



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: February 26, 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.

- [3428 Mooney Drive | Variance to Section 3.2 | to reduce the minimum yards | on a 0.34± acre tract located on the west side of Mooney Drive approximately 170 feet north of its intersection with Mooney Place | Zoned AR-1; Tax Parcel 08024 005004C | Proposed use: New manufactured home | Commission District 2 | Bobby Shoemaker, applicant](#)

- **Engineering:** No Comment
- **Traffic:** There are no impacts to traffic with this proposed use.
- **Utilities:** Gainesville sewer SA
No infrastructure in vicinity

- [5908 & 5912 Atlanta Highway | Special Use | amend conditions of zoning | on a combined 6.34± acre tract located on the northwest side of Atlanta Highway south of its intersection with Bailey Street | Zoned PCD; Tax Parcels 08133 003016, 003001 | Proposed use: Covered and enclosed boat and RV storage | Commission District 1 | Bill Stark Properties, Inc., applicant](#)

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
- **Traffic:** The proposed shows an overall reduction in parking spaces, so the traffic impacts should be reduced. Thus, traffic has no concerns.
- **Utilities:** Flowery Branch SA
No infrastructure in vicinity

- [3172 Heritage Crossing Drive | Conditional use | rural business | on a 3.78 ± acre tract located at the terminus of Heritage Way | Zoned AR-1; Tax Parcel 15048B000009 | Proposed use: Rural business | Commission District 1 | Donald W. Loose, Jr., applicant](#)
 - **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
 - **Traffic:** No parking on Heritage Crossing Dr. to be allowed. Parking on driveway should be restricted to not block vehicles.
 - **Utilities:** Hall County Sewer Service Area
No infrastructure in vicinity

- [2375 Whippoorwill Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 0.08± acre tract located on the west side of Whippoorwill Lane approximately 1,200 feet from its intersection with Sportsman Club Road | Zoned R-1; Tax Parcel 00109A000036 | Proposed Use: New accessory structure | Commission District 4 | Clyde Morris, applicant](#)
 - **Engineering:** Show FEMA and Hall County studied Flood plains that are present on the site.
 - **Traffic:** This request will not impact traffic.
 - **Utilities:** Gainesville Sewer Service Area; No Infrastructure in vicinity

- [6693 Bass Circle | Variance to section 4.1 | to reduce the minimum yards | on a 0.145± acre tract located on the north side of Bass Circle approximately 642 feet south from its intersection with Bass Circle | Zoned V-C; Tax parcel 07354 001015 | Proposed use: New single-family residence | Commission District 2 | Emily Clark, applicant](#)
 - **Engineering:** No Comment
 - **Traffic:** This request will not impact traffic
 - **Utilities:** Buford SA

- [6747 Holly Springs Road | Variance to section 9.2.4 | to reduce the required road frontage | on a 114.94± acre tract located on the north side of Holly Springs Road approximately 2,905 feet from its intersection with Skitts Mountain Road | Zoned AR-1; Tax Parcel 12088 000001 | Proposed use: Minor subdivision | Commission District 3 | Ruth C. Hill, applicant](#)
 - **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site.
Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.

- **Traffic:** This proposal will not impact traffic. Any residential driveway must comply with all driveway design requirements in the ordinance.
 - **Utilities:** Hall County SA
No infrastructure in the vicinity.

- [2567 Athens Highway | Special Use | to allow vehicle repair, major in GCOD | on a 4.17± acre tract located on the east side of Athens Highway approximately 312 feet from its intersection with Barrett Road | Zoned I-1; Tax Parcel 15023 000022 | Proposed use: Vehicle Repair, Major | Commission District 3 | Gerardo Vargas, applicant](#)
 - **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage
 - **Traffic:** An access permit from G-DOT will be required before an LDP is issued.
 - **Utilities:** Hall County/Gainesville First come first served area
No sewer in vicinity
Pond Fork future phase in long term plan. (Developer funded)

- [4189 Holly Springs Road | Special use | for a minor subdivision | 24.33± acre tract located on the north side of Holly Springs Road at its intersection with Three Bridges Road | Zoned R-1; Tax Parcel 15002 000002 | Proposed Use: 3-lot subdivision | Commission District 3 | Edgar & Paola Torres, applicant](#)
 - **Engineering:** Show stream buffer and impervious setback from wretched vegetation not the centerline of stream.
Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
 - **Traffic:** An access permit from G-DOT is required before an LDP is issued.
 - **Utilities:** Hall County SA
No infrastructure in the vicinity.

- [5461 Union Church Road | Variance to section 9.2.4 | to reduce the required road frontage | on a 5.55± portion of a tract located on the northeast side of Union Church Road at its intersection with Oliver Road and approximately 265 feet south of its intersection with Copper Creek Road | Zoned AR-1; Tax Parcel 15042 000028 | Proposed Use: Minor subdivision | Commission District 1 | Charline Benifield, applicant](#)
 - **Engineering:** Show stream buffer and impervious setback from wretched vegetation not the centerline of stream.
Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
 - **Traffic:** No issues with a variance request as it does not cause traffic concerns.
 - **Utilities:** No infrastructure in the vicinity.

- [13 Liberty Street | Conditional Use | to allow re-establishment of a nonconforming use | on a 0.48± acre tract located on the southwest side of Liberty Street at its intersection with Highland Street and approximately 265 feet north of its intersection with Jesse Jewell Parkway | Zoned R-1; Tax Parcel 00063 001003 | Proposed use: Duplex | Commission District 4 | Philip Devries, applicant](#)

- **Engineering:** No Comment
- **Traffic:** No issues with a variance request as it does not cause traffic concerns.
- **Utilities:** No infrastructure in the vicinity.