



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

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PLANNING AND ZONING
DIRECTOR
Beth Garmon

TO: Zoning Application Reviewers

FROM: Vamsee Polamarasetty, Planner

DATE: October 29, 2025

SUBJECT: 6421 Honeysuckle Lane | Variance to section 6.1.6 | to reduce the minimum yards | on a 0.42± acre tract located on the east side of Honeysuckle Lane at its intersection with Cherrywood Trail | Zoned PRD; Tax Parcel 10011D000045 | Proposed Use: Single-family residence | Commission District 2 | EcoStar Modular LLC, J. Allen Watterson, applicant

All,

Please be advised that item #4, 6421 Honeysuckle Lane, was originally scheduled for the October 20, 2025 Planning Commission meeting. This item is now being heard by the Board of Commissioners on December 11, 2025. The applicant is requesting to vary from Section 6.1.6 of the Unified Development Code, which governs setback standards.

The applicant has requested to update the application based on comments by Hall County Environmental Health regarding septic location, and Hall County Engineering regarding a stream buffer variance approval to reduce stream buffers to the 25 foot state-required buffer. Specifically, the applicant is now requesting relief from the following:

- To reduce the front setback on Cherrywood Trail from 30 feet to 11 feet from the property line, and
- To reduce the front setback on Honeysuckle Lane from 30 feet to 4 feet from the property line.

See attached site plan for reference.

Please note that the variance request applies only to the front setbacks. No additional variances have been requested at this time.

Let us know if you have any questions or need further details.

Thank you,
Vamsee Polamarasetty
Planner

CC: Beth Garmon, Planning & Zoning Director

HCPC Tentative Agenda Revision 6421 Honeysuckle Lane

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Thu 10/30/2025 4:48 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Beth Garmon (Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (Planning) <klgreenway@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

Cc Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>

Please find Environmental Health comment below:

6421 Honeysuckle Ln, EcoStar: Environmental Health has performed an existing system evaluation on the existing septic system and can approve the site plan drawn on the recorded Patton plat in the provided review packet for a 2 bdrm house only. No additional bedrooms can be permitted due to insufficient area for additional primary and future repair septic systems.

Emily McGahee

Hall County Environmental Health

Hall County Government Center

2875 Browns Bridge Road

Mailing: PO Box 5901

Gainesville, GA 30504

(770) 531-3973 (phone)

emcgahee@hallcounty.org

<http://dph.georgia.gov/environmental-health> (State Website)

<http://www.phdistrict2.org/HallCounty.htm> (District Website)

<https://www.hallcounty.org/192/Environmental-Health> (County Website & Forms)

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HCPC Tentative Agenda 10.20.25

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>

Date Fri 9/19/2025 8:22 AM

To Beth Garmon (Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (Planning) <klgreenway@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

See Environmental Health comments below:

Item 1, 3568 Lakeview Drive, Moore: Proposed accessory structure (16' x 16' Storage Building) was found to meet setbacks to the existing septic system on August 7, 2025.

Item 2A/B, 221 Highland Terrace, Generacion De Fe: The existing septic system is under existing parking and proposed parking. The septic system cannot be modified for any increase in projected water usage as there is insufficient area to repair the system when it fails. Recommend connection to public sewer.

Item 3, 2363 Whippoorwill Lane, Beddingfield: All proposed structures must meet all residential permitting requirements and/or required setbacks to existing septic system. Please note that Zoning approval does not imply approval from other county departments.

Item 4, 6421 Honeysuckle Lane, Watterson: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application.

Item 5, 3271/3272 Buffington Farm Rd, Rochester: No comment. Public sewer.

Emily McGahee

Hall County Environmental Health

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