

Anael Dominguez (Administration)

From: Kaitlyn Elliott (Planning)
Sent: Monday, August 17, 2026 10:19 AM
To: Jennifer Rivera (Administration); Anael Dominguez (Administration)
Cc: Katie G. Ahmed (Planning)
Subject: Re: Public Comment/Request for UDC Changes

I am sorry I mislabeled this for UDC changes. This is a public comment for 8/27 comp. plan changes proposed to be added to HCAM.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.hallcounty.org



Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (<https://hallcountyga.nextrequest.com>).

Hall County Planning and Zoning does NOT accept wire transfers.
All payments must be made through the Accela Portal or in person. If you receive any request for a wire transfer, please contact our office immediately—it may be fraudulent.

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Monday, August 17, 2026 10:14 AM
To: John Gentry (Administration) <jgentry@hallcounty.org>; Casey Ramsey (Administration) <cramsey@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>; Anael Dominguez (Administration) <adominguez@hallcounty.org>; David Gibbs (County Commission) <d gibbs@hallcounty.org>; Billy Powell (County Commission) <bpowell@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Cc: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Vamsee Polamarasetty (Planning) <vpolamarasetty@hallcounty.org>; Michael Patroski (Planning) <mpatroski@hallcounty.org>
Subject: Public Comment/Request for UDC Changes

Good Morning,

For information only.

Please see the request below along with Katie's response and let us know if you have any questions or need further clarifications.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
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kelliott@hallcounty.org
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From: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Sent: Monday, August 17, 2026 8:59 AM
To: Basil Malouf <basilmalouf66@gmail.com>
Subject: Re: Parcels Exclusion Reques/ 2920, 2932, and 2948 Athens Highway

Good morning,

Thank you for your email. For clarification, these parcels are already designated as "Business/Employment Nodes and Corridors," which currently support "some residential where appropriate." The upcoming updates apply broadly to all Business and/or Employment Nodes and Corridors. As part of these updates, we are removing the language that supports standalone residential zoning districts within this future land use designation. Mixed-use development—which can include some residential—will remain supported.

With that in mind, I will pass along your comments to the Board of Commissioners. I also encourage you to attend and share your feedback at the public hearing on August 27, 2026, at 6:00 p.m., if you are available.

Thank you,

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(office) [770-297-2649](tel:770-297-2649)
(mobile) [678-971-8816](tel:678-971-8816)
kahmed@hallcounty.org

From: Basil Malouf <basilmalouf66@gmail.com>
Sent: Sunday, August 16, 2026 10:00 AM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: Parcels Exclusion Reques/ 2920, 2932, and 2948 Athens Highway

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Katie,

I hope you're doing well. I'm the listing agent with eXp Realty for three adjoining parcels on Athens Highway 2920, 2932, and 2948 Athens Highway, Gainesville, GA owned by Clyde "Tad" Fleming II and Nina Adams Byrd.

I understand these three parcels are included in the Future Land Use Map amendment scheduled to go before the Board of Commissioners on August 27, which would re-designate them into the new Business/Office Corridor.

I'm writing to respectfully request that these three parcels be excluded from the proposed Business/Office Corridor designation before the amendment package is presented to the Board for a vote.

To be clear, this is not an objection to the broader UDC rewrite or to the Business/Office Corridor concept. This is a narrow, property-specific request based on the circumstances of these parcels and the substantial documented residential demand we have experienced.

Documented Residential Demand

The residential interest in these properties is not speculative. In addition to the current executed purchase contract with a residential buyer, we have received written offers from 8 separate prospective purchasers, all proposing residential development:

- Highpoint Acquisitions, LLC
- SA Land Group, LLC Blue River Development Acquisitions, LLC
- Provision Holdings, LLC
- Edge City Properties, Inc.
- Mustang Development Company, Inc.
- Kairos Living
- Local Land, LLC
- InLine Communities, LLC

Importantly, these 8 written offers are separate from and in addition to the current executed purchase contract. The current contract is contingent upon obtaining the zoning necessary for the buyer's intended residential use.

We believe this history provides meaningful, market-based evidence that these parcels have attracted sustained residential development interest from multiple independent buyers.

Current Office-Market Conditions

By comparison, current office-market conditions appear to demonstrate substantially more limited near-term demand.

According to CoStar's Gainesville/Hall County Office Submarket data, approximately 10,000 square feet of office construction is proposed county-wide over the next eight quarters, compared with a historical annual average of approximately 80,660 square feet.

Against that market backdrop, designating these particular parcels for a Business/Office Corridor could potentially limit a use for which there is already significant, documented market demand in favor of a use for which current development activity appears comparatively limited.

Our Request

Given the 8 written residential offers, the current executed residential purchase contract, and current office-market conditions, we respectfully ask the County to exclude 2920, 2932, and 2948 Athens Highway from the proposed Business/Office Corridor designation in the amendment package considered by the Board on August 27.

We believe this limited adjustment would allow the County's broader planning initiative to move forward while recognizing the specific circumstances, demonstrated market demand, and active residential interest associated with these three parcels.

I would greatly appreciate your consideration of this request. If supporting documentation, copies of the written offers, market data, or any additional information would be helpful in evaluating the request before August 27, I would be happy to provide it.

I am also available to meet or speak with you at your convenience before the Board considers the amendment.

Thank you very much for your time and consideration.

Best regards,

Basil N. Malouf

Associate Broker, Certified Commercial Investment Member CCIM, REALTOR®, Accredited Buyer's Representative ABR®, Seller Representative Specialist SRS



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