



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator
From: Jason Skarda, Assistant Director of Public Works and Utilities
Date: Friday, January 16, 2026
Subject: February 26, 2026 & March 12, 2026
Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February 26, 2026 and March 12, 2026, meeting. Upon review, we provide the following comments.

February 26, 2026

▪ **3608 Joe Chandler Road**

(A) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

- **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 stream buffer and impervious setback from wretched vegetation not centerline of stream. Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** Driveway must comply with Section 12.40 – Driveway Construction
- **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

(B) 3608 Joe Chandler Road | Variance from section 7.7.3 | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | **Proposed use: Agri-entertainment business** | Commission District 3 | **Amy Wright, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the February 26, 2026 Voting Meeting

- **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 stream buffer and impervious setback from wretched vegetation not centerline of stream.
Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** Driveway must comply with Section 12.40 – Driveway Construction
- **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

▪ **7273 Lula Road | Variance to Section 3.2 | to reduce the minimum yards | on a 4.26± acre tract located on the south side of Lula Road approximately 1155 feet its intersection with Julian Wiley Road | Zoned AR-1; Tax Parcel 12115 000010 | Proposed Use: Bring an existing structure into compliance | Commission District 3 | Andres Serrano, applicant**

- **Engineering:** No Comment
- **Traffic:** No problems with traffic, access is from a state route so no Hall County involvement with access permits.
- **Utilities:** Hall County Sewer Service Area; no infrastructure in vicinity.

▪ **7355 Tribble Gap Road | Special Use | for Institutional Residential | on a 1.70± acre tract located on the west side of Tribble Gap Road approximately 1,100 feet from its intersection with Cornelia Highway | Zoned AR-1; Tax Parcel 09030 000022 | Proposed Use: Institutional Residential | Commission District 3 | Haley Stapleton, 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 traffic issues; the proposed use will not significantly change trip rates, so existing driveway will be adequate.
- **Utilities:** Lula sewer service area.

▪ **888 & 890 Gainesville Highway**

(A) 888 & 890 Gainesville Highway | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1; Tax Parcels 08170 001005A; 08170 001005 | Proposed Use: Permitted uses in Light Industrial | Commission District 1 | USI Holdings, LLC, applicant

- **Engineering:** No Comment
- **Traffic:** Access permit from Georgia DOT will be required if change of use proposed.
- **Utilities:** Buford sewer area.

(B) 888 & 890 Gainesville Highway | Variance to Section 2.2.2 | to reduce required road frontage | on a combined 4.54± acre tract located on the northwest side of Atlanta Highway approximately 710 feet from its intersection with Ledford Road | Zoned AR-1 (GCOD); Tax Parcels 08170 001005A; 08170 001005 | Proposed Use: Permitted uses in Light Industrial | Commission District 1 | USI Holdings, LLC, applicant

- **Engineering:** No Comment
- **Traffic:** Access permit from Georgia DOT will be required if change of use is proposed.
- **Utilities:** Buford sewer area.

- **4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | Proposed Use: Industrial Park | Commission District 3 | Cook Communities, 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 stream buffer and impervious setback from wretched vegetation not centerline of stream.
- **Traffic:** Driveway must conform to Section 12.40 – Driveway Construction.
Applicant has been notified that the intersection of Cagle Road and SR 365 is being converted to an RCUT which eliminates left turns from Cagle Road onto SR 365.
- **Utilities:** Hall County sewer area; infrastructure is 540' due west on Cornelia Hwy, across from parcel 15007 000129.

- **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:** 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 stream buffer and impervious setback from wretched vegetation not centerline of stream.
Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
- **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

- **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:** 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 stream buffer and impervious setback from wretched vegetation not centerline of stream.
Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** Comment being vetted separately with Planning/Zoning and will be provided upon approval.
- **Utilities:** Hall County sewer service area; infrastructure is on-site (12" gravity line)

Thursday, March 12, 2026

- 2485 Dawsonville Highway | Variance to Section 3.2 | to reduce the minimum yards | on a 4.87± acre tract located on the south side of Dawsonville Highway approximately 315 feet from its intersection with Vaughndale Circle | Zoned AR-1; Tax Parcel 10085 000054 | Proposed Use: Accessory building | Commission District 2 | Cole Burchardt, applicant

- **Engineering:** No Comment
- **Traffic:** Variance request does not impact traffic or access.
- **Utilities:** Gainesville/Hall sewer service area; no infrastructure in vicinity.

- **1658 & 1700 Candler Road**

(A) 1658 & 1700 Candler Road | Rezone | from Light Industrial 1 (I-1) and Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A | Proposed use: Private gun club | Commission District 4 | Cherokee Gun Club, Inc., applicant

- **Engineering:** No comment
- **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
- **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.

(B) 1658 & 1700 Candler Road | Special Use | for an outdoor shooting range | on a combined 132± acre tract located on the west side of Candler Road at its intersection with Oakbrook Drive | Zoned AR-1 & I-1; Tax parcels 15031 000026; 15031 000025A; | Proposed use: Outdoor shooting range | Commission District 4 | Cherokee Gun Club, Inc., applicant

- **Engineering:** No comment
- **Traffic:** No traffic or access issues with this request. A traffic impact study may be required in the future if the use changes regardless of the zoning.
- **Utilities:** Gainesville sewer service area; infrastructure is about 0.22 miles south, across from parcel 15031 00017/15031 00016.