



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Katie Ahmed, Planning and Zoning Director
From: Jorge Gomez, Director of Public Works and Utilities
Date: June 10, 2026
Subject: July 9, 2026
Board of Commissioners Agenda

POST OFFICE DRAWER 1435

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DIRECTOR
Jorge Gomez, P.E.

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the July 9, 2026, meeting. Upon review, we provide the following comments.

1161 Candler Road | Variance to Article 8 | to site development standards | on a 4.58± acre tract located on the east side of Candler Road at its intersection with I985 Exit 20 Northbound | Zoned I-2; Tax Parcels 15035 000056 | **Proposed Use: Commercial addition |** Commission District 3 | **Carroll Daniel Construction, 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:** All access is from SR 60. A GDOT permit or traffic signal permit revision may be required.
- **Utilities:** No comment. Property is located in Gainesville sewer district.

6249 & 0 Ben Parks Road | Rezone | from Agricultural Residential (AR-1) & Planned Commercial Development (PCD) to Agricultural Residential (AR-1) | on a combined 52.95± acre tract located on the north side of Ben Parks Road approximately 0.33 miles from its intersection with Wade Whelchel Road | Zoned AR-1 & PCD; Tax Parcels 11065 000012, 000023 | **Proposed Use: Uses permitted in AR-1 |** Commission District 3 | **David Jernigan and Keeley Dodd, applicants**

- **Engineering:** No comment
- **Traffic:** No concerns with traffic volumes.
- **Utilities:** No comment. Property is in Hall County sewer district, but no sewer facilities are located in the area.

(A) 6250 & 6255 Old Dawsonville Road | Special Use | for event facility | on two tracts totaling 3.51± acres located on the north and south side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcels 10035 000006A and 10035 000008B | **Proposed use: Event facility | Commission District 2 | The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

(B) 6255 Old Dawsonville Road | Variance to Section 8.4.1 | to parking standards | on a 1.56± acre tract located on the south side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcel 10035 000008B | **Proposed Use: Event facility | Commission District 2 | The Ark at Lake Lanier, LLC c/o Jeff Hylton, applicant**

(C) 6250 Old Dawsonville Road | Variance to Section 4.1 | to reduce the minimum yards | on a 1.95± acre tract located on the north side of Old Dawsonville Road approximately 300 feet from its intersection with Cool Springs Road | Zoned V-C; Tax Parcel 10035 000006A | **Proposed use: Event facility | Commission District 2 | The Ark at Lake Lanier, LLC c/o Jeff Hylton, 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 existing driveway for the parking across the street shall be used. No new access will be allowed. The existing site has 5 driveways. One of the driveways serving the sports court area shall be closed. A pedestrian crossing plan shall be submitted to Hall County Engineering for approval.
- **Utilities:** No comment. Property is in Hall County sewer district, but no sewer facilities are located in the area.