GEORGIA DEPARTMENT OF PUBLIC HEALTH
District 2 Public Health

Hall County Environmental Health

Location: 2875 Browns Bridge Road, Gainesville, GA 30504
Mailing Address: P. O. Box 5901, Gainesville, GA 30504
PH: 770-531-3973 • www.phdistrict2.org

Banks, Dawson, Forsyth, Franklin, Habersham, Hall, Hart, Lumpkin, Rabun, Stephens, Towns, Union and White Counties

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: October 19, 2026

Subject: November 16, 2026 Hall County Planning Commission Meeting – Planning Items

Environmental Health has reviewed the Planning items listed below for the above referenced meeting. Please be advised that Environmental Health comments are based upon information provided by the applicant and current regulations and policies. If the information, site conditions, regulations, and/or policies, etc. change after comments are provided, these recommendations/comments will be invalidated. The comments provided are not considered approval. Furthermore, Board of Commissioners approval does not constitute Environmental Health approval.

* 3411 Springdale Forrest Circle, KD South, LLC: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

* Item 2A/B, 1646 Candler Road, Patton: No comment.

* 3054/3056/3060/0 Poplar Springs Church Rd, Cook Communities: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

* 1646 March Drive, Calderon: Must meet all residential permitting requirements. Original copy of Level 3 soil evaluation and copy of recorded plat will be required at time of septic permit application.

* 0 Ridge Road, bSide Oakwood: No comment. Public Sewer.

* 6651 Spout Springs Rd, DCCM: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

* 5300/5334/5348/5372/0 Ponderosa Farm Rd, CKK: Public Sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.

* 6337 Lanier Islands Pkwy/6330/6450 Old Lanier Island Drvie, DCCM: All proposed lots must meet Hall County Board of Health Lot Size Resolution requirements. Please note that BOC approval does not imply approval from other county departments. Further determination will be made during the plat review process. All proposed plats must be submitted to the Hall County Plat Review Team for review and approval prior to submittal to Clerk of Courts for recordation.

  Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan.

* 0 Cagle Road, DCCM, Habitat for Humanity: Public sewer. Community septic systems and/or community wells to be permitted by EPD.

Outlook

RE: Tentative Planning Commission Agenda November 16, 2026

From Hash, Christopher M <CHash@dot.ga.gov>
Date Wed 10/7/2026 7:54 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc Dorminey, Madison N <mdorminey@dot.ga.gov>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>

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 Morning Kaitlyn,

Please see the below responses in red from our office.

If you have any questions, please let me know.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

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: Tuesday, October 6, 2026 4:05 PM
Subject: Tentative Planning Commission Agenda November 16, 2026

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,

Please see the Tentative Agenda and Maps for the Monday, November 16, 2026 Hall County Planning Commission Meeting below. Use the links to 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 **Monday, October 19, 2026.** (The due dates have changed as we are now operating on a Planning Commission schedule.) Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

Link 1 & Link 2

1. **3411 Springdale Forrest Circle | Special Use |** for a minor subdivision | on a 2.09± acre tract located on the north side of Springdale Forrest Circle at the northeast corner of its intersection with Springdale Forrest Avenue | Zoned R-1; Tax Parcel 10062 000038 **| Proposed Use:** 2-lot subdivision **|** ** Commission District 2 **| KD South, LLC, applicant**

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

2. **(A) 1646 Candler Road | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 **| Proposed Use: Storage lot** | ** Commission District 4 **| Chris Patton, applicant**

   (B) 1646 Candler Road | **Variance to Section 8.2** | fencing and buffer standards | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 **| Proposed Use: Storage lot** | ** Commission District 4 **| Chris Patton, applicant**

   Since access will be from Calvary Church Rd. The access's on SR 60 should be removed.

3. **(A) 3054, 3056, 3060, & 0 Poplar Springs Church Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Rezone** | from Planned Development (PRD), Agricultural Residential 1 (AR-1), and Residential (R-1) to Residential Mixed (R-X) | on a combined 105.69± acre tract located on the north side of Poplar Springs Church Road approximately 280 feet west of its intersection with Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; **| Proposed Use: 234-unit mixed residential development** | ** Commission District 3 **| Cook Communities, applicant**

   (B) 3054, 3056, 3060, & 0 Poplar Springs Church Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Special Use | for a subdivision, residential | on a combined 105.69± acre tract located on the north side of Poplar Springs Church Road approximately 280 feet west of its intersection with Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; **| Proposed Use: 234-unit mixed residential development** | ** Commission District 3 **| Cook Communities, applicant**

   Off-system. Impacts expected to the State Highway System. Applicant to submit TIS to GDOT District 1 for review. Potential improvements for SR 332 and Poplar Springs Church Rd and SR 332 and Gilleland Cir may be needed.

