



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:** Monday, February 2, 2026  
**Subject:** Thursday, March 26, 2026  
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 March 26, 2026, meeting. Upon review, we provide the following comments.

- [3113 Shelter Cove | Variance to Section 4.3 | to reduce the minimum yards | on a 0.46± acre tract located on the east side of Shelter Cove approximately 465 feet south of its intersection with Chestatee Road | Zoned R-1; Tax Parcel 10072 002100 | Proposed Use: Accessory structure | Commission District 2 | Michael Reid Daniel, applicant](#)
- **Engineering:** No Comment
- **Traffic:** No issues with a variance request as it does not cause traffic concerns.
- **Utilities:** No infrastructure in the vicinity.
  
- [5001 Bryant Quarter Road | Variance to Section 9.2.4 | to reduce the required road frontage | on a proposed 4.96± acre tract located on the north side of Bryant Quarter Road approximately 1180 feet southwest of its intersection with Emory Griffin Road | Zoned AR-1; Tax Parcel 15003 000193 \(pt\) | Proposed Use: 4-lot subdivision | Commission District 3 | Yajaira Rodriguez, applicant](#)
- **Engineering:** Show stream buffer and impervious setback from wretched vegetation not the centerline of stream.  
Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** No issues with a variance request as it does not cause traffic concerns.
- **Utilities:** Hall County Service Area; No infrastructure in the vicinity.

- [2785 Athens Highway | Special Use | to move a site-built house more than 7 years old into the County | 0.91± acre tract located on the west side of Athens Highway at its intersection with Wallace Road | Zoned AR-1; Tax Parcel 15023A000024 \(pt\) | Proposed Use: Single family dwelling | Commission District 3 | Daniel Jaimes, applicant](#)
  - **Engineering:** Show the stream buffer and impervious setback from wooded vegetation, not the centerline of the stream.
  - **Traffic:** No issues with the request as it does not cause traffic concerns. A GDOT residential driveway permit will be required.
  - **Utilities:** Hall County Sewer Service Area; Sewer is under construction 0.5 miles due south. (Pond Fork Sewer Project)
  
- [6962 Spout Springs Road | Rezone | from Agricultural Residential \(AR-1\) to Agricultural \(AG-1\) | on a 4.39± acre tract located on the west side of Spout Springs Road approximately 150 feet south of its intersection with Deaton Henry Road | Zoned AR-1; Tax Parcel 15042 000120 | Proposed Use: Second dwelling | Commission District 1 | Scott & Brandy Weaver, applicant](#)
  - **Engineering:** Show the stream buffer and impervious setback from wooded vegetation, not the centerline of the stream. Show FEMA and Hall County studied Flood plains that are present on the site.
  - **Traffic:** No issues with the request as it does not cause traffic concerns.
  - **Utilities:** Hall County Sewer Service Area; Infrastructure on-site.