



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Administrator
From: Jorge Gomez, Director of Public Works and Utilities
Date: March 11, 2026
Subject: April 9, 2026
Hall County Planning Commission Agenda

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DIRECTOR
Jorge Gomez, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 9, 2026, meeting. Upon review, we provide the following comments.

• [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 Coglianese, applicant](#)

- **Engineering:** No Comment
- **Traffic:** The application does not impact traffic or change traffic volumes.
- **Utilities:** No comment. Flowery Branch sewer district.

• [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](#)

- **Engineering:** No comment
- **Traffic:** The application does not impact traffic or significantly change traffic volumes
- **Utilities:** No comment

- [\(A\) 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](#)
 - **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:** Review from GDOT provided. GDOT recommended improvements will be required.
 - **Utilities:** No comment. Property will be on septic system.

- [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](#)
 - **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:** A trip generation memo is required to help inform if a full traffic impact study will be required. A payment analysis will be required for the full maximum build out, which may require pavement structure to be added.
 - **Utilities:** No comment. Site will be served by septic.

- [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](#)
 - **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
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 the site.

- **Traffic:** A traffic impact study is required to determine if any improvements to the county road network are required.
 - **Utilities:** There are no Hall County Sewer facilities in this area. The proposed development will need to be served by an on-site sewer treatment facility that will be reviewed and permitted through Georgia EPD.
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- **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**
 - **Engineering:** No Comment
 - **Traffic:** This application does not impact traffic operations at the intersection with SR 13.
 - **Utilities:** No comment. Site is in Buford sewer district.