4. **1646 March Drive | Rezone** | from Highway Business (H-B) to Residential (R-1) | on a 0.11± acre tract located on the northwest side of March Drive approximately 730 feet from its intersection with South Drive | Zoned H-B; Tax Parcel 15032E006034 **| Proposed Use: Single-family dwelling** | ** Commission District 4 **| Udis Calderon, applicant**

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

5. **0 Ridge Road | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 20.854± acre tract located on the west side of Ridge Road approximately 500 feet south of its intersection with Friendship Road | Zoned AR-1; Tax Parcel 08154 000016 **| Proposed Use: 160-unit mixed residential development** | ** Commission District 1 **| bSide Oakwood, LLC, applicant**

   Off-system. Impacts expected to the State Highway System. Applicant to submit TIS to GDOT District 1 for review. Potential improvements for SR 347 and Ridge Rd may be needed.

6. **(A) 6651 Spout Springs Road | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 33.27± acre tract located at the northeast corner of the intersection of Spout Springs Road and Union Circle **|** Zoned AR-1; Tax Parcel 15042 000093 **| Proposed Use: 119-unit mixed residential development | ** Commission District 1 **| DCCM Infrastructure, Inc., applicant**

   (B) 6651 Spout Springs Road | Special Use | for a subdivision, residential | on a 33.27± acre tract located at the northeast corner of the intersection of Spout Springs Road and Union Circle | Zoned AR-1; Tax Parcel 15042 000093 **| Proposed Use: 119-unit mixed residential development |** ** Commission District 1 **| DCCM Infrastructure, Inc., applicant**

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

7. **(A) 5300, 5334, 5348, 5372 & 0 Ponderosa Farm Road | Rezone** | from Planned Commercial Farming District (PCFD) and Agricultural Residential (AR-1) to Residential Single-Family Detached (R-SF) | on a 59.16± acre tract located on the west side of Ponderosa Farm Road approximately 350 feet north of its intersection with Tanners Mill Road | Zoned PCFD & AR-1; Tax Parcels 15028 000120, 000108, 000132, 000107 & 000107A **| Proposed Use: 146-unit residential development** | ** Commission District 1 **| CKK Development Services, LLC, applicant**

   (B) 5300, 5334, 5348, 5372 & 0 Ponderosa Farm Road | Special Use | for a subdivision, residential | on a 59.16± acre tract located on the west side of Ponderosa Farm Road approximately 350 feet north of its intersection with Tanners Mill Road | Zoned PCFD & AR-1; Tax Parcels 15028 000120, 000108, 000132, 000107 & 000107A **| Proposed Use: 146-unit residential development |** ** Commission District 1 **| CKK Development Services, LLC, applicant**

   Off-system. Impacts expected to the State Highway System. Applicant to submit TIS to GDOT District 1 for review. Potential improvements for SR 211 and Ponderosa Farm Rd may be needed.

8. **(A) 6337 Lanier Islands Parkway, 6330 & 6450 Old Lanier Islands Drive, and portion of Old Lanier Island Drive right-of-way | Rezone** | from Suburban Shopping (S-S) & Planned Commercial District (PCD) to Highway Business (H-B) | on a 7.44± acre tract located on the south side of Lanier Islands Parkway east of its intersection with Merritts Drive and on the south side of Old Lanier Islands Drive approximately 380 feet east of its intersection with Merritts Drive | Zoned PCD & S-S; Tax parcels 07331 003004 (pt), 002034(pt), 001008 **| Proposed Use: To recognize & allow expansion of boat sales & repair** | ** Commission District 2 **| DCCM Infrastructure, Inc., applicant**

   (B) 6337 Lanier Islands Parkway and 6330, 6450 Old Lanier Islands Drive, and portion of Old Lanier Island Drive right-of-way | Special Use | to allow boat sales & repair within the GCOD | on a 7.44± acre tract located on the south side of Lanier Islands Parkway east of its intersection with Merritts Drive and on the south side of Old Lanier Islands Drive approximately 380 feet east of its intersection with Merritts Drive | Zoned PCD & S-S; Tax Parcels 07331 003004 (pt), 002034(pt), 001008 | **Proposed Use: To recognize & allow expansion of boat sales & repair |** ** Commission District 2 **| DCCM Infrastructure, Inc., applicant**

   On System, coordination required for potential improvements of existing commercial driveway access's.

