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**RE: Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting**

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**From** Nick Swafford <NSwafford@gainesvillega.gov>

**Date** Mon 3/2/2026 3:06 PM

**To** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

**Cc** Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Chris Thornhill <CThornhill@gainesvillega.gov>

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Good afternoon Kaitlyn,

With regards to the proposed rezoning of 4258 Cagle Road, The City of Gainesville owns and operates an existing 12-inch DIP water main in the right-of-way of Cornelia Highway approximately 3,000 feet away from the property. Any development requiring public water service would be required to extend a developer-constructed water main meeting all standards and specifications, latest edition, set forth by Gainesville DWR.

Please let me know if you have any questions.

Thanks,

**Nick Swafford**

Permitting Services & GIS Manager  
Department of Water Resources



O | 770.538.2452

[www.gainesville.org](http://www.gainesville.org)

300 Henry Ward Way, Ste. 305  
Gainesville, GA 30501

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**From:** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

**Sent:** Friday, February 27, 2026 1:48 PM

**Subject:** [EXTERNAL] Tentative Planning Items for the April 9, 2026 Board of Commissioners meeting

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Good afternoon,

Here are the Tentative Planning items for the **April 9, 2026**, Hall County Board of Commissioners Voting Meeting. Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

**When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.**

Comments are due by **Wednesday, March 11, 2026**. Email comments to Katie ([kahmed@hallcounty.org](mailto:kahmed@hallcounty.org)) and Kaitlyn ([kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)).

- [4939 Old Orr Road | Variance to Section 3.2 | to reduce the minimum yards | on a 1.026± acre portion of a 4.121± acre tract located on the east side of Old Orr Road approximately 0.35 miles or 1,829 feet south of its intersection with Hog Mountain Road | Zoned AR-1; Tax Parcel 15046 000032E \(pt\) | Proposed Use: Single-family residence | Commission District 1 | C&E Real Estate Inc. c/o Edward Coglianesse, applicant](#)
- [7389 Mulberry Trace Lane | Conditional Use | for a construction trailer | on a 0.517± acre portion of a tract located on the north side of Mulberry Trace Lane at its intersection with Quinn Place | Zoned PRD; Tax Parcels 15041A 000253 through 000260 | Proposed use: Construction trailer | Commission District 1 | Century Communities of Georgia, LLC, applicant](#)
- [\(A\) 5407 Technology Parkway & 5472 Winder Highway | Special Use | for Vehicle Repair, Minor in GCOD | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | Proposed Use: Vehicle repair, minor | Commission District 1 | Premier Building Systems, applicant](#)
- [\(B\) 5407 Technology Parkway & 5472 Winder Highway | Variance to Section 6.2 | to GCOD standards | on a 3.0± acre tract located on the southwest corner of the intersection of Winder Highway with Technology Parkway | Zoned I-2; Tax Parcels 15028F000025, 15028F000026 | Proposed Use: Vehicle repair, minor | Commission District 1 | Premier Building Systems, applicant](#)
- [0, 0 and 4258 Cagle Road | Rezone | from Agricultural Residential \(AR-1\) to Heavy Industrial \(I-2\) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008, 000002 | Proposed Use: Uses permitted in I-2 | Commission District 3 | DCCM, applicant](#)
- [6245, 6249 & 0 Ben Parks Road | Rezone | from Agricultural Residential \(AR-1\) to Planned Commercial Development \(PCD\) | on a combined 89.56± acre tract located on the northwest side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1; Tax Parcels 11065 000002, 000012, 000023 | Proposed Use: Non-profit retreat center | Commission District 3 | Thumbs Up Mission, applicant](#)
- [886 Gainesville Highway | Rezone | from Agricultural Residential \(AR-1\) to Light Industrial \(I-1\) | on a 0.229± acre tract located on the northwest side of Atlanta Highway approximately 0.13 miles north of its](#)

[intersection with Ledford Road](#) | [Zoned AR-1](#); [Tax Parcel 08170 001004](#) | [Proposed Use: Uses permitted in I-1](#) | [Commission District 1](#) | [Generations Metal Recycling c/o Sarah Hales, applicant](#)

Thank you,

**Kaitlyn Elliott**

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 [www.hallcounty.org](http://www.hallcounty.org)

[kelliott@hallcounty.org](mailto:kelliott@hallcounty.org)

**Please note, as of January 20, Community Development and Infrastructure departments, including Planning and Zoning, have been temporarily relocated to 2829 Browns Bridge Road, the Hall County Government Center Temporary Annex.**

