



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: July 15, 2026
Subject: August 13, 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 August 15, 2026, meeting. Upon review, we provide the following comments.

1. [3300 Athens Highway | Variance to Section 2.2.2 | to reduce minimum lot frontage | on a 12.76± acre tract located on the south side of Athens Highway approximately 0.50 miles north of its intersection with A L Mangum Road | Zoned AR-1; Tax Parcel 15014 000048A | Proposed Use: 2-lot subdivision | Commission District 3 | Darin Cain, applicant](#)

- **Engineering:** 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:** There are no concerns with traffic for the single residence driveway. A residential driveway permit will be required by from GDOT for access to SR 11/US 129.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located within reasonable proximity.

2. [5292 Hopewell Lane | Variance to Section 4.3 | to reduce the minimum yards | on a 1.04± acre tract located on the north side of Hopewell Lane approximately 420 feet west of its intersection with Ironwood Drive | Zoned R-1; Tax Parcel 15030J000013 | Proposed Use: Accessory structures | Commission District 3 | Alma Nely Perez, applicant](#)

- **Engineering:** No comment
- **Traffic:** There are no concerns from traffic for the proposed setback variance.

- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

3. [4595 Winder Highway | Variance to Section 8.6 | to sign standards | on a 2.97± acre tract located on the northeast side of Winder Highway at its intersection with Youngblood Road | Zoned I-1; Tax Parcel 15037A000031 | Proposed Use: Monument sign | Commission District 1 | Randy Matheny, applicant](#)

- **Engineering:** No comment.
- **Traffic:** There are no concerns with traffic for this sign variance.
- **Utilities:** No comment. Property is connected to Hall County sewer.

4. [5771 F Gilmer Road | Variance to Section 3.2 | to reduce required road frontage | on a 4.58± acre tract located on the east side of F Gilmer Road approximately 0.31 miles south of its intersection with Highway 52 | Zoned AR-1; Tax Parcel 15004 000086 | Proposed use: 2-lot subdivision | Commission District 3 | Laura Hulsey, applicant](#)

- **Engineering:** 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:** There are no concerns from traffic for the road frontage variance request.
- **Utilities:** No comment. This property is located in the Gillsville/Hall County sewer district, but sewer infrastructure is not located in this area.

5. [3542 Point View Circle | Special Use | for a minor subdivision | on a 12.66± acre tract located on the south side of Point View Circle approximately 180 feet from its intersection with Thunder Point Drive | Zoned V-C; Tax Parcel 10087 000029 | Proposed use: 4-lot Subdivision | Commission District 2 | Jessie Bruce, IV, applicant](#)

- **Engineering:** 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. Show FEMA and Hall County studied Flood plains that are present on site.
- **Traffic:** A common use driveway to provide access to all parcels to be created in this request. The driveway is to be located to maximize intersection sight distance. It is also recommended to consolidate the two existing driveways into one.
- **Utilities:** No comment. This property is located in the Gainesville/Hall County sewer district, but sewer infrastructure is not located in this area.

6. [5205 Winder Highway | Rezone | from PID to Light Industrial \(I-1\) | on a 19.65± acre tract located on the north side of Winder Highway approximately .38 miles from its intersection with Howington Road | Zoned PID; Tax Parcel 15028 000014C | Proposed Use: Uses permitted in light industrial | Commission District 1 | Jack Albert CRE, LLC, applicant](#)

- **Engineering:** This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
- **Traffic:** The driveway is subject to review and approval by GDOT. The GDOT access permit must be approved before traffic will approve the LDP.
- **Utilities:** Property will be served by Hall County sewer. The nearest sewer connection point is Howington Road. All construction shall be to Hall County standards and at developer's expense. Any required easements for connecting to Hall County sewer shall be the developer's responsibility to obtain.

3702 & 3703 Friendship Place

7. (A) ~~3650 Sagecrest Drive~~ | Rezone | from Agricultural Residential (AR-1) to Planned Residential Development (PRD) | on a $\pm$ acre tract and a $\pm$ acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
(B) ~~3650 Sagecrest Drive~~ | Special use | to amend conditions of a PRD | on a $\pm$ acre tract and a $\pm$ acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Entrance signs** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**
(C) ~~3650 Sagecrest Drive~~ | Variance to Section 6.2 | to sign standards | on a $\pm$ acre tract and a $\pm$ acre tract located on the southwest side of Friendship Road at its intersection with Friendship Place | Zoned AR-1; Tax Parcels | **Proposed Use: Second entrance sign** | Commission District 1 | **Taylor Morrison of Georgia, LLC, applicant**

- **Engineering:** No comment.
- **Traffic:** Traffic has no issue with the request to place entrance signs.
- **Utilities:** No comment. Property is served by Hall County sewer.