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision. The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, December 10, 2026,** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.
The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, December 10, 2026. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,

Kaitlyn Elliott
Planning Commission Clerk
Planning and Zoning
(770) 531-6810
kelliott@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
*We have it **all** in Hall*

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

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.

Outlook

Tentative Planning Commission Agenda November 16, 2026

From Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Date Mon 10/19/2026 8:43 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

From: Hash, Christopher M <CHash@dot.ga.gov>
Sent: Monday, October 19, 2026 8:41 AM
To: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Subject: RE: Tentative Planning Commission Agenda November 16, 2026

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 Morning Kaitlyn,

Please see the below response in red.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

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: Thursday, October 15, 2026 12:26 PM
Subject: Re: Tentative Planning Commission Agenda November 16, 2026
Importance: High

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,

Please see the attached tentative packet and provide your comments by **Monday, October 19, 2026**. If you have already submitted comments, please send us a new or updated memorandum with your comments on this application. There may be a minor change to the narrative and site plan, which we will send later to determine whether it affects your comments.

Thank you for working with us on this tight turnaround.

0 Cagle Road | Rezone | from Agricultural Residential (AR-1) to Planned Development (PD) | on a 26.21± acre tract located on the southeast side of Cagle Road at its intersection with Clubhouse Drive, Skyline Drive, and South Browning Bridge Road | Zoned AR-1; Tax Parcel 15019 000159 (pt) **| Proposed Use: 48-unit residential development |** ** Commission District 3 **| Habitat for Humanity of Hall County, Inc, applicant**

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

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GEORGIA
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HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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DIRECTOR
Jorge Gomez, P.E.

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: October 19, 2026

Subject: November 16, 2026
Planning Commission Meeting

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 16, 2026, meeting. Upon review, we provide the following comments.

- **3411 Springdale Forrest Circle | Special Use |** for a minor subdivision | on a 2.09± acre tract located on the north side of Springdale Forrest Circle at the northeast corner of its intersection with Springdale Forrest Avenue | Zoned R-1; Tax Parcel 10062 000038 **| Proposed Use:** 2-lot subdivision **|** ** Commission District 2 **| KD South, LLC, applicant**

  - **Engineering**: No comment
  - **Traffic:** Ther are no traffic concerns with the proposed SFR use. Any proposed driveways must be located to maximize intersection sight distance.
  - **Utilities:** Property is in the Gainesville-Hall County service district, but sewer infrastructure is not near this location.

- **(A) 1646 Candler Road** | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 | Proposed Use: Storage lot | ** Commission District 4 | Chris Patton, applicant

(B) 1646 Candler Road | Variance to Section 8.2 | fencing and buffer standards | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 | Proposed Use: Storage lot | ** Commission District 4 | Chris Patton, applicant

  - **Engineering**: 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.

Show FEMA and Hall County studied Flood plains that are present on site.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream

- **Traffic:** Public Works agrees with the findings of the traffic assessment/Trip generation memo. The driveway will be included in the LDP and must meet all applicable design criteria.
- **Utilities:** Property is in the Gainesville service district.

- **(A) 3054, 3056, 3060, & 0 Poplar Springs Church Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension** | Rezone | from Planned Development (PRD), Agricultural Residential 1 (AR-1), and Residential (R-1) to Residential Mixed (R-X) | on a combined 105.69± acre tract located on the north side of Poplar Springs Church Road approximately 280 feet west of its intersection with Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; | Proposed Use: 234-unit mixed residential development | ** Commission District 3 | Cook Communities, applicant

  (B) 3054, 3056, 3060, & 0 Poplar Springs Church Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Special Use | for a subdivision, residential | on a combined 105.69± acre tract located on the north side of Poplar Springs Church Road approximately 280 feet west of its intersection with Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; | Proposed Use: 234-unit mixed residential development | ** Commission District 3 | Cook Communities, applicant

  - **Engineering**: 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.
    Show FEMA and Hall County studied Flood plains that are present on site.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream
  - **Traffic:** Traffic impact study TIS under review. All recommended improvements from the approved TIS will be required in the LDP.
  - **Utilities:** Property is in the Gainesville service district.

- **1646 March Drive** | Rezone | from Highway Business (H-B) to Residential (R-1) | on a 0.11± acre tract located on the northwest side of March Drive approximately 730 feet from its intersection with South Drive | Zoned H-B; Tax Parcel 15032E006034 | Proposed Use: Single-family dwelling | ** Commission District 4 | Udis Calderon, applicant

  - **Engineering**: No comment
  - **Traffic:** there are no traffic issues with the proposed SRF use. Any proposed driveways must be located to maximize intersection sight distance.
  - **Utilities:** Property is in the Gainesville service district.

