



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