



Hall County Government
COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | Option 1
e: permits@hallcounty.org

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 21, 2026

Subject: Board of Commissioners Meeting - October 22, 2026

4031 Wiley Road | Variance to Section 4.3 | to maximum site coverage | on a 0.98± acre tract located on the west side of Wiley Road approximately 0.28 miles south from its intersection with Honeysuckle Circle | Zoned R-1; Tax Parcel 10154 000027 | Proposed Use: Impervious surface | Commission District 3 | Kevin Pethel, applicant

- **Applicant applied for 2 retroactive permits. HRNEW26-0800 (50 x 58 Shop) and HRNEW26-0804 (Retroactive 20 x 20 Carport) Both were denied by P&Z due to encroachment of the carport into 20 feet rear setbacks. Applicant then applied for demolition of 20 x 20 carport which was inspected and closed on 06.29.2026 as being completed.**

4138 Price Road | Rezone | from Agricultural Residential (AR-1) to Agricultural (AG-1) | on an 8.67± acre tract located on the north side of Price Road approximately 750 feet southeast of its intersection with Sardis Road | Zoned AR-1; Tax Parcel 10079 001001 | Proposed Use: Second single-family dwelling | Commission District 2 | Brian Norris, Applicant

- **Applicant obtained permit for New 2022 (32 x 66) CMH Norris Freedom Farmhouse. All inspections were completed and a CO was issued 05.24.2023. Previous permits were for a demolition of a home due to fire (MIS2006-00508) with a final successful completed demolition on 02.06.2009. An additional permit was issued for the rebuild of 1 story single family home (RES2006-02518). This permit was never completed and the only inspection that was obtained and completed was for the issuance of a T-Pole at the property.**

(A) 4510 Browns Bridge Road | Rezone | from Agricultural Residential 1 (AR-1) to Highway Business (H-B) | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | Proposed Use: Uses permitted in H-B | Commission District 2 | Maja (Maya) Radovic Radovic Permits 1, Inc, applicant

(B) 4510 Browns Bridge Road | Special Use | to allow vehicle sales in GCOD | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-

1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

(C) 4510 Browns Bridge Road | Variance to Section 6.2 | to GCOD standards | on a 1.384± acre tract located on the north side of Browns Bridge Road approximately 100 feet west of its intersection with Lakeview Lane | Zoned AR-1; Tax Parcel 08057 002002 | **Proposed Use: Vehicle Sales** | Commission District 2 | **Maja (Maya) Radovic Radovic Permits 1, Inc, applicant**

- **Current storage building does not appear to have been permitted but is showing as established on the property in January 2008. The existing building would need to be demolished. As age of building is indeterminable, asbestos documents may need to be obtained prior to demolition. Conversion of existing residential structure would require permitting for structure and all trades. Permits were obtained (RES2018-01907) for repair of roof of storage building due to damage by awning. Partial front wall repair due to water damage and relocation of door and window for the front of the building only. The storage building was also permitted for installation of a metal roof. There were no inspections and asbestos documents were not obtained at the time of permitting. The new proposed building would need to be permitted with Building Inspection before proceeding with new construction. The existing residential structure dated 1959 and would need to obtain permits before conversion of building into a business office. The age of the home dictates that asbestos documents must be required as part of the permitting process. All contractors must be state licensed, as the intent of the renovation would be for commercial purposes.**

(A) 2109 Microwave Tower Road | Rezone | from Agricultural Residential (AR-1) to Residential Two Family (R-TF) | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Second single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

(B) 2109 Microwave Tower Road | Variance | to Section 4.4 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Single-family dwelling** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

(C) 2109 Microwave Tower Road | Variance | to Section 7.8.11 | to reduce minimum yards | on a 1.68± acre tract located on the east side of Microwave Tower Road approximately 435 feet west of its intersection with Smallwood Road | Zoned AR-1; Tax Parcel 15032 000005 | **Proposed Use: Keeping of livestock and poultry** | Commission District 3 | **Hermelinda Sica de Ajanel, applicant**

- **Applicant received permit for existing 1 Story SFR on Crawlspace with 2 Bedrooms, 1 Bathroom and screened porch (RES2019-00854). Retroactive fees were not collected at the time of permitting. Build finals were passed, although a CO was never issued. There is also an unpermitted residential structure, 2 unpermitted outbuildings and additional renovations/additions have been made to primary residence as depicted on GIS.**

6541 Henry Smith Road | Amend Conditions | on a 5.74± acre tract located on the southwest corner of the intersection of Henry Smith Road and Edwards Road | Zoned AR-1; Tax Parcel 11023 000024 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **Applicant obtained permit HCADD25-0021 addressing Condition 1 and 4 of BOC letter dated 12.06.2022. The 1000 square foot divider wall was installed and inspected with the final inspection completed on 05.13.2025.**

5586 Ransom Free Road | Amend Conditions | on a 9.25± acre tract located on the east side of Ransom Free Road approximately 200 feet south of its intersection with Divine Lane | Zoned AR-1; Tax Parcel 12032 000027 | **Use: Rural business** | Commission District 3 | **Hall County, applicant**

- **No comment.**

1563 Calvary Church Road | Amend Conditions | on a 12.75± acre tract located on the east side of Calvary Church Road approximately 400 feet north of its intersection with Calvary Industrial Road | Zoned I-2; Tax Parcel 15031 000097 | **Use: Landfill** | Commission District 4 | **Hall County, applicant**

- **No comment.**