HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING AGENDA

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, January 22, 2026 - 06:00 PM

Call to Order

Approve Agenda

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Billy Powell

Public Comments - Agenda Items Only (2 minutes/20 minutes maximum)

Consent Agenda

3 Approve the January 20, 2026 Work Session minutes.

4 Approve the January 20, 2026 Executive Session minutes.

5 Approve the January 8, 2026 Voting Meeting minutes.

6 Approve the 2026 Qualifying Fees Resolution for the upcoming election cycle.

7 Approval and authorization for the Chairman to execute a resolution donating 333 square feet of real property located at 1280 Athens Street Southeast, Gainesville, GA 30501 (Tax Parcel # 01140 000011) to the City of Gainesville for a permanent stormwater easement related to the Athens Street Pedestrian Corridor Improvement project; authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.

8 Approval and authorization for the Chairman to execute a resolution accepting the donation of 0.048 acres of real property located at 5608 Azelia Drive, Gainesville, GA 30506 by Joshua Robert Nelson for right-of-way related to the paving of Azelia Drive; authorization the Chairman to sign any documents necessary to effectuate the transaction, subject to the review and approval of the County Attorney.

9 Approve the purchase of one hundred ten (110) Motorola APX 6000 Radios for the Sheriff's Office to the State of Georgia Department of Administrative Services of Atlanta, GA and establish a capital projects budget in the amount of $132,000.00.

10 Approve the purchase of ten (10) new 2025 Ford Explorer Pursuit Vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of $442,980.00.

Public Hearing to amend Hall County's Zoning Map as follows:

11 **5773 & 5769 Conner Road | Special Use |** for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) **| Proposed Use: Agri-entertainment venue |** Commission District 2 **| Dwayne Bradley Walton, applicant**

12 **5773 & 5769 Conner Road | Variance to Section 7.7.3 |** to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) **| Proposed Use: Agri-entertainment venue |** Commission District 2 **| Dwayne Bradley Walton, applicant**

13 **1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 **| Proposed Use: Accessory dwelling unit |** Commission District 4 **| Santos Cordoba, applicant**

14 **1148 Hancock Avenue | Variance to Section 5.3 |** to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 **| Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance |** Commission District 4 **| Santos Cordoba, applicant**

15 **2479A Broadway Place | Variance to Section 7.8.3 |** Accessory Dwelling Unit (ADU) standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 **| Proposed Use: Accessory dwelling unit |** Commission District 4 **| Amelia Gray, LLC, applicant**

16 **2479B Broadway Place | Variance to Section 7.8.3 |** Accessory Dwelling Unit (ADU) standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) **| Proposed Use: Accessory dwelling unit |** Commission District 4 **| Amelia Gray, LLC, applicant**

17 **3610 Mountain View Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 **| Proposed Use: To bring an existing structure into compliance |** Commission District 4 **| Marcial Mosqueda, applicant**

18 **5953 & 5965 Yellow Creek Road | Special Use** | for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) **| Proposed Use: Rural Business |** Commission District 2 **| Joshua Stover, applicant**

19 **3294 & 3290 Athens Highway | Rezone |** from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 **| Proposed Use: Uses permitted in I-1 |** Commission District 3 **| Jim Rizqallah, applicant**

County Administrator

Commission Time

Adjourn

Hall County Government welcomes people with disabilities and their trained service animals. For questions about accessibility or to request reasonable accommodations please contact Maria Tuck, Compliance Specialist at 770-531-6712 48 hours prior to the event or as soon as possible.

AGENDA ITEM

Invocation

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 704/2025

SUBJECT: Commissioner Gregg Poole

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	No
Is there a deadline for this item?	

Approvals:

Approve	Clerk
AD	JR

Attachments:

AGENDA ITEM

Pledge

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 728/2025

SUBJECT: Commissioner Billy Powell

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: n

Recommendation:
n/a

Purpose of Request:

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	No
Is there a deadline for this item?	

Approvals:

Approve	Clerk
AD	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 30/2026

SUBJECT: Approve the January 20, 2026 Work Session minutes.

