



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE BUILDING INSPECTIONS DIVISION

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CHIEF BUILDING
OFFICIAL
ROBERT GUTOWSKI

To: Beth Garmon, Director of Planning & Zoning

From: Kristie Turner, Director of Development Services
Robert Gutowski, Chief Building Official

Date: September 30, 2025

Subject: 221 Highland Terrace, Gainesville, Ga

On July 23, 2025, Hall County Chief Building Official, Robert Gutowski, John Estelle, and Kristie Turner, meet with the current owners of 221 Highland Terrace. Santos Castillo, Menjivar Estrada Carmen and Steven Hill, their design professional. During this meeting we discussed the documentation needed and the building code standards that are required to convert the use of this structure from light industrial to an assembly.

At the property owner's request, Mr. Gutowski and the building inspection team went on site to perform an investigative inspection on July 23, 2025. The inspection team noted that it appeared that various additions and modifications have been made to the structure. They noted that there are no building permits on record for these modifications and additions.

Additionally, the structure appears to have been originally used for light industrial activities. Again, they noted there are no records on file updating the structure to an assembly (Church).

The building inspection team noted that the condition of the structure is poor condition. This lack of maintenance and neglect of the property and building results in structural repairs and renovations that will be very costly.

- Living quarters above the warehouse not inspected (locked)
- No working Mechanical system
- Foundation and structural Issues throughout the building
- No Fire alarm or sprinkler system
- No working bathrooms
- Electrical issues throughout the building
- Cut and damaged Trusses. Aged and questionable Roofing
- To name a few of the bigger items

The building inspection team also noted that the property has a small undersized private sewer system which will also need to be addressed to convert the structure to an assembly.

The following spaces were identified as part of the structure:

- 1260 Sq ft Office space
- 2240 Sq ft Warehouse
- 960 Sq ft Living quarters
- 300 Sq ft shallow basement

Below is a general list of items that need to be addressed to convert the occupancy to (A) assembly, (this is not a complete list as other items may be required):

- Full set of detailed stamped architectural plans
- Structural Engineered plans for the existing building and foundation.
- Engineered designed for mechanical and electrical plans, and equipment.
- Bathrooms for a church with an estimated occupancy of around 233 (estimated based on square footage).
- All ADA requirements will need to be met.
- All Sprinklers and life safety requirements must have Fire Marshal Approval.
- Septic upgrade requirements increased occupancy load to be approved by Environmental Health.
- Parking and ADA Requirements

The Building Inspections department conveyed all the information above to the property owner during the meeting and while on site for the investigative inspection. It is the recommendation of Staff that the applicant address limitation of the structure and the property with a design professional and have a concrete plan in place with full scope of work outlined before proceeding with any Assembly activities in this structure.