



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 24, 2026
Subject: July 23, 2026
Board of Commissioners Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the July 23, 2026, meeting. Upon review, we provide the following comments.

1. 3369 North Waterworks Road | Variance to Section 4.1 | to reduce the minimum yards | on a 1.62± acre tract located on the east side of North Waterworks Road approximately 243 feet north of its intersection with Shoreland Drive | Zoned V-C; Tax Parcel 08167 004003 | **Proposed Use: Accessory structure |** Commission District 2 | **Donald K. Abercrombie, applicant**

- **Engineering:** No comment.
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is located in Buford sewer district.

2. 4383 Benefield Road | Variance to Section 3.2 | to reduce the minimum yards | on a 2.01± acre tract located on the east side of Benefield Road approximately .24 miles south from its intersection with Benefield Circle | Zoned AR-1; Tax Parcel 15028 000139A | **Proposed Use: Accessory structure |** Commission District 1 | **D. Keith Kilby, applicant**

- **Engineering:** Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is in Hall County sewer area, but sewer infrastructure is not nearby.

(3. 6164 Lake Lanier Heights Road | Variance to Section 4.1 | to reduce minimum yards | on a 0.23± acre tract located on the west side of Lake Lanier Heights Road approximately 287 feet from its intersection with Lake Lanier

Heights Road | Zoned V-C; Tax parcel 07353 001029 | **Proposed use: Residential addition** |
Commission District 2 | **Cynthia Karegeannes, applicant**

- **Engineering:** No comment
- **Traffic:** There are no concerns with traffic impacts from this request.
- **Utilities:** No comment. Property is located in Buford sewer district.

4. 2862, 2894 White Sulphur Road & 3323, 3331 Seymour Road | Rezone | from Agricultural Residential (AR-1) and Light Industrial (I-1) to Heavy Industrial (I-2) | on a combined 109.64± acre tract located on the southeast side of White Sulphur Road at its intersection with Cagle Road | Zoned AR-1, I-1 (C); Tax Parcels 15020 000012, 15020A000012A, 15020A000010(pt), 15020A000011 | **Proposed Use: Industrial Park** | Commission District 3 | **DANJI, 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. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A trip generation memo was provided. Based on the number of estimated trips, a traffic impact study (TIS) shall be provided to analyze impacts. Please coordinate with Public Works to discuss full scope and study expectations. The developer will be responsible for funding and construction of all improvements identified in the TIS approved by Public Works.
- **Utilities:** This property is located in the Gainesville service district. In order to connect to Hall County sewer, an IGA between Gainesville and Hall County will need to be approved by both parties. Any improvements required for connection to Hall County sewer or to increase sewer capacity will be at the developer's expense.

5. Public Hearing to amend the Hall County Forward 2045 Comprehensive Plan | Hall County Planning Staff, applicant

- **Engineering:** No comment
- **Traffic:** No comment
- **Utilities:** No comment