



Hall County Government  
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PUBLIC WORKS AND UTILITIES

MEMORANDUM

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DIRECTOR  
Jorge Gomez, P.E.

**To:** Katie Ahmed, Planning and Zoning Administrator  
**From:** Jorge Gomez, Director of Public Works and Utilities  
**Date:** March 26, 2026  
**Subject:** April 21, 2026  
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 21, 2026, meeting. Upon review, we provide the following comments.

[6381 Lakeview Drive | Variance to Section 4.1 | to reduce the minimum yards and increase lot coverage | on a 0.20± acre tract located on the east side of Lakeview Drive at its intersection with Lakeview Drive | Zoned V-C; Tax Parcel 07360A000028 | Proposed Use: New single-family residence | Commission District 2 | Ziad \(Tony\) Akly, applicant](#)

- **Engineering:** No Comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Buford service district.

[2983 Rivercrest Drive | Variance to Section 4.3 | to reduce the minimum yards and increase lot coverage | on a 0.67± acre tract located on the north side of Rivercrest Drive approximately 0.3 miles north of its intersection with Bridgeview Drive | Zoned R-1; Tax parcel 15030E000005 | Proposed use: Residential addition | Commission District 3 | James \(Dustin\) Slaton, applicant](#)

- **Engineering:** No comment
- **Traffic:** The proposal does not impact traffic volumes
- **Utilities:** No comment. This property is located in Gainesville sewer district.

[6042 Spout Springs Road | Variance to Section 3.1 | to reduce minimum yards | on a 9.697± acre tract located on the west side of Spout Springs Road approximately 0.2 miles north of its intersection with Castlegate Drive | Zoned AG-1; Tax Parcel 15046 000026 | Proposed use: Single-family residence | Commission District 1 | Bradley Cox, applicant](#)

- **Engineering:** Show stream buffer and impervious setback from wrested vegetation not the centerline of stream.
- **Traffic:** This proposal does not impact traffic volumes as long as it remains residential use.
- **Utilities:** No comment. Property is in Flowery Branch district.

[54 Dean Street | Special Use | expansion of a non-conforming use | on a 0.65± acre tract located on the northeast side of Dean Street approximately 260 feet northwest of its intersection with West Ridge Road | Zoned R-1; Tax Parcel 00053 003011 | Proposed use: Duplex addition | Commission District 4 | Jonathan Rios Bonilla, applicant](#)

- **Engineering:** No comment
- **Traffic:** This proposal does not impact or increase traffic volumes
- **Utilities:** No comment. Property is not in Hall County sewer district.

[3860 Wiley Road | Special Use | for a minor subdivision | on a 5.17± acre tract located on the northeast side of Wiley Road approximately 0.2 miles north of its intersection with Clarks Bridge Road | Zoned R-1; Tax Parcel 10153 000010 | Proposed use: 2-lot subdivision | Commission District 3 | Chao Li Real Estate, Inc., applicant](#)

- **Engineering:** No comment
- **Traffic:** This proposal does not impact traffic volumes.
- **Utilities:** No comment. Sewer is not available in this area.

[4337 Mountain View Road | Special Use | for Group Home | on a 1.026± acre tract located on the south side of Mountain View Road approximately 340 feet east of its intersection with T Moore Road | Zoned AR-1; Tax Parcel 08041 001004 \(pt\) | Proposed Use: Group home | Commission District 2 | Made for More Ministries, LLC, 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:** This proposal does not impact or increase traffic volumes.
- **Utilities:** No comment. This property is not in the Hall County service district.

[6752 Shoal Creek Road | Rezone | from Planned Commercial Farming Development \(PCFD\) to Agricultural 1 \(AG-1\) | on a 17.09± acre tract located on the east side of Shoal Creek Road approximately 1266 feet from its intersection with Eubanks Creek Drive | Zoned PCFD; Tax parcel 12060 000006 | Proposed use: Agricultural use | Commission District 3 | Lori Lynn Monty, 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:** The proposal does not impact traffic volumes
- **Utilities:** No comment. Sewer is not available in this area.

[7355 Tribble Gap Road | Rezone | from Agricultural Residential 1 \(AR-1\) to Residential Two-Family \(R-TF\) | 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: Duplex for community residences | Commission District 3 | Haley Stapleton, 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 proposal does not impact traffic volumes or cause concerns with the driveway
- **Utilities:** No comment. Property is not located in Hall County service district.

[5650 Old Dahlonega Highway | Rezone | from Agricultural Residential \(AR-1\) and Highway Business \(H-B\) to Light Industrial \(I-1\) | on a 4.43± acre tract located on the east side of Old Dahlonega Highway at its intersection with Lodge Drive | Zoned AR-1 & H-B; Tax parcel 11082 000016 | Proposed use: Office warehouse | Commission District 3 | Derrick Prater, applicant](#)

- **Engineering:** Show stream buffer and impervious setback from wretched vegetation not the centerline of stream.  
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:** Recommend consideration of one commercial driveway.  
Intersection and stopping sight distance must be met.
- **Utilities:** No comment. There is no sewer available in this area.