



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

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Jason Skarda, P.L.S.

To: Katie Ahmed, Planning and Zoning Administrator
From: Jason Skarda, Assistant Director of Public Works and Utilities
Date: Wednesday, December 17, 2025
Subject: January 22, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 22, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

- [**3610 Mountain View Road | Variance to Section 3.2 | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | Proposed Use: To bring an existing structure into compliance | Commission District 4 | Marcial Mosqueda, applicant**](#)

- **Engineering:** No Comment
- **Traffic:** No Comment
- **Utilities:** Gainesville Sewer on the south side of Mt. View Road.

- [**2479A Broadway Place | Variance to Section 7.8.3 | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | Proposed Use: Accessory dwelling unit | Commission District 4 | Amelia Gray, LLC, applicant**](#)

- **Engineering:** No Comment
- **Traffic:** No Comment
- **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- [2479B Broadway Place | Variance to Section 7.8.3 | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 \(pt\) | Proposed Use: Accessory dwelling unit | Commission District 4 | Amelia Gray, LLC, applicant](#)
 - **Engineering:** No Comment
 - **Traffic:** No Comment
 - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- [\(A\) 1148 Hancock Avenue | Conditional Use | expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit | Commission District 4 | Santos Cordoba, applicant](#)
 - **Engineering:** No Comment
 - **Traffic:** No Comment
 - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

- [\(B\) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance | Commission District 4 | Santos Cordoba, applicant](#)
 - **Engineering:** No Comment
 - **Traffic:** No Comment
 - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

- [5401 Old Winder Highway | Special Use | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007\(pt\) | Proposed use: 700-unit residential development | Commission District 1 | K2P Land Partners, LLC, applicant](#)
 - **Engineering:** No Comment
 - **Traffic:** GDOT access Permit is required.
 - **Utilities:** Hall County Sewer – Infrastructure on site.

- [5401 Old Winder Highway | Special Use | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007\(pt\) | Proposed use: Industrial park | Commission District 1 | K2P Land Partners, LLC, applicant](#)
 - **Engineering:** No Comment
 - **Traffic:** GDOT access Permit is required.
 - **Utilities:** Hall County Sewer – Infrastructure on site.

- [\(A\) 5773 & 5769 Conner Road | Special Use | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 \(pt\) | Proposed Use: Agri-entertainment venue | Commission District 2 | Dwayne Bradley Walton, applicant](#)
 - **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
 - **Traffic:** No Comments
 - **Utilities:** Flowery Branch Sewer Service area.

- [\(B\) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 \(pt\) | Proposed Use: Agri-entertainment venue | Commission District 2 | Dwayne Bradley Walton, applicant](#)
 - **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
 - **Traffic:** No Comments
 - **Utilities:** Flowery Branch Sewer Service area.

- [5953 & 5965 Yellow Creek Road | Special Use | for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C \(pt\) | Proposed Use: Rural Business | Commission District 2 | Joshua Stover, applicant](#)
 - **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
 - **Traffic:** No Comments
 - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

- [3294 & 3290 Athens Highway | Rezone | from Agricultural Residential \(AR-1\) & Planned Industrial Development \(PID\) to Light Industrial \(I-1\) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | Proposed Use: Uses permitted in I-1 | Commission District 3 | Jim Rizqallah, applicant](#)
 - **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show FEMA and Hall County studied flood plains that are present on site.
 - **Traffic:** GDOT access Permit is required.
 - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.