

Updated Narrative Dated April 17, 2026

Project Description:

5831 Hilltop Drive, Flowery Branch, GA 30542

This property is currently licensed as Corbelstone, Inc., a concrete cast stone business. The owner acquired the property from George and Daphne Faulkner on April 1, 2004 (Deed Book/Page: 4941305-6; Plat Book/Page: 110/155). The tax parcel is: 08133 003006.

At the Hall County Board of Commissioners meeting held on June 24, 1999, applicants Daryl and Rose Oldenkamp requested rezoning of the property from R-1 to I-1. The request was approved by a 4-1 vote, subject to the following conditions:

1. The applicant shall improve Hilltop Drive and establish a buffer along adjacent residential properties.
2. Improvements to Hilltop Drive shall be determined by the County Traffic Engineer.
3. Buffers along residential properties shall be determined by the planning department staff.

Regarding Condition #1, natural tree and woodland growth over the past twenty-seven years has effectively satisfied the buffering requirement.

In regards to Condition #2, the applicant, Doug McDaniel, respectfully requests an amendment for clarification, as the current language is vague and would benefit from greater specificity. The existing Hilltop Drive roadbed is narrow in width ranging from 12' to 15' with tight neighboring property boundaries. Due to these property constraints, the applicant cannot meet the county's 20' standards and requests an amendment to the conditions for this non-county-maintained road to remain as is. Throughout the years of ownership, the applicant has applied asphalt to the road, which is traversable and meets fire and safety requirements. Hall County Fire Department inspects the property annually and provides a favorable report. In addition to the applicant's industrial property, two existing residential properties access Hilltop Drive daily without any challenges. For the record, the applicant's health is in decline and forced him to close his business effective March 28, 2025.

The property is located approximately 300 feet north of its intersection with U.S. 23/Atlanta Highway, on the west side of Hilltop Drive, a non-county-maintained road. The site is secluded, served by all utilities (Georgia Power, Gainesville Water, Scana Gas, and AT&T for internet service), and operates on a septic system. One single-family residence also accesses Hilltop Drive near U.S. 23/Atlanta Highway.

The ±3.86-acre property includes the following improvements:

- ±1,450 SF office building
- ±6,000 SF warehouse building
- ±2,100 SF warehouse building
- ±760 SF maintenance/mechanical building

The current zoning is I-1.

The prospective purchaser, JM Marble and Granite (Alejandro and Melissa Gomez), intends to continue similar stonework business operations. The only proposed property improvement is the installation of a water filtration and reclamation system to support their operations.