- **0 Ridge Road** | Rezone | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 20.854± acre tract located on the west side of Ridge Road approximately 500 feet south of its intersection with Friendship Road | Zoned AR-1; Tax Parcel 08154 000016 | Proposed Use: 160-unit mixed residential development | ** Commission District 1 | bSide Oakwood, LLC, applicant

    - **Engineering**: 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.
      Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
    - **Traffic:** The provided Traffic Impact Study (TIS) has not been approved at this time. Any recommended improvements identified in the approved TIS must be incorporated in the LDP.
    - **Utilities:** Property is in the Buford service district, but an IGA between Buford and Hall County has been obtained.

- **(A) 6651 Spout Springs Road** | Rezone | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 33.27± acre tract located at the northeast corner of the intersection of Spout Springs Road and Union Circle | Zoned AR-1; Tax Parcel 15042 000093 | Proposed Use: 119-unit mixed residential development | ** Commission District 1 | DCCM Infrastructure, Inc., applicant

  (B) 6651 Spout Springs Road | Special Use | for a subdivision, residential | on a 33.27± acre tract located at the northeast corner of the intersection of Spout Springs Road and Union Circle | Zoned AR-1; Tax Parcel 15042 000093 | Proposed Use: 119-unit mixed residential development | ** Commission District 1 | DCCM Infrastructure, Inc., applicant

    - **Engineering**: 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.
      Show FEMA and Hall County studied Flood plains that are present on site.
      Show stream buffer and impervious setback from wrested vegetation not centerline of stream
    - **Traffic:** The driveway labeled Road A is too close to Spout Springs Road. It must be relocated further away. The traffic impact (TIS) is under review. All improvements in the TIS will be included in the LDP. A traffic engineering (TE) report /warrant analysis and signal design will be part of the LDP review process. The traffic signal shall be installed within 120 days of the issuance of the LDP.
    - **Utilities**: Property is in the Hall County service district and will to connect to Hall County sewer. Any easements or improvements required for connection / system upgrades shall be obtained and funded by the developer / development owner.

- **(A) 5300, 5334, 5348, 5372 & 0 Ponderosa Farm Road** | Rezone | from Planned Commercial Farming District (PCFD) and Agricultural Residential (AR-1) to Residential Single-Family Detached (R-SF) | on a 59.16± acre tract located on the west side of Ponderosa Farm Road approximately 350 feet north of its intersection with Tanners Mill Road | Zoned PCFD & AR-1; Tax Parcels 15028 000120, 000108, 000132, 000107 & 000107A | Proposed Use: 146-unit residential development | ** Commission District 1 | CKK Development Services, LLC, applicant

  (B) 5300, 5334, 5348, 5372 & 0 Ponderosa Farm Road | Special Use | for a subdivision, residential | on a 59.16± acre tract located on the west side of Ponderosa Farm Road approximately 350 feet north of its intersection with Tanners Mill Road | Zoned PCFD & AR-1; Tax Parcels 15028 000120, 000108, 000132, 000107 & 000107A | Proposed Use: 146-unit residential development | ** Commission District 1 | CKK Development Services, LLC, applicant

  - **Engineering**: 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.
    Show FEMA and Hall County studied Flood plains that are present on site.
    Show stream buffer and impervious setback from wrested vegetation not centerline of stream
  - **Traffic:** The Traffic Impact Study (TIS) is under review and is not approved. All improvements in the approved TIS will be included in the LDP.
  - **Utilities:** Property is in the Hall County service district and will to connect to Hall County sewer. Any easements or improvements required for connection / system upgrades shall be obtained and funded by the developer / development owner.

- **(A) 6337 Lanier Islands Parkway, 6330 & 6450 Old Lanier Islands Drive, and portion of Old Lanier Island Drive right-of-way** | Rezone | from Suburban Shopping (S-S) & Planned Commercial District (PCD) to Highway Business (H-B) | on a 7.44± acre tract located on the south side of Lanier Islands Parkway east of its intersection with Merritts Drive and on the south side of Old Lanier Islands Drive approximately 380 feet east of its intersection with Merritts Drive | Zoned PCD & S-S; Tax parcels 07331 003004 (pt), 002034(pt), 001008 | Proposed Use: To recognize & allow expansion of boat sales & repair | ** Commission District 2 | DCCM Infrastructure, Inc., applicant

  (B) 6337 Lanier Islands Parkway and 6330, 6450 Old Lanier Islands Drive, and portion of Old Lanier Island Drive right-of-way | Special Use | to allow boat sales & repair within the GCOD | on a 7.44± acre tract located on the south side of Lanier Islands Parkway east of its intersection with Merritts Drive and on the south side of Old Lanier Islands Drive approximately 380 feet east of its intersection with Merritts Drive | Zoned PCD & S-S; Tax Parcels 07331 003004 (pt), 002034(pt), 001008 | Proposed Use: To recognize & allow expansion of boat sales & repair | ** Commission District 2 | DCCM Infrastructure, Inc., applicant

  - **Engineering**: 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:** There are no traffic concerns with the required use. Public Works does support the request to abandon Old Lanier Island Drive.
  - **Utilities:** Property is in the Buford service district.

