



Hall County Government

PLANNING AND ZONING

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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Planning & Zoning Director

Date: September 4, 2026

Subject: **(A) 0, 0 & 2378 Pine Circle Drive | Rezone** | from Residential (R-1) to Suburban Shopping (S-S) | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

(B) 0, 0 & 2378 Pine Circle Drive | Special Use | for a telecommunication tower | on a 4.99± acre combined tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

(C) 0, 0 & 2378 Pine Circle Drive | Variance to Section 7.4.5 | to telecommunication tower standards | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

(D) 0, 0 & 2378 Pine Circle Drive | Variance to Section 5.2 | to reduce minimum road frontage | on a 4.99± acre tract located on the north side of Pine Circle Drive approximately 0.30 miles from its intersection with Spring Road | Zoned R-1; Tax Parcels 00116 002023, 00116 002005 (pt) & 08005 000025 (pt) | **Proposed use: Telecommunication tower** | Commission District 4 | **Kelly Towers III, LLC, applicant**

Mr. Chairman and District Commissioners,

This item was tabled at the August 27, 2026, BOC meeting to the September 22, 2026, meeting at the request of the applicant in order to address concerns regarding tower location and traffic.

On September 4, 2026, staff received an updated Narrative, revised site plan, and a letter from a Professional Engineer providing information on the structural design of the proposed telecommunication monopole (attached).

In summary, the revised site plan shifts the proposed tower approximately 75 feet farther west, resulting in a separation of 175 feet from the eastern property line. This new location also places the tower about 230 feet from the nearest residential structure, which is owned by the subject property owner. The updated narrative provides details regarding the revised tower location, structural integrity of the tower and any potential failure scenarios, and addresses concerns related to construction traffic, ongoing maintenance, and carrier collocation activity once the facility is operational.

If you have any further questions, please let us know.

Thank you,
Katie Ahmed