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: November 3, 2026

Subject: December 8, 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.

* 4234 Belvedere Drive, Cook: Must meet all residential permitting requirements. Applicant has active permit application on file with Environmental Health and permit issuance is dependent on site plan approval by HCPC.

* 954 Gainesville Hwy, Greene: 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. Please note that BOC approval does not imply approval from other county departments.

Outlook

RE: Tentative Agenda December 8, 2026 Hall County Planning Commission Meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Tue 10/27/2026 10:50 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Cc 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 comments in red.

If you have any questions, please let me know.

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: Monday, October 26, 2026 11:01 AM
Subject: Tentative Agenda December 8, 2026 Hall County Planning Commission 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 Agenda for the Tuesday, December 8, 2026, Hall County Planning Commission Meeting has 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 **Monday, November 9, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

LINK

1. **4234 Belvedere Drive | Variance to Section 3.2 |** to reduce the minimum yards | on a 0.67± acre tract located on the south side of Belvedere Drive approximately 400 feet past the end of the paved portion of Belvedere Drive | Zoned AR-1; Tax Parcel 10079 001027 | **Proposed use: Single-family dwelling** | * Commission District 2 | **Amanda Cook, applicant**

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

2. **954 Gainesville Highway | Special Use |** for vehicle repair, minor in GCOD **|** on a 3.79± acre tract located on the northwest side of Gainesville Highway approximately 800 feet southwest of its intersection with Sherwin Parkway | Zoned H-B; Tax Parcel 08158 002004 **| Proposed Use: Vehicle repair, minor |** ** Commission District 1 **| William Greene, applicant**

   On System, coordination required for consideration of commercial driveway access.

*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, January 14, 2027, 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, January 14, 2027. 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
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Effective July 1, 2026, all open records requests should be submitted through Hall County's Next Request Portal (https://hallcountyga.nextrequest.com).

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
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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 28, 2026

Subject: December 8, 2026
Planning Commission Meeting

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the December 8, 2026, meeting. Upon review, we provide the following comments.

- ***4234 Belvedere Drive*** | Variance to Section 3.2 | to reduce the minimum yards | on a 0.67± acre tract located on the south side of Belvedere Drive approximately 400 feet past the end of the paved portion of Belvedere Drive | Zoned AR-1; Tax Parcel 10079 001027 | Proposed use: Single-family dwelling | * Commission District 2 | Amanda Cook, applicant

  - **Engineering**: No Comment
  - **Traffic:** There are no traffic concerns with the requested set-back variance.
  - **Utilities:** Property is located within the Gainesville-Hall sewer service district, but no infrastructure is nearby.

- ***954 Gainesville Highway*** | Special Use | for vehicle repair, minor in GCOD | on a 3.79± acre tract located on the northwest side of Gainesville Highway approximately 800 feet southwest of its intersection with Sherwin Parkway | Zoned H-B; Tax Parcel 08158 002004 | Proposed Use: Vehicle repair, minor | ** Commission District 1 | William Greene, applicant

  - **Engineering**: No Comment
  - **Traffic:** Access is from State Route 13 (Atlanta Hwy). An approval letter from the Georgia Department of Transportation is required.
  - **Utilities:** Property is located within the Buford sewer service district.

Hall County Government
FIRE RESCUE

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FIRE CHIEF
Jerry Smith

To: Katie Ahmed, Director of Planning and Zoning
From: Hall County Fire Marshal's Office
Date: 10/27/26
Subject: Date Hall County Planning Commission meeting – Planning Items – 12/8/2026
Please be advised that Hall County Fire Marshal's Office has reviewed the agenda items forwarded to the Hall County Planning Commission for consideration at the 12/8/26 meeting. Upon review, we provide the following comments.

1. **4234 Belvedere Drive | Variance to Section 3.2 |** to reduce the minimum yards | on a 0.67± acre tract located on the south side of Belvedere Drive approximately 400 feet past the end of the paved portion of Belvedere Drive | Zoned AR-1; Tax Parcel 10079 001027 | **Proposed use: Single-family dwelling** | * Commission District 2 | **Amanda Cook, applicant**

International Fire Code 503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. Fire Comment: The 400-foot section of Belvedere Road from the pavement to the applicant's property does not meet the 20-foot road width requirement as required by fire code.

International Fire Code 503.2.3 Surface.

Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatuses and shall be surfaced to provide all-weather driving capabilities. Fire Comment: After coming to the end of the paved portion of Belvedere Drive the fire apparatus or ambulance would have to take an immediate right down a steep grade that has been surfaced with asphalt millings. The asphalt millings that have been placed on the grade do not make an acceptable surface for heavy emergency vehicles. The heavy vehicles could easily slide while driving down or get stuck going back up.

503.2.5 Dead ends.

Dead-end fire apparatus access roads more than 150 feet in length shall be provided with an *approved* area for turning around fire apparatus such as a Cul-de-Sac. Fire Comment: Currently there is no turnaround at the end of the road where the applicant's property is located.

The Hall County Fire Marshal's Office recommends that the unimproved portion of Belvedere Drive be brought into compliance with fire code before any additional structures are placed on the existing properties that are off that section of unimproved road.

2. **954 Gainesville Highway | Special Use |** for vehicle repair, minor in GCOD **|** on a 3.79± acre tract located on the northwest side of Gainesville Highway approximately 800 feet southwest of its intersection with Sherwin Parkway | Zoned H-B; Tax Parcel 08158 002004 **| Proposed Use: Vehicle repair, minor |** ** Commission District 1 **| William Greene, applicant**

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

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

HALL COUNTY HIGHLANDS ISLANDS FIRE RESCUE

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

HALL COUNTY
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e: permits@hallcounty.org

INTERIM DEVELOPMENT SERVICES DIRECTOR
Barry Shaw

CHIEF BUILDING OFFICIAL
Cody Edwards

To: Katie Ahmed, Director of Planning and Zoning

From: Barry Shaw, Interim Director of Development Services

Date: November 9, 2026

Subject: December 8, 2026

4234 Belvedere Drive | Variance to Section 3.2 | to reduce the minimum yards | on a 0.67± acre tract located on the south side of Belvedere Drive approximately 400 feet past the end of the paved portion of Belvedere Drive | Zoned AR-1; Tax Parcel 10079 001027 | **Proposed use: Single-family dwelling** | * Commission District 2 | **Amanda Cook, applicant**

- **NO COMMENT**

954 Gainesville Highway | Special Use | for vehicle repair, minor in GCOD **|** on a 3.79± acre tract located on the northwest side of Gainesville Highway approximately 800 feet southwest of its intersection with Sherwin Parkway | Zoned H-B; Tax Parcel 08158 002004 **| Proposed Use: Vehicle repair, minor |** ** Commission District 1 **| William Greene, applicant**

- **NO COMMENT**