0 Cagle Road | Rezone | from Agricultural Residential (AR-1) to Planned Development (PD) | on a 26.21± acre tract located on the southeast side of Cagle Road at its intersection with Clubhouse Drive, Skyline Drive, and South Browning Bridge Road | Zoned AR-1; Tax Parcel 15019 000159 (pt) **| Proposed Use: 48-unit residential development |** ** Commission District 3 **| Habitat for Humanity of Hall County, Inc, applicant**

- **Engineering**: 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.
  Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- **Traffic:** A Traffic Impact Study (TIS) will be required. The improvements recommended in the approval TIS will be included in the LDP.
- **Utilities:** Property is in the Hall County service district and will to connect to Hall County sewer. Any easements or improvements required for connection / system upgrades shall be obtained and funded by the developer / development owner.

HALL COUNTY
GEORGIA
*We have it **all** in Hall*

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

Hall County Government
FIRE RESCUE

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 10/6/26
Subject: Date Hall County Board of Commissioners meeting – Planning Items – 11/16/2026
Please be advised that Hall County Fire Marshal's Office has reviewed the Planning items forwarded to the Hall County Board of Commissioners for consideration at the 11/16/26 meeting. Upon review, we provide the following comments.

1. **3411 Springdale Forrest Circle | Special Use |** for a minor subdivision | on a 2.09± acre tract located on the north side of Springdale Forrest Circle at the northeast corner of its intersection with Springdale Forrest Avenue | Zoned R-1; Tax Parcel 10062 000038 **| Proposed Use:** 2-lot subdivision **|** ** Commission District 2 **| KD South, LLC, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

2. **(A) 1646 Candler Road | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 **| Proposed Use: Storage lot** | ** Commission District 4 **| Chris Patton, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

(B) 1646 Candler Road | Variance to Section 8.2 | fencing and buffer standards | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 **| Proposed Use: Storage lot** | ** Commission District 4 **| Chris Patton, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

3. **(A) 3054, 3056, 3060, & 0 Poplar Springs Church Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Rezone** | from Planned Development

(PRD), Agricultural Residential 1 (AR-1), and Residential (R-1) to Residential Mixed (R-X) | on a combined 105.69± acre tract located on the north side of Poplar Springs Church Road approximately 280 feet west of its intersection with Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; **| Proposed Use: 234-unit mixed residential development** | ** Commission District 3 **| Cook Communities, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

(B) 3054, 3056, 3060, & 0 Poplar Springs Church Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Special Use | for a subdivision, residential | on a combined 105.69± acre tract located on the north side of Poplar Springs Church Road approximately 280 feet west of its intersection with Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; **| Proposed Use: 234-unit mixed residential development** | ** Commission District 3 **| Cook Communities, applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

4. **1646 March Drive | Rezone** | from Highway Business (H-B) to Residential (R-1) | on a 0.11± acre tract located on the northwest side of March Drive approximately 730 feet from its intersection with South Drive | Zoned H-B; Tax Parcel 15032E006034 **| Proposed Use: Single-family dwelling** | ** Commission District 4 **| Udis Calderon, applicant**

   The Hall County Fire Marshal's Office has no comments as proposed.

5. **0 Ridge Road | Rezone** | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 20.854± acre tract located on the west side of Ridge Road approximately 500 feet south of its intersection with Friendship Road | Zoned AR-1; Tax Parcel 08154 000016 **| Proposed Use: 160-unit mixed residential development** | ** Commission District 1 **| bSide Oakwood, LLC, applicant**

   The Hall County Fire Marshal's Office has no comments as proposed.

6. **(A) 6651 Spout Springs Road | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 33.27± acre tract located at the northeast corner of the intersection of Spout Springs Road and Union Circle **|** Zoned AR-1; Tax Parcel 15042 000093 **| Proposed Use: 119-unit mixed residential development | ** Commission District 1 | DCCM Infrastructure, Inc., applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

(B) 6651 Spout Springs Road | Special Use | for a subdivision, residential | on a 33.27± acre tract located at the northeast corner of the intersection of Spout Springs Road and Union Circle | Zoned AR-1; Tax Parcel 15042 000093 **| Proposed Use: 119-unit mixed residential development |** ** Commission District 1 **| DCCM Infrastructure, Inc., applicant**

The Hall County Fire Marshal's Office has no comments as proposed.