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the January 20, 2026 Work Session minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-01-22

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

1-20-2026 Work Session Minutes

HALL COUNTY BOARD OF COMMISSIONERS
WORK SESSION MINUTES
Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Tuesday, January 20, 2026 - 03:00 PM

Call to Order

Chairman Gibbs at 3:01 p.m.

Present:

Chairman David Gibbs, Vice-Chairman Kathy Cooper and Commissioners Billy Powell, Gregg Poole and Jeff Stowe

Also present were County Administrator Zach Propes, Assistant County Administrator John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, and County Attorney Justin Lawhon

Elections

Paige Thompson, Elections Manager, addressed the Board.

1 Approve the 2026 Qualifying Fees Resolution for the upcoming election cycle.

Consent

Planning & Zoning

Katie Ahmed, Planning & Zoning Administrator, addressed the Board.

2 **5773 & 5769 Conner Road | Special Use |** for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) **| Proposed Use: Agri-entertainment venue |** Commission District 2 **| Dwayne Bradley Walton, applicant**

3 **5773 & 5769 Conner Road | Variance to Section 7.7.3 |** to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) **| Proposed Use: Agri-entertainment venue |** Commission District 2 **| Dwayne Bradley Walton, applicant**

4 **1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 **| Proposed Use: Accessory dwelling unit |** Commission District 4 **| Santos Cordoba, applicant**

5 **1148 Hancock Avenue | Variance to Section 5.3 |** to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 **| Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance |** Commission District 4 **| Santos Cordoba, applicant**

6 **2479A Broadway Place | Variance to Section 7.8.3 |** Accessory Dwelling Unit (ADU) standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 **| Proposed Use: Accessory dwelling unit |** Commission District 4 **| Amelia Gray, LLC, applicant**

7 **2479B Broadway Place | Variance to Section 7.8.3 |** Accessory Dwelling Unit (ADU) standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) **| Proposed Use: Accessory dwelling unit |** Commission District 4 **| Amelia Gray, LLC, applicant**

8 **3610 Mountain View Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 **| Proposed Use: To bring an existing structure into compliance |** Commission District 4 **| Marcial Mosqueda, applicant**

9 **5953 & 5965 Yellow Creek Road | Special Use** | for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) **| Proposed Use: Rural Business |** Commission District 2 **| Joshua Stover, applicant**

10 **3294 & 3290 Athens Highway | Rezone |** from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 **| Proposed Use: Uses permitted in I-1 |** Commission District 3 **| Jim Rizqallah, applicant**

Public Works and Utilities

Jorge Gomez, Director of Public Works and Utilities, addressed the Board.

11 Approval and authorization for the Chairman to execute a resolution donating 333 square feet of real property located at 1280 Athens Street Southeast, Gainesville, GA 30501 (Tax Parcel # 01140 000011) to the City of Gainesville for a permanent stormwater easement related to the Athens Street Pedestrian Corridor Improvement project; authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.

Consent

12 Approval and authorization for the Chairman to execute a resolution accepting the donation of 0.048 acres of real property located at 5608 Azelia Drive, Gainesville, GA 30506 by Joshua Robert Nelson for right-of-way related to the paving of Azelia Drive; authorization the Chairman to sign any documents necessary to effectuate the transaction, subject to the review and approval of the County Attorney.

Consent

Sheriff's Office

Lieutenant John Morgan, Sheriff's Office, addressed the Board.

13 Approve the purchase of one hundred ten (110) Motorola APX 6000 Radios for the Sheriff's Office to the State of Georgia Department of Administrative Services of Atlanta, GA and establish a capital projects budget in the amount of $132,000.00.

Consent

14 Approve the purchase of ten (10) new 2025 Ford Explorer Pursuit Vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of $442,980.00.

