



Hall County Government
COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

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INTERIM DEVELOPMENT
SERVICES DIRECTOR
Barry Shaw

INTERIM CHIEF BUILDING OFFICIAL
Cody Edwards

To: Katie Ahmed, Director of Planning and Zoning

From: Barry Shaw, Interim Director of Development Services

Date: September 4, 2026

Subject: October 8, 2026

[5218 Hopewell Church Road | Special Use | for a minor subdivision | on an 8.74± acre portion of a tract located on the east side of Hopewell Church Road approximately 275 feet north of its intersection with Madge Lane | Zoned AR-1 & V-C; Tax Parcel 11058 000004 \(pt\) | Proposed Use: 3-lot subdivision | Commission District 3 | Rebecca Ramsey & Zachary Barrett, applicants](#)

- No comment.

[\(A\) 1322 Ralston Street | Special Use | to expand a non-conforming use | on a 0.17± acre tract located on the west side of Ralston Street approximately 200 feet north of its intersection with Hazel Street | Zoned H-B; Tax Parcel 00126 006013 | Proposed Use: Accessory dwelling unit | Commission District 4 | Sergio Felix, applicant](#)

[\(B\) 1322 Ralston Street | Variance to Section 5.3 | to reduce the minimum yards | on a 0.17± acre tract located on the west side of Ralston Street approximately 200 feet north of its intersection with Hazel Street | Zoned H-B; Tax Parcel 00126 006013 | Proposed Use: Accessory dwelling unit & to bring an existing single-family residence into compliance | Commission District 4 | Sergio Felix, applicant](#)

- No comment.

[\(A\) 102 Near Way | Rezone | from Office Institutional \(O-I\) to Highway Business \(H-B\) | on a 0.25± acre tract located on the northeast corner of Near Way and McConnell Drive | Zoned AR-1; Tax Parcel 00133 011007 | Proposed Use: Uses permitted in H-B | Commission District 4 | Janeth Ochoa, applicant](#)

[\(B\) 102 Near Way | Special Use | to allow for microblading as classified as a "tattoo parlor" | on a 0.25± acre tract located on the northeast corner of Near Way and McConnell Drive | Zoned AR-1; Tax Parcel 00133 011007 | Proposed Use: Microblading as classified as a "Tattoo Parlor" in the UDC | Commission District 4 | Janeth Ochoa, applicant](#)

- No comment.

(A) 3710, 3716 & 3728 Jones Drive | Rezone | from Agricultural Residential (AR-1) to Residential (R-1) | on a 2.672± acre tract located on the west side of Jones Drive approximately 440 feet south of its intersection with Friendship Road | Zoned AR-1; Tax parcels 08156 002004B, 08156 002004C, 08156 002004 | Proposed use: 3-lot subdivision | Commission District 1 | Hudson Land Holdings, LLC, applicant

(B) 3710, 3716 & 3728 Jones Drive | Special Use | for a minor subdivision | on a 2.672± acre tract located on the west side of Jones Drive approximately 440 feet south of its intersection with Friendship Road | Zoned AR-1; Tax parcels 08156 002004B, 08156 002004C, 08156 002004 | Proposed use: 3-lot subdivision | Commission District 1 | Hudson Land Holdings, LLC, applicant

- Applicant would be required to get demo permits for all structures from Building Inspections before building new structures. All structures that were built prior to 1980 will require asbestos inspections and reports by a state licensed asbestos inspector. Building Inspections has no further comments.

(A) 3004 Candler Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on an 8.19± acre tract located on the southwest corner of Candler Road and Dale Road | Zoned AR-1; Tax Parcel 15025 000006A | Proposed Use: Uses permitted in I-1 | Commission District 3 | Sullins Engineering, LLC, applicant

(B) 3004 Candler Road | Special Use | for a nonresidential subdivision | on an 8.19± acre tract located on the southwest side of Candler Road and Dale Road | Zoned AR-1; Tax Parcel 15025 000006A | Proposed Use: 5-lot subdivision | Commission District 3 | Sullins Engineering, LLC, applicant

- There is an existing 1989 Fleetwood manufactured home on the property that will require demolition. Additionally, the permitted 40' x 40' workshop and 20' x 22' carport were never inspected by Hall County following permit issuance.