
RE: Tentative Planning & Zoning items for September 22, 2026 Board of Commissioners Meeting

From Hash, Christopher M <CHash@dot.ga.gov>

Date Thu 8/20/2026 3:29 PM

To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Cc Peevy, Jonathan <jpeevy@dot.ga.gov>; Dorminey, Madison N <mdorminey@dot.ga.gov>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

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Good Afternoon Kaitlyn,

Please see the comments from our office below in red.

If you have any questions, please let me know.

Christopher Hash, P.E.

D1 Traffic Operations Supervisor



A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

Sent: Monday, August 17, 2026 10:00 AM

To: Liliana Cortez (Planning) <lcortez@hallcounty.org>; Barry Shaw (Marshals) <bshaw@hallcounty.org>; Brent Cook (Engineering) <becook@hallcounty.org>; Cher Melendez (Tax Assessors) <cmelendez@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jerry Smith (Fire Services) <jesmith@hallcounty.org>; Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Kristie Turner (Development Services) <kturner@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Pam Cravero <Pam.Cravero@hallco.org>; Sarah Crowe (Administration) <scrowe@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; jboyd@hallcounty.org; kristina.morrison@hallco.org; John Gentry (Administration) <jgentry@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>; Hash, Christopher M <CHash@dot.ga.gov>; Brandon Smith (Parks and Leisure) <blsmith@hallcounty.org>; Brent Penland (Building Maintenance) <bpenland@hallcounty.org>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Karen

Martinez (Public Works - Sewer) <kmartinez@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Nicole Ellis (Tax Assessors) <nicole.griffin@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; Jorge Gomez (Engineering) <jorge.gomez@hallcounty.org>; GIS <GIS@hallcounty.org>; Lauren Brandao (Engineering) <lbrandao@hallcounty.org>; Mandy Bolton (Building Inspection) <mbolton@hallcounty.org>; Scott Cone (Building Inspection) <scone@hallcounty.org>; John Smith (Tax Assessors) <jtsmith@hallcounty.org>; bsmith@gainesvillega.gov; Michael Patroski (Planning) <mpatroski@hallcounty.org>; Cody Edwards (Building Inspection) <cedwards@hallcounty.org>

Subject: Tentative Planning & Zoning items for September 22, 2026 Board of Commissioners Meeting

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.

Good afternoon,

The tentative Planning & Zoning items for the September 22, 2026 Hall County Board of Commissioners Meeting have been distributed. Please review the documents and submit any comments in the form of a memorandum to Hall County Planning and Zoning. When providing comments, include the applicant's name and the property address associated with each comment. Failure to submit comments in a timely manner may result in the information being omitted from the staff report.

PLEASE NOTE: These items will be discussed in next week's Development Review meeting.

Comments are due by **August 26, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org). **Please attach Lynn to your responses as I will be out of office that week.**

- [5145 Monarch Drive | Variance to Section 4.3 | to reduce the minimum yards | on a 0.60± acre tract located on southeast corner of Monarch Drive and Elrod Road | Zoned R-1; Tax parcel 10077A000001 | Proposed use: Accessory building | Commission District 2 | William & Ann Loyd, applicant](#)

Off-system. No impacts expected to the State Highway System.

- [5144 Golden Oak Cove | Variance to Section 6.1.1 | to reduce the minimum yards | on a 0.16± acre tract located on the northeast side of Golden Oak Cove approximately 240 feet southeast of its intersection with Noble Oak Cove | Zoned PRD; Tax Parcel 08065 000262 | Proposed use: Residential addition | Commission District 2 | Janet Marshall Wells, applicant](#)

Off-system. No impacts expected to the State Highway System.

- [\(A\) 1546 & 1558 Candler Road | Rezone | from Agricultural Residential \(AR-1\) to Light Industrial \(I-1\) | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | Proposed use: Uses permitted in I-1 | Commission District 4 | Matthew Pridemore, applicant](#)

[\(B\) 1546 & 1558 Candler Road | Special Use | for Outdoor Storage in GCOD | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax Parcels 15031 000036; 15031 000035 | Proposed use: Outdoor storage | Commission District 4 | Matthew Pridemore, applicant](#)

[\(C\) 1546 & 1558 Candler Road | Variance to Section 6.2 | to GCOD standards | on a combined 10.52± acre tract located on the west side of Candler Road approximately 900 feet south of its intersection with](#)

[Fulenwider Road](#) | [Zoned AR-1](#); [Tax Parcels 15031 000036; 15031 000035](#) | **[Proposed use: Uses permitted in I-1](#)** | [Commission District 4](#) | **[Matthew Pridemore, applicant](#)**

On-System. Minor improvements to existing access. Remove existing residential access from the State Highway.

- **[\(A\) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way](#)** | **[Rezone](#)** | [from Agricultural Residential \(AR-1\) and Residential 1 \(R-1\) to Highway Business \(H-B\)](#) | [on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway](#) | [Zoned AR-1](#); [Tax Parcels 10071 000007; 10071 000006; 10071 000005](#); former GDOT right-of-way | **[Proposed use: Mixed use commercial development](#)** | [Commission District 2](#) | **[America's Home Place, Inc., applicant](#)**

[\(B\) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way](#) | **[Special Use](#)** | [Fuel sales in H-B](#) | [on a combined 22.13± acre tract located on the northwest corner of the intersection of Sardis Road and Dawsonville Highway](#) | [Zoned AR-1](#); [Tax parcels 10071 000007; 10071 000006; 10071 000005](#); former GDOT right-of-way | **[Proposed use: Mixed use commercial development](#)** | [Commission District 2](#) | **[America's Home Place, Inc., applicant](#)**

[\(C\) 2714, 2720, 2740 Barker Road & adjacent former Right-of-Way](#) | **[Variance to Section 6.2](#)** | [to GCOD standards](#) | [on a combined 22.13± acre tract located on the northwest corner of Sardis Road and Dawsonville Highway](#) | [Zoned AR-1](#); [Tax parcels 10071 000007; 10071 000006; 10071 000005](#); former GDOT right-of-way | **[Proposed use: Mixed use commercial development](#)** | [Commission District 2](#) | **[America's Home Place, Inc., applicant](#)**

On-System. Coordination required with Georgia DOT for consideration of drives.

- 6756 Spout Springs Rd | Joel Bell |

Off-system. No impacts expected to the State Highway System.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Planning and Zoning

(770) 531-6810

kelliott@hallcounty.org

www.hallcounty.org



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

Please note, as of July 13, Community Development and Infrastructure departments, including Planning and Zoning, will be back on the 3rd floor of the Hall County Government Center

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.

Human trafficking impacts every corner of the globe, including our state and local communities. Georgia DOT is committed to end human trafficking in Georgia through education enabling its employees and the public to recognize the signs of human trafficking and how to react in order to help make a change. To learn more about the warning signs of human trafficking, visit <https://doas.ga.gov/human-resources-administration/human-trafficking-awareness/trafficking-in-georgia>. To report any suspicious activity, call the Georgia Human Trafficking Hotline at 866-363-4842. Let's band together to end human trafficking in Georgia.