7. **(A) 5300, 5334, 5348, 5372 & 0 Ponderosa Farm Road | Rezone** | from Planned Commercial Farming District (PCFD) and Agricultural Residential (AR-1) to Residential Single-Family Detached (R-SF) | on a 59.16± acre tract located on the west side of Ponderosa Farm Road approximately 350 feet north of its intersection with Tanners Mill Road | Zoned PCFD & AR-1; Tax Parcels 15028 000120, 000108, 000132, 000107 & 000107A **| Proposed Use: 146-unit residential development** | ** Commission District 1 **| CKK Development Services, LLC, applicant**

The proposed concept plan shows both ingress / egress locations on Ponderosa Farm Road too close together. Below is the fire code standard used to determine the distance between two access road ingress/egress locations.

International Fire Code 2024 Edition

D107.2 Remoteness.

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

The secondary fire access road cannot be installed because of location on the property, topography, waterways, nonnegotiable grades or other similar conditions. Per Fire Marshal Vieira the applicant can use the state adopted alternative to increase the road width to 26' the increased road width will eliminate the requirement for a secondary emergency access.

(B) 5300, 5334, 5348, 5372 & 0 Ponderosa Farm Road | Special Use | for a subdivision, residential | on a 59.16± acre tract located on the west side of Ponderosa Farm Road approximately 350 feet north of its intersection with Tanners Mill Road | Zoned PCFD & AR-1; Tax Parcels 15028 000120, 000108, 000132,

000107 & 000107A | **Proposed Use: 146-unit residential development** | ** Commission District 1 | **CKK Development Services, LLC, applicant**

The proposed concept plan shows both ingress / egress locations on Ponderosa Farm Road too close together. Below is the fire code standard used to determine the distance between two access road ingress/egress locations.

International Fire Code 2024 Edition

D107.2 Remoteness.

Where two fire apparatus access roads are required, they shall be placed a distance apart equal to not less than one-half of the length of the maximum overall diagonal dimension of the property or area to be served, measured in a straight line between accesses.

The secondary fire access road cannot be installed because of location on the property, topography, waterways, nonnegotiable grades or other similar conditions. Per Fire Marshal Vieira the applicant can use the state adopted alternative to increase the road width to 26' the increased road width will eliminate the requirement for a secondary emergency access.

8. **(A) 6337 Lanier Islands Parkway, 6330 & 6450 Old Lanier Islands Drive, and portion of Old Lanier Island Drive right-of-way | Rezone** | from Suburban Shopping (S-S) & Planned Commercial District (PCD) to Highway Business (H-B) | on a 7.44± acre tract located on the south side of Lanier Islands Parkway east of its intersection with Merritts Drive and on the south side of Old Lanier Islands Drive approximately 380 feet east of its intersection with Merritts Drive | Zoned PCD & S-S; Tax parcels 07331 003004 (pt), 002034(pt), 001008 **| Proposed Use: To recognize & allow expansion of boat sales & repair** | ** Commission District 2 **| DCCM Infrastructure, Inc., applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved the site plan may require modifications during the development review to meet Life Safety and International Fire Code requirements including any applicable state modifications.

(B) 6337 Lanier Islands Parkway and 6330, 6450 Old Lanier Islands Drive, and portion of Old Lanier Island Drive right-of-way | Special Use | to allow boat sales & repair within the GCOD | on a 7.44± acre tract located on the south side of Lanier Islands Parkway east of its intersection with Merritts Drive and on the south side of Old Lanier Islands Drive approximately 380 feet east

of its intersection with Merritts Drive | Zoned PCD & S-S; Tax Parcels 07331 003004 (pt), 002034(pt), 001008 | **Proposed Use: To recognize & allow expansion of boat sales & repair |** ** Commission District 2 **| DCCM Infrastructure, Inc., applicant**

The Hall County Fire Marshal's Office considers the plan conceptual and if approved the site plan may require modifications during the development review to meet Life Safety and International Fire Code requirements including any applicable state modifications.

0 Cagle Road | Rezone | from Agricultural Residential (AR-1) to Planned Development (PD) | on a 26.21± acre tract located on the southeast side of Cagle Road at its intersection with Clubhouse Drive, Skyline Drive, and South Browning Bridge Road | Zoned AR-1; Tax Parcel 15019 000159 (pt) **| Proposed Use: 48-unit residential development |** ** Commission District 3 **| Habitat for Humanity of Hall County, Inc, applicant**

A 48-unit residential development will require fire hydrants to be installed for potential fire suppression needs. Currently the nearest fire hydrant is located over 1 mile south at Cagel and Buffington Farm Road. See Code requirement below.

