



Hall County Government

PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809

PLANNING AND ZONING
DIRECTOR
Katie Ahmed

To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie G. Ahmed, Planning and Zoning Director

Date: June 18, 2026

Subject: **Hall County Minor Comprehensive Plan Update - 2026**

Dear Commissioners,

The purpose of this memo is to request authorization from the Hall County Board of Commissioners to transmit the proposed minor Hall County Comprehensive Plan update to the Georgia Mountains Regional Commission (GMRC) and the Georgia Department of Community Affairs (DCA) for review in accordance with the Georgia Planning Act and applicable state planning requirements.

As part of the County's ongoing planning efforts in conjunction with the proposed updates to the Hall County Unified Development Code (UDC), staff has prepared a minor amendment to the Comprehensive Plan to refine portions of the adopted plan for clarity, consistency, and alignment with the County's long-term planning objectives. The proposed amendment is intended to ensure that the Comprehensive Plan continues to serve as an effective policy guide.

The proposed amendment was developed through a comprehensive planning process. As part of the process, staff conducted public outreach efforts that included three community meetings, online engagement opportunities, and public comment periods. Feedback received through these efforts helped identify community priorities, concerns, and opportunities that informed the proposed revisions.

Summary of Proposed Amendment

The proposed Minor Amendment includes updates and refinements to various components of the Comprehensive Plan, including:

- Revision of the Guiding Statement of the document
- Inclusion of two new zoning districts to align with the proposed Unified Development Code update.
- Revisions to character area descriptions and future development guidance where appropriate.

The proposed revisions are intended to strengthen the Comprehensive Plan and align with the proposed Unified Development Code updates while maintaining consistency with the County's long-term vision and planning objectives.

Revisions Following Public Review and Comment

Following release of the public review draft, additional comments and recommendations were received from the community. Based on the feedback received, several revisions have been incorporated into the proposed amendment prior to transmittal. These revisions include:

- Defining urbanized areas and incorporating an urbanized areas map
- Defining Activity Centers

Staff believes these revisions improve the overall quality and effectiveness of the Comprehensive Plan while remaining consistent with the goals and vision established through the public engagement process.

If you have any questions concerning this minor update, please contact Katie Ahmed at 770-297-2649 or kahmed@hallcounty.org.

Sincerely,

Katie Ahmed
Director of Planning and Zoning