



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 29, 2026

Subject: August 27, 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 27, 2026, meeting. Upon review, we provide the following comments.

[5578 Stone Trace | Special Use | amend conditions of zoning | on a 2.37± acre tract located on the northeast corner of Stone Trace approximately 0.20 miles from its intersection with Cobblestone | Zoned R-1; Tax Parcel 08077 004093 | Proposed use: Remove designation of parcel as "reserved for community development" to allow a single family residence | Commission District 2 | William Barr, applicant](#)

- **Engineering:** No comment.
- **Traffic:** There are no concerns with traffic for the proposed use as a single-family residential home.
- **Utilities:** No comment. This property is located in the Oakwood sewer district.

[\(A\) 6820 Holly Springs Road | Rezone | from Planned Commercial Farm District \(PCFD\) to Agricultural Residential \(AR-1\) | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.46 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | Proposed use: 5-lot subdivision | Commission District 3 | Henry Meeler, applicant](#)

[\(B\) 6820 Holly Springs Road | Variance to Section 9.2.4 | to reduce minimum road frontage | on a 7.16± acre tract located on the south side of Holly Springs Road approximately 0.46 miles from its intersection with Skitts Mountain Road and Belton Bridge Road | Zoned PCFD; Tax Parcel 12105A000030 | Proposed use: 5-lot subdivision | Commission District 3 | Henry Meeler, applicant](#)

- **Engineering:** As this subdivision is less than 6 lots, a stormwater management report is not required.
- **Traffic:** Access is on a State Route and will require approval from the Georgia Department of Transportation.

- **Utilities:** No comment. This property is located in the Hall County sewer district, but not available near this location.

(A) 0 Pine Circle Drive | Rezone | from Residential (R-1) to Suburban Shopping (S-S) | on a 4.9± acre tract located approximately 460 feet north of Pine Circle Drive accessed through a private easement | Zoned R-1; Tax Parcel 00116 002023 | Proposed use: Telecommunication tower | Commission District 4 | Kelly Towers III, LLC, applicant

(B) 0 Pine Circle Drive | Special Use | for a telecommunication tower | on a 4.9± acre tract located _____ | Zoned R-1; Tax Parcel 00116 002023 | Proposed use: Telecommunication tower | Commission District 4 | Kelly Towers III, LLC, applicant

(C) 0 Pine Circle Drive | Variance to Section 7.4.5 | for a tall structure t permit | on a 4.9± acre tract located _____ | Zoned R-1; Tax Parcel 00116 002023 | Proposed use: Telecommunication tower | Commission District 4 | Kelly Towers III, LLC, applicant

- **Engineering:** Bond will be required.
- **Traffic:** Please provide an intersection sight distance certification at the Pine Cricle drive at driveway access point. This is to ensure the safe operation of the intersection during construction and ongoing use by telecommunication vehicles serving the facility.
- **Utilities:** No comment. Property is connected to Gainesville sewer district.