



Hall County Government
COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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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

RE: New Comments Needed

From Karen Martinez (Public Works - Sewer) <kmartinez@hallcounty.org>

Date Thu 11/6/2025 7:54 AM

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

Cc Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>

Good morning,

Our original comments remain the same.

- a. **Engineering:** No Comment
- b. **Traffic:** No comment
- c. **Utilities:** No comment

Karen Martinez
Administrative Secretary
Hall County Community Development and Infrastructure
(770) 531-6800 | www.hallcounty.org



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

Sent: Wednesday, October 29, 2025 9:14 AM

Subject: New Comments Needed

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.



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning
From: Jason Skarda, Assistant Director of Public Works and Utilities
Date: September 19, 2025
Subject: October 20, 2025 - Hall County Planning Commission Agenda

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ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the October 20, 2025, meeting. Upon review, we provide the following comments.

NEW BUSINESS

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](#)

- a. **Engineering:** No Comment
- b. **Traffic:** No comment
- c. **Utilities:** No comment

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](#)

- a. **Engineering:** No Comment
- b. **Traffic:** No comment
- c. **Utilities:** No comment – Gainesville sewer

(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

- a. **Engineering:** No Comment
- b. **Traffic:** No comment
- c. **Utilities:** No comment – Gainesville sewer

3. 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

- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site.
- b. **Traffic:** No comment
- c. **Utilities:** No comment

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

- a. **Engineering:** No Comment
- b. **Traffic:** No comment
- c. **Utilities:** No comment

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

- a. **Engineering:** No Comment
- b. **Traffic:** By eliminating the left turn and decel lane as requested, there should be no impact to traffic per the submitted traffic study at this location.
- c. **Utilities:** Hall County sewer- No comment