



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: August 26, 2026

Subject: September 22, 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 September 22, 2026, meeting. Upon review, we provide the following comments.

- [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](#)
 - **Engineering:** No comment
 - **Traffic:** There are no traffic concerns with this requested side yard setback variance.
 - **Utilities:** Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.
- [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](#)
 - **Engineering:** No comment
 - **Traffic:** There are no traffic concerns with this requested rear yard setback variance.
 - **Utilities:** This property is in the Gainesville sewer district and is currently served by city of Gainesville sewer.
- [\(A\) 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](#)
 - **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site. Show stream buffer and impervious setback from wretched vegetation not centerline of stream
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.
 - **Traffic:** Access is shown from the existing business site so there are no traffic issues with the rezoning request for parking. If future access to SR 60 is pursued, approval from GDOT is required.
 - **Utilities:** Property is located in the Gainesville sewer district.
- (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](#)
 - **Engineering:** Show stream buffer and impervious setback from wretched vegetation not centerline of stream
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.
 - **Traffic:** Traffic comments are pending review and acceptance of a traffic impact study.
 - **Utilities:** Property is located in the Gainesville-Hall sewer district, but sewer infrastructure is not in this area.