



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: April 15, 2026
Subject: May 14, 2026
Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 14, 2026, meeting. Upon review, we provide the following comments.

[3907 Skyline Drive | Variance to Section 4.3 | to reduce minimum yards | on a 0.64± acre tract located at the west corner of the intersection of Skyline Drive with Ocean Court | Zoned R-1; Tax Parcel 09101A000016 | Proposed Use: New single-family residence | Commission District 3 | Juan Ignacio Castillo C., applicant](#)

- **Engineering:** No Comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property on septic

[5716 Ned Young Road | Variance to Section 3.2 | to reduce minimum yards | on a 1.50± acre tract located on the east side of Old Dahlonega Highway approximately 502 feet northeast of its intersection with Lodge Drive | Zoned AR-1; Tax Parcel 11081 000016 | Proposed Use: Accessory structure | Commission District 3 | Emily & John Grist, applicant](#)

- **Engineering:** No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. This property is on septic

[3613 White Sulphur Road | Special Use | amend conditions of zoning | on a 10.0± acre tract located on the east side of White Sulphur at its intersection with Cornelia Highway | Zoned PCD; Tax Parcel 15019 000151 | Proposed use: Personal services | Commission District 3 | Reynolds Hemmer Properties LP, 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 concerns with traffic impacts for this use described in the application
- **Utilities:** No comment. Property is in Gainesville sewer district

[860 Gainesville Highway | Rezone | from Agricultural Residential \(AR-1\) to Light Industrial \(I-1\) | on a 5.47± acre portion of a tract located on the northwest side of Gainesville Highway approximately 617 feet south of its intersection with Ledford Road | Zoned AR-1; Tax Parcel 07298 000019 | Proposed use: Uses permitted in light industrial | Commission District 1 | Richard J. Garner, applicant](#)

- **Engineering:** Show stream buffer and impervious setback from wooded 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:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property is located in Buford service district

[5176 Oliver Road | Rezone | from Agricultural Residential \(AR-1\) and Planned Commercial Farm District \(PCFD\) to Agricultural Residential \(AR-1\) | on a 8.33± acre portion of a tract located on the west side of Oliver Road approximately .90 miles north of its intersection with Union Church Road | Zoned AR-1 & PCFD; Tax Parcel 15038 000019G | Proposed use: 2-lot subdivision | Commission District 1 | America's Home Place, applicant](#)

- **Engineering:** No comment
- **Traffic:** No concerns with traffic impacts for this application
- **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property

[3722 Coker Road | Rezone | from Planned Commercial Farm District \(PCFD\) to Agricultural Residential \(AR-1\) | on a 27.72± acre tract located on the southwest side of Coker Road approximately 480 feet north of its intersection with Campbell Road | Zoned PCFD ; Tax Parcel 15015 000011 | Proposed use: Minor subdivision | Commission District 3 | Joey Gilbert, applicant](#)

- **Engineering:** Show stream buffer and impervious setback from wooded 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 concerns with traffic impacts for this application
 - **Utilities:** No comment. Property is located in Hall County sewer district, but sewer infrastructure is not located near this property