



## PLANNING COMMISSION AGENDA TUESDAY, September 2, 2025 – 5:15 P.M.

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

### CALL TO ORDER

### AGENDA REVIEW

### APPROVAL OF MINUTES – August 18, 2025

### OLD BUSINESS

1. **(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**

### NEW BUSINESS

2. **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**
3. **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**
4. **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**
5. **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**
6. **(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**



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**(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**

7. **(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**

**(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**

8. **(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**

**(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**

9. **(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**

**(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**

10. **(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**

**(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



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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**

\*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, 2<sup>nd</sup> 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, 2<sup>nd</sup> Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.