Consent

Public Comments

The following people addressed the Board:

- *Mike Wotford, 5069 Southern Trace Drive, Gainesville*
- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Susan Smith, 4345 Chamblee Road, Oakwood*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Travis Gillespie, 3331 Bob Bryant Road, Gainesville*
- *David Lee, 3255 Bob Bryant Road, Gainesville*
- *Irene Street, 5015 Glen Forrest Drive, Flowery Branch*
- *Torey Bennett, Pine Tree Circle, Gainesville*

County Administrator

Mr. Propes addressed the Board and stated the following:

- *The annual State of the County video and 2025 accomplishments will be released this week.*
- *All third floor departments (Environmental Health, Development Services, Planning & Zoning, Business License and Public Works) have been relocated to the Hall County Government Center Annex located at 2829 Browns Bridge Road. Thanked Central Services Director Kevin Ivey, Assistant County Administrators Casey Ramsey and John Gentry and third floor department heads for their hard work during the relocation.*

Commission Time

Commissioner Billy Powell, District 2, acknowledged current members of Leadership Hall. The following members addressed the Board:

- *Kat Yee (ProCare Ottobock Prosthetics & Orthotics)*

Commissioner Gregg Poole, District 3, spoke about the celebratory gunfire. Stated that it was a failure of Hall County to not live stream the meeting held on December 8, 2025 and it was not a transparent act.

Executive Session

Commissioner Powell/Commissioner Stowe — to go into Executive Session at 3:55 p.m. —Vote: 5 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

15 Discussion regarding land acquisition, land disposition, personnel matters, potential litigation and/or litigation. Executive Session is not open to the public. Executive Session is a lawfully closed meeting [§ 50-14-1 (a)(2)].

Commissioner Stowe exited the room prior to adjournment of the Executive Session.

Commissioner Powell/Commissioner Cooper — to adjourn the Executive Session at 5:15 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — aye

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — absent

Motion passed.

Adjourn

Chairman Gibbs adjourned the meeting at 5:15 p.m.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 31/2026

SUBJECT: Approve the January 20, 2026 Executive Session minutes.

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the January 20, 2026 Executive Session minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-01-22

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 29/2026

SUBJECT: Approve the January 8, 2026 Voting Meeting minutes.

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: CA

Recommendation:
Approve.

Purpose of Request:
Approve the January 8, 2026 Voting Meeting minutes.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-01-22

Approvals:

Approve	Attorney	Administration	Clerk
AD	JL	CR	JR

Attachments:

1-8-2026 Voting Meeting Minutes

HALL COUNTY BOARD OF COMMISSIONERS
VOTING MEETING MINUTES

Hall County Government Center 2nd Floor
2875 Browns Bridge Road
Gainesville, GA 30504
Streamed Live on Hall County Government's Website - www.hallcounty.org
Thursday, January 08, 2026 - 06:00 PM

Call to Order

Chairman Gibbs at 6:00 p.m.

Present:

Chairman David Gibbs, Vice Chairman Jeff Stowe, Commissioners Kathy Cooper and Gregg Poole

Also present were County Administrator Zach Propes, Assistant County Administrators Casey Ramsey and John Gentry, Commission Clerk Jennifer Rivera, Deputy Commission Clerk Ana Dominguez, County Attorney Justin Lawhon and Senior Assistant County Attorney Nathaniel Anderson

Commissioner Billy Powell was absent.

Approve Agenda

Commissioner Stowe/Commissioner Cooper — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Invocation

1 Commissioner Gregg Poole

Pledge

2 Commissioner Kathy Cooper

Public Comments

The following people addressed the Board:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Kim Moore, 6017 Catamaran Court, Flowery Branch*
- *Tyler Crawford, 6541 Henry Smith Road, Murrayville*

Proclamation/s

Ms. Rivera addressed the Board and introduced the proclamations.

3 Approve the proclamation recognizing Johanna Rose Jones's retirement after 39 years of service to Hall County, Georgia.

Commissioner Cooper/Commissioner Stowe — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

4 Approve the proclamation recognizing Robert Stephen Watson Jr.'s retirement after 21 years of service to Hall County, Georgia.

Commissioner Cooper presented Robert Stephen Watson Jr. with the Proclamation.

Commissioner Cooper/Commissioner Poole — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Consent Agenda

Commissioner Cooper/Commissioner Poole — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

5 Approve the January 5, 2026 Work Session minutes.

6 Approve the January 5, 2026 Executive Session minutes.

7 Approve the December 11, 2025 Voting Meeting minutes.

8 Approve the appointment of Commissioner Kathy Cooper to serve as the 2026 Board of Commissioners Vice-Chairman.

9 Approve the award of IFB #030-46 Replace Patio Deck Roof at Hall County Government Center for Central Services to CGS, LLC of Norcross, GA, in the amount of $73,329.21.