International Fire Code 2024 Edition 507.5.1 Where required.

Where a portion of the facility or building hereafter constructed or moved into or within the jurisdiction is more than 500 feet from a hydrant on a fire apparatus access road, as measured by an *approved* route around the exterior of the facility or building, on-site fire hydrants and mains shall be provided where required by the *fire code official*.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

Main: 770-531-6838 | Cell: 404-597-0083

Website: www.Hallcounty.org

HALL COUNTY

We have it all on Hall!



HALL COUNTY TAX ASSESSOR'S OFFICE
Conservation

MEMORANDUM

To: Planning & Zoning Department
From: Conservation Division, Hall County Tax Assessors Office
Date: October 6, 2026
Subject: Conservation Covenant Breach – Sale to Unqualified Buyer and Use

The Conservation Division is providing formal notice that the parcels listed below are currently under a Conservation Covenant, effective since 2023, and will incur a breach penalty. The owners have initiated the sale of these properties to **CKK Development Services LLC**, an **unqualified buyer**, and for an **unqualified use**—specifically, the development of a **rental residential subdivision**, which is prohibited under the terms of the Conservation Covenant.

Parcels in Breach:

1. **Parcel 15028 000107**
   Location: 5372 Ponderosa Farm Road
   Owners: Hugh & Lynn Stallworth
2. **Parcel 15028 000120**
   Location: 5348 Ponderosa Farm Road
   Owners: Michael & Lisa Hardiman
3. **Parcel 15028 000132**
   Location: 5300 Ponderosa Farm Road
   Owners: Michael & Lisa Hardiman

The pending sale constitutes a violation due to the transferee being unqualified for the Conservation Use program and the intended land use being incompatible with covenant restrictions. Please update your records accordingly.

Submitted by:
Cher Melendez
Specialized Assessment Manager
Hall County Tax Assessors Office
cmelendez@hallcounty.org

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

HALL COUNTY
GEORGIA
*We have it **all** in Hall*

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: October 19, 2026

Subject: November 16, 2026

3411 Springdale Forrest Circle | Special Use | for a minor subdivision | on a 2.09± acre tract located on the north side of Springdale Forrest Circle at the northeast corner of its intersection with Springdale Forrest Avenue | Zoned R-1; Tax Parcel 10062 000038 | Proposed Use: 2-lot subdivision | ** Commission District 2 | KD South, LLC, applicant

- Applicants will be required to get demo permits for all structures from Building Inspections before building new structures. All structures were built prior to 1980 and will require asbestos inspections and reports by a state licensed asbestos Inspector.

(A) 1646 Candler Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 **| Proposed Use: Storage lot** | ** Commission District 4 **| Chris Patton, applicant**
(B) 1646 Candler Road | **Variance to Section 8.2** | fencing and buffer standards | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 **| Proposed Use: Storage lot** | ** Commission District 4 **| Chris Patton, applicant**

- Applicants will be required to get demo permits for all structures from Building Inspections before building new structures. All structures were built prior to 1980 and will require asbestos inspections and reports by a state licensed asbestos Inspector.

(A) 3054, 3056, 3060, & 0 Poplar Springs Church Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Rezone | from Planned Development (PRD), Agricultural Residential 1 (AR-1), and Residential (R-1) to Residential Mixed (R-X) | on a combined 105.69± acre tract located on the north side of

Poplar Springs Church Road approximately 280 feet west of its intersection with Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; **| Proposed Use: 234-unit mixed residential development** | ** Commission District 3 **| Cook Communities, applicant**

(B) 3054, 3056, 3060, & 0 Poplar Springs Church Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Special Use | for a subdivision, residential | on a combined 105.69± acre tract located on the north side of Poplar Springs Church Road approximately 280 feet west of its intersection with Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; **| Proposed Use: 234-unit mixed residential development** | ** Commission District 3 **| Cook Communities, applicant**

- Applicants will be required to get demo permits for all structures from Building Inspections before building new structures apart from 2 structures all were built prior to 1980 and will require asbestos inspections and reports by a state licensed asbestos Inspector. 3060 Poplar Springs Church Road and 3549 Gilleland Extension were both built in 1980 and will not require asbestos inspections and reports before demolition.

