        - *A - Reduction from 50 feet to 20 feet,*
        - *B - Reduction from 50 feet to 20â€¯feet,*
        - *C - Reduction from 50 feet to 20â€¯feet,*
        - *D - Reduction from 50 feet to 15 feet, &*
        - *E - Reduction from 50 feet to 20 feet.*
5. *All buffers surrounding the development shall meet the definition of a "Buffer, natural" or "Buffer, landscaped" as defined in the Hall County UDC. Where the undisturbed or provided buffer does not meet this definition, the Director of Planning and Zoning, or their designee, may require supplemental plantings or other improvements necessary to ensure the buffer achieves the intent and performance standards intended.*
6. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
7. *All conditions of zoning shall be made part of any plats created for the property.*
8. *Prior to review by the Board of Commissioners, the applicant shall submit a Trip Generation Memo showing how commercial development on this site compares to the proposed residential development.*

13 **(A) 5300, 5334, 5348, 5372 & 0 Ponderosa Farm Road | Rezone |** from Planned Commercial Farm District (PCFD) and Agricultural Residential (AR-1) to Residential Single-Family Detached (R-SF) | on a 59.16± acre tract located on the west side of Ponderosa Farm Road approximately 350 feet north of its intersection with Tanners Mill Road | Zoned PCFD & AR-1; Tax Parcels 15028 000120, 000108, 000132, 000107 & 000107A **| Proposed Use: 146-unit residential development |** ** Commission District 1 **| CKK Development Services LLC, applicant**

Director Ahmed introduced items 13 and 14, which were heard together. Ms. Taylor presented a summary of the request.

Duncan Corley, 270 North clayton street, Lawrenceville, discussed the request.

The following people addressed the Planning Commission:

Favor

- *None*

Opposition:

- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Jodi White, 5166 Whitehall Rd, Lula*
- *Duane Messerschmidt, 4036 Churchhill Downs Drive, Gainesville - provided handouts*
- *Lisa Gore, 3927 Turkey Ridge Way, Braselton*
- *John Batusic, 3933 Kilgore Falls Drive, Gainesville*
- *Jackie Cooper, 5275 Ponderosa Farm Road, Gainesville*
- *Jill Cooper, 5125 Old Winder Highway, Braselton*

Rebuttal:

Mr. Corley addressed presented concerns.

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 2-2

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — nay

Motion tied.

14 **(B) 5300, 5334, 5348, 5372 & 0 Ponderosa Farm Road | Special Use |** for a subdivision, residential | on a 59.16± acre tract located on the west side of Ponderosa Farm Road approximately 350 feet north of its intersection with Tanners Mill Road | Zoned PCFD & AR-1; Tax Parcels 15028 000120, 000108, 000132, 000107 & 000107A **| Proposed Use: 146-unit residential development |** ** Commission District 1 **| CKK Development Services LLC, applicant**

Director Ahmed introduced items 13 and 14, which were heard together. See item 13 for public hearing details.

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 2-2

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — nay

Motion tied.

15 **(A) 6651 Spout Springs Road | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 33.27± acre tract located at the northeast corner of the intersection of Spout Springs Road and Union Circle | Zoned AR-1; Tax Parcel 15042 000093 **| Proposed Use: 119-unit mixed residential development |** ** Commission District 1 **| DCCM Infrastructure, Inc., applicant**

Director Ahmed introduced items 15 and 16, which were heard together. Mr. Patroski presenrted a summary of the request.

Beth Garmon, 425 Oak Street, Gainesville, discussed the request.

The following people addressed the Planning Commission:

Favor

- *None*

Opposition: check who gave handouts

- *Stephen Lowe, 5526 River Valley Way, Flowery Branch*
- *Derek Baker, 5234 Union Circle, Flowery Branch*
- *Joel Bell, 6756 Spout Springs Road, Flowery Branch*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Ben Walker, 5598 River Valley Way, Flowery Branch - provided handouts*
- *Robert Bramblett, 5596 Elderberry Lane, Flowery Branch*

Rebuttal:

Ms. Garmon addressed presented concerns.

Brent Cook, Assistant Director of Public Works, answered questions from the Planning Commission.

The Planning Commission took a brief recess between 9:13pm and 9:24 pm.

Brent Cook, Assistant Director of Public Works, answered questions from the Planning Commission.

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 2-2

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — nay

Motion tied

16 **(B) 6651 Spout Springs Road | Special Use |** for a subdivision, residential | on a 33.27± acre tract located at the northeast corner of the intersection of Spout Springs Road and Union Circle | Zoned AR-1; Tax Parcel 15042 000093 **| Proposed Use: 119-unit mixed residential development |** ** Commission District 1 **| DCCM Infrastructure, Inc., applicant**

Director Ahmed introduced items 15 and 16, which were heard together. See item 15 for public hearing details.

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 2-2

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — nay

Motion tied

17 **(A) 3054, 3056, & 3060 Poplar Springs Church Road, 0 Poplar Springs Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Rezone |** from Planned Development (PRD), Agricultural Residential 1 (AR-1), and Residential (R-1) to Residential Mixed (R-X) | on a combined 105.69± acre tract located at the northeast corner of Poplar Springs Church Road and Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; **| Proposed Use: 234-unit mixed residential development |** ** Commission Districts 3 and 4 **| Cook Communities, applicant**

Director Ahmed introduced items 17 and 18, which were heard together. Ms. Taylor presented a summary of the request.

Tyler Smith, 340 Jesse Jewel Parkway , discussed the request.

The following people addressed the Planning Commission:

Favor:

- *None*

Opposition:

- *Jodi White, 5166 Whitehall Road, Lula*
- *William Aikens, 2990 Poplar Springs Road, Gainesville*
- *Penni Ganyard, 2175 Silver Circle, Gainesville*

Rebuttal:

Mr. Smith addressed presented concerns.

Brent Cook, Assistant Director of Public Works, answered questions from the Planning Commission.

Commissioner Dean/ Commissioner Castleberry - motion to table to the December 21, 2026 meeting for the applicant to provide a traffic study - Vote: 2-2

Chairman Dunckel — nay

Commissioner King — nay

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion tied.

Commissioner Dean / Commissioner Castleberry - withdraw previous motion - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion passed

Commissioner Castleberry / Commissioner Dean - deny - Vote: 2-2

Chairman Dunckel — nay

Commissioner King — nay

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion tied.

18 **(B) 3054, 3056, & 3060 Poplar Springs Church Road, 0 Poplar Springs Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Special Use |** for a subdivision, residential | on a combined 105.69± acre tract located at the northeast corner of Poplar Springs Church Road and Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; **| Proposed Use: 234-unit mixed residential development |** ** Commission District 3 and 4 **| Cook Communities, applicant**

Director Ahmed introduced items 17 and 18, which were heard together. See item 17 for public hearing details.

Commissioner Castleberry / Commissioner Dean - deny- Vote: 2-2

Chairman Dunckel — nay

Commissioner King — nay

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion tied.

Adjourn

Commissioner King / Commissioner Dean - adjourn at 10:08 pm - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

**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.*

Hall County Government welcomes people with disabilities and their trained service animals. For questions about accessibility or to request reasonable accommodation please contact Maria Tuck, Compliance Specialist at 770-531-6712 48 hours prior to the event or as soon as possible.