10 Approval and authorization for the Chairman to execute a Memorandum of Agreement (MOA) with Habitat for Humanity of Hall County, Inc. for the purpose of applying for and administering project development activities related to a potential Community Development Block Grant application (CDBG) through the Georgia Department of Community Affairs (DCA) for the Renew Together Home Rehab Program, subject to review and approval by the County Attorney.

11 Approve the declaration of surplus vehicles and authorize the Chairman to execute any and all documents necessary to declare as surplus and unserviceable, subject to review and approval by the County Attorney.

12 Approve the updates to the FY 2026 Memorandum of Understanding with the University of Georgia (UGA) Extension for Cooperative Extension Services and Personnel; authorization for the Chairman to execute all related documents, subject to the review and approval by the County Attorney. The estimated annual cost is $154,300.00.

13 Approve the annual contract renewal for Accela Records/Permit Management Software subscription and license agreements for various County departments to Accela, Inc. of San Ramon, CA, in the amount of $428,163.51.

14 Approve the 2026 Intergovernmental Agreement (IGA) between Hall and Dawson Counties which facilitates sharing the cost of two positions 50/50.

15 Approve the award of RFQ #46-020 Navajo Circle (CR1203) Life/Safety Grade Separation Planning Study and Concept Development for Public Works & Utilities to Volkert, Inc. of Atlanta, GA, in the amount of $398,546.28.

16 Approve Change Order #1 to Contract #42-024 Spout Springs Road Right of Way (ROW) Acquisition Phase II for additional parcel acquisition, early acquisition requests, program management services, legal services, and property management services to Croy Engineering of Marietta, GA, in the amount of $587,801.85.

17 Approve the release of a $980,202.00 Guaranty Performance/Maintenance Agreement for Sewer in Union Heights Subdivision. Commission District 1.

18 Approve the acceptance of a $794,470.00 Guaranty Performance/Maintenance Agreement for Streets, Stormwater Management Facilities and Sidewalks in Magnolia Station Phase 3 Subdivision. Commission District 3.

Public Hearing to amend Hall County's Zoning Map as follows:

Katie Ahmed, Planning & Zoning Administrator, addressed the Board.

19 **2632 Sardis Road | Rezone |** from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.

Mr. Anderson introduced items 19, 20, 21 and 22, which were heard together. Ms. Ahmed discussed the items.

Commissioner Stowe/Commissioner Cooper — approve removing items 19, 20, 21 and 22 from the table — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Commissioner Stowe/Commissioner Poole — approve withdrawal of items 19, 20, 21 and 22 — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

20 **2632 Sardis Road | Special Use |** for outdoor storage, major in Mixed Use (M-U) & Gateway Corridor Overlay District (GCOD) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & SS; Tax Parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.

(see item 19 for motion regarding approval of withdrawal of this item)

21 **2632 Sardis Road | Variance to Section 5.4.2 |** from Mixed Use (M-U) standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.

(see item 19 for motion regarding approval of withdrawal of this item)

22 **2632 Sardis Road | Variance to Section 6.2 |** from Gateway Corridor Overlay District (GCOD) standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax Parcel 10071 000136 | **Proposed use: Mixed use development** | Commission District 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.

(see item 19 for motion regarding approval of withdrawal of this item)

23 **221 Highland Terrace | Variance to Section 5.5 |** to reduce the minimum yards | on a 0.34± acre tract located on the west side of Highland Terrace approximately 125 feet from its intersection with West Highland Drive | Zoned I-1; Tax Parcel 00128 002009B | **Proposed Use: Bring existing structure into compliance** | Commission District 4 | **Generacion De Fe, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.

Mr. Anderson introduced items 23 and 24, which were heard together.

Commissioner Stowe/Commissioner Cooper — approve removing items 23 and 24 from the table — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding items 23 and 24:

Favor:

- *Jeffrey Castillo, 221 Highland Terrace, Gainesville*

Commissioner Stowe/Commissioner Poole — approve with the two (2) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated June 13, 2025, andas described in the project narrative dated August 15, 2025, modified as necessary forcompliance with conditions herein and development standards enforced at the time of siteplan approval.*
2. *All conditions of zoning shall be made a part of any plