



**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

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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

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**RE: New Comments Needed**

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**From** Hash, Christopher M <CHash@dot.ga.gov>

**Date** Wed 10/29/2025 12:55 PM

**To** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Afternoon Kaitlyn,

No additional comments from our office. This is off system and low impact so no coordination is needed.

**Christopher Hash, P.E.**

*D1 Traffic Operations Supervisor*



A1, A4 Access and Operations

1475 Jesse Jewell Pkwy

Suite 100

Gainesville, GA, 30501

470.201.8029 cell

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**From:** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

**Sent:** Wednesday, October 29, 2025 9:19 AM

**Subject:** New Comments Needed

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

The applicant for the project listed below has submitted a revised site plan. A second review is needed to determine whether the changes affect your previously provided comments. A memo outlining the revisions in greater detail is included in the packet.

**Please let us know if your original comments remain unchanged.**

Comments are due by **Friday, November 7, 2025**. Email comments to Beth ([bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)) and Kaitlyn ([kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)).



Outlook

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## Tentative Agenda Monday, October 20, 2025 Hall County Planning Commission Meeting

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From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Date Tue 9/23/2025 10:07 AM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

**From:** Hash, Christopher M <CHash@dot.ga.gov>

**Sent:** Tuesday, September 23, 2025 10:02 AM

**To:** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

**Cc:** Katie L. Greenway (Planning) <klgreenway@hallcounty.org>

**Subject:** RE: Tentative Agenda Monday, October 20, 2025 Hall County Planning Commission Meeting

Hey Kaitlyn,

Please see the below comments in red.

1. [3568 Lakeview Drive | Variance to Section 4.3 | to reduce the minimum yards | on a 0.28± acre tract located on the east side of Lakeview Drive approximately 475 feet from its intersection with Pinecrest Drive | Zoned R-1; Tax Parcel 09103A002073 | Proposed Use: Accessory building | \\* Commission District 3 | Leslie Moore, applicant](#)

Off-System no impacts expected.

2. [\(A\) 221 Highland Terrace | Variance to Section 5.5 | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Highland Terrace approximately 125 feet from its intersection with West Highland Drive | Zoned I-1; Tax Parcel 00128 002009B | Proposed Use: Bring existing structure into compliance | \\* Commission District 4 | Generacion De Fe, applicant](#)

[\(B\) 221 Highland Terrace | Variance to Section 8.1 | to reduce the required parking | on a 0.34± acre tract located on the west side of Highland Terrace approximately 125 feet from its intersection with West Highland Drive | Zoned I-1; Tax Parcel 00128 002009B | Proposed Use: Place of worship | \\* Commission District 4 | Generacion De Fe, applicant](#)

Off-System no impacts expected.

2. [2363 Whippoorwill Lane | Variance to section 4.3 | to reduce the minimum yards | on a 0.14± acre tract located on the west side of Whippoorwill Lane approximately 835 feet from its intersection with Sportsman Club Rd | Zoned R-1; Tax Parcel 00109A000029 | Proposed Use: Residential addition | \\* Commission District 4 | Thomas Ryan & Vicki Beddingfield, applicant](#)

Off-System no impacts expected.

4. [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](#)

Off-System no impacts expected.

5. [3271 & 3270 Buffington Farm Road](#) | [Special Use](#) | [to amend conditions](#) | [on a 55.54± acre tract located on the east and west sides of Buffington Farm Road approximately 520 feet from its intersection with Water Lily Drive](#) | [Zoned PRD & AR-1; Tax Parcels 09106 000001A & 09106 000005](#) | [Proposed Use: Residential subdivision](#) | [\\*\\* Commission District 3](#) | [Rochester](#) | [DCCM, applicant](#)

Off-System no impacts expected. Hall County is working on intersection improvements to SR 365 at White Sulphur. Trip gens may want to be provided to them to accurately model future traffic for the project.

**Christopher Hash, P.E.**

*D1 Traffic Operations Supervisor*



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