



PLANNING COMMISSION AGENDA MONDAY, September 15, 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 – September 2, 2025

OLD BUSINESS

1. **5019 Cagle Mill Road | Rezone** | from Agricultural Residential 1 (AR-1) and Residential 1 (R-1) to Light Industrial (I-1) | on an 84.35± acre tract located on the northwest side of Cagle Mill Road, approximately 1,890 feet from its intersection with Julian Baugh Road | Zoned AR-1 & R-1; Tax Parcel 15007 000206A | **Proposed use: Uses permitted in I-1** | ** Commission District 3 | **NCP Holdings, LLC, applicant** Note: Tabled at the July 21, 2025 Voting Meeting until the September 15, 2025 Voting Meeting.
2. **4020 & 3886 Cornelia Highway, 4761 Cagle Mill Road | Special Use** | to amend conditions of zoning | on a combined 134.76 acre tract located on the southeast side of Cornelia Highway, approximately 800 feet from its intersection with Cagle Road | Zoned I-1 (GCOD); Tax Parcels 15007 000129, 000270, 000027A | **Proposed use: Uses permitted in I-1** | ** Commission District 3 | **NCP Holdings, LLC, applicant** Note: Tabled at the July 21, 2025 Voting Meeting until the September 15, 2025 Voting Meeting.
3. **(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** Note: Tabled at the September 2, 2025 Voting Meeting until the September 15, 2025 Voting Meeting.

(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** Note: Tabled at the September 2, 2025 Voting Meeting until the September 15, 2025 Voting Meeting.

NEW BUSINESS

4. **3847 Woodlane Way | Variance to section 3.2** | to reduce the minimum yards | on a 0.66± acre tract located east of Woodlane Way approximately 30 feet from its intersection with Woodlane Circle | Zoned AR-1; Tax Parcel 10098 000019 | **Proposed use: Single-family residence** | * Commission District 2 | **Jesus and Melissa Penaloza, applicant**
5. **(A) 6756 Spout Springs Road | Variance to section 7.8.3** | ADU standards | on a 4.22± acre tract located on the west side of Spout Springs Road approximately 250 feet from its intersection with Cambridge Drive | Zoned AR-1; Tax Parcel 15042 000019 | **Proposed use: Accessory dwelling unit** | * Commission District 1 | **Joel Bell, applicant**

(B) 6756 Spout Springs Road | Variance to section 3.2 | to reduce the minimum yards | on a 4.22± acre tract located on the west side of Spout Springs Road approximately 250 feet from its intersection with Cambridge Drive | Zoned AR-1; Tax Parcel 15042 000019 | **Proposed use:**



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

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

Bring the existing single-family home into compliance | * Commission District 1 | **Joel Bell, applicant**

(C) 6756 Spout Springs Road | Variance to section 3.2 | to reduce the minimum yards | on a 4.22± acre tract located on the west side of Spout Springs Road approximately 250 feet from its intersection with Cambridge Drive | Zoned AR-1; Tax Parcel 15042 000019 | **Proposed use: Bring an existing accessory structure into compliance** | * Commission District 1 | **Joel Bell, applicant**

6. **3400 & 3600 Lanier Waterside Drive | Conditional Use** | on a combined 16.16± acre tract located at the terminus of North Waterworks Road | Zoned PRD; Tax Parcels 08167 005002 & 005004 | **Proposed use: Construction trailer** | * Commission District 2 | **Kyle Petty, applicant**

7. **5481 & 5489 Technology Parkway | Special Use** | amend conditions of zoning | on a combined 17.08± acre tract located on the southeast side of Technology Parkway at its intersection with High Tech Drive | Zoned I-2; Tax Parcels 15028F000006 & 15028F000007 | **Proposed use: Storage lot** | ** Commission District 1 | **Top-End Motor Storage, LLC., applicant**

8. **4797 Plainview Road | Rezone** | from Residential 1 (R-1) to Light Industrial (I-1) | on a 4.40± acre tract located on the east side of Plainview Road at its intersection with Thurmon Tanner Parkway | Zoned R-1; Tax Parcel 08051 001022 | **Proposed use: Convenience store with fuel sales** | ** Commission District 1 | **LJA Engineering, Inc., applicant**

9. **(A) 5800 Lanier Islands Parkway | Rezone** | from Planned Commercial Development (PCD) to Light Industrial (I-1) | on a 3.58± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | **Proposed use: Uses permitted in I-1** | ** Commission District 2 | **Center Capital Partners, LLC**

(B) 5800 Lanier Islands Parkway | Special Use | on a 3.58± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | **Proposed use: Outdoor storage, vehicles sale, and vehicle repair, major** | ** Commission District 2 | **Center Capital Partners, LLC**

*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, October 23, 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, October 23, 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.