



PLANNING COMMISSION AGENDA MONDAY, August 4, 2025 – 5:15 P.M.

Hall County Government Center, 2nd Floor Meeting Room
2875 Browns Bridge Road, Gainesville, Georgia 30504

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – July 21, 2025

OLD BUSINESS

1. **5401 Old Winder Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: 700 unit residential development** | ** Commission District 1 | **K2P Land Partners, LLC, applicant**
2. **5401 Old Winder Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | ** Commission District 1 | **K2P Land Partners, LLC, applicant**
3. **4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road at its intersection with Noah Martin Drive | Zoned AR-1; Tax Parcels 15007 000254(pt), 15019 000114 & 000043 | **Proposed Use: 323-unit residential development** | ** Commission District 3 | **BCBTR, LLC, applicant**
4. **4745 Cagle Mill Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Industrial Development (PID, GCOD) | on a 10.57± acre portion of a tract located on the east side of Cornelia Highway (GA-365) approximately 4,970 feet from its intersection with Cagle Road | Zoned AR-1; Tax Parcel 15007 000254(pt) | **Proposed Use: Industrial uses** | ** Commission District 3 | **BCBTR, LLC, applicant**

NEW BUSINESS

5. **5307 Monarch Drive | Variance to section 4.9.1** | to reduce the minimum yards | on a 0.59± acre tract located on the north side of Monarch Drive, approximately 170 feet from its intersection with Checkered Spot Drive | Zoned R-1; Tax Parcel 10077A000024 | **Proposed Use: Residential addition** | * Commission District 2 | **Dean Mullet, applicant**
6. **5730 Holiday Road | Variance to section 3.3.1** | to reduce the minimum yards | on a 0.41± acre tract located on the southwest side of Holiday Road at its intersection with Green Road | Zoned AR-1 & PRD; Tax Parcel 07329 004006 | **Proposed use: Detached garage** | * Commission District 2 | **Bethany Alberto, applicant**
7. **4057 Sargent Circle | Variance to section 4.9.1** | to reduce the minimum yards | on a 0.91± acre tract located on the northeast side of Sargent Circle, approximately 200 feet from its intersection with Cochran Road | Zoned R-1; Tax Parcel 10120 000071 | **Proposed use: Detached garage** | * Commission District 2 | **Dennis Drees, applicant**



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8. **6086 Atlanta Highway | Variance to section 5.7.1** | to reduce the minimum yards | on a 0.54± acre tract located on the northwest side of Atlanta Highway, approximately 330 feet from its intersection with Mount Salem Circle | Zoned H-B (GCOD); Tax Parcel 08139 003001 | **Proposed use: Bring an existing structure into compliance** | * Commission District 1 | **Melva Mendoza, applicant**
9. **7537 Chestatee Lane | Special Use** | minor subdivision | on a 6.55± acre tract located on the southeast side of Chestatee Lane, approximately 510 feet from its intersection with Point Spence Drive | Zoned R-1; Tax Parcel 11155 000089A | **Proposed use: Minor subdivision** | ** Commission District 2 | **Ethan Shirley, applicant**
10. **7051 Ransom Free Road | Rezone** | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 15.45± acre tract located on the south side of Ransom Free Road, approximately 1,653 feet from its intersection with Perry Parks Road | Zoned AR-1; Tax Parcel 11001 000003A | **Proposed use: Second dwelling** | ** Commission District 3 | **Katherine Kesterson, applicant**
11. **(A) 1661 Friendship Road | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Multi Family (R-MF) | on a 17.67± acre tract located on the north side of Friendship Road, approximately 80 feet from its intersection with Chateau Point | Zoned AR-1; Tax Parcel 15041 000016 | **Proposed use: 266-unit residential development** | ** Commission District 1 | **David A. English, applicant**

(B) 1661 Friendship Road | Special Use | to increase the allowed density in R-MF | on a 17.67± acre tract located on the north side of Friendship Road, approximately 80 feet from its intersection with Chateau Point | Zoned AR-1; Tax Parcel 15041 000016 | **Proposed use: 266-unit residential development** | ** Commission District 1 | **David A. English, applicant**

*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 **Thursday, September 11, 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 **Thursday, September 11, 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.