1646 March Drive | Rezone | from Highway Business (H-B) to Residential (R-1) | on a 0.11± acre tract located on the northwest side of March Drive approximately 730 feet from its intersection with South Drive | Zoned H-B; Tax Parcel 15032E006034 **| Proposed Use: Single-family dwelling** | ** Commission District 4 **| Udis Calderon, applicant**

- NO COMMENT

0 Ridge Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 20.854± acre tract located on the west side of Ridge Road approximately 500 feet south of its intersection with Friendship Road | Zoned AR-1; Tax Parcel 08154 000016 **| Proposed Use: 160-unit mixed residential development** | ** Commission District 1 **| bSide Oakwood, LLC, applicant**

- NO COMMENT

(A) 6651 Spout Springs Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a 33.27± acre tract located at the northeast corner of the intersection of Spout Springs Road and Union Circle **|** Zoned AR-1; Tax Parcel 15042 000093 **| Proposed Use: 119-unit mixed residential development | ****** Commission District 1 **| DCCM Infrastructure, Inc., applicant**

(B) 6651 Spout Springs Road | Special Use | for a subdivision, residential | on a 33.27± acre tract located at the northeast corner of the intersection of Spout Springs Road and Union Circle | Zoned AR-1; Tax Parcel 15042 000093 **| Proposed Use: 119-unit mixed residential development |** ** Commission District 1 **| DCCM Infrastructure, Inc., applicant**

- Applicants will 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. The single-family residence at this location was built in 1998 and will not require asbestos inspections and reports before demolition.

(A) 5300, 5334, 5348, 5372 & 0 Ponderosa Farm Road | Rezone | from Planned Commercial Farming District (PCFD) and Agricultural Residential (AR-1) to Residential Single-Family Detached (R-SF) | on a 59.16± acre tract located on the west side of Ponderosa Farm Road approximately 350 feet north of its intersection with Tanners Mill Road | Zoned PCFD & AR-1; Tax Parcels 15028 000120, 000108, 000132, 000107 & 000107A **| Proposed Use: 146-unit residential development** | ** Commission District 1 **| CKK Development Services, LLC, applicant**
(B) 5300, 5334, 5348, 5372 & 0 Ponderosa Farm Road | Special Use | for a subdivision, residential | on a 59.16± acre tract located on the west side of Ponderosa Farm Road approximately 350 feet north of its intersection with Tanners Mill Road | Zoned PCFD & AR-1; Tax Parcels 15028 000120, 000108, 000132, 000107 & 000107A **| Proposed Use: 146-unit residential development |** ** Commission District 1 **| CKK Development Services, LLC, applicant**

- Applicants 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. 5372 Ponderosa Farm Road currently has a parcel tag dated 03.23.2022 and placed by Planning and Zoning referencing a demo of a pole barn and is no longer relevant should proposed development be granted.

(A) 6337 Lanier Islands Parkway, 6330 & 6450 Old Lanier Islands Drive, and portion of Old Lanier Island Drive right-of-way | Rezone | from Suburban Shopping (S-S) & Planned Commercial District (PCD) to Highway Business (H-B) | on a 7.44± acre tract located on the south side of Lanier Islands Parkway east of its intersection with Merritts Drive and on the south side of Old Lanier Islands Drive approximately 380 feet east of its intersection with Merritts Drive | Zoned PCD & S-S; Tax parcels 07331 003004 (pt), 002034(pt), 001008 **| Proposed Use: To recognize & allow expansion of boat sales & repair** | ** Commission District 2 **| DCCM Infrastructure, Inc., applicant**
(B) 6337 Lanier Islands Parkway and 6330, 6450 Old Lanier Islands Drive, and portion of Old Lanier Island Drive right-of-way | Special Use | to allow boat sales & repair within the GCOD | on a 7.44± acre tract located on the south side of Lanier Islands Parkway east of its intersection with Merritts Drive and on the south side of Old Lanier Islands Drive approximately 380 feet east of its intersection with Merritts Drive | Zoned PCD & S-S; Tax Parcels 07331 003004 (pt), 002034(pt), 001008 | **Proposed Use: To recognize & allow expansion of boat sales & repair |** ** Commission District 2 **| DCCM Infrastructure, Inc., applicant**

- NO COMMENT

0 Cagle Road | Rezone | from Agricultural Residential (AR-1) to Planned Development (PD) | on a 26.21± acre tract located on the southeast side of Cagle Road at its intersection with Clubhouse Drive, Skyline Drive, and South Browning Bridge Road | Zoned AR-1; Tax Parcel 15019 000159 (pt) **| Proposed Use: 48-unit residential development |** ** Commission District 3 **| Habitat for Humanity of Hall County, Inc, applicant**

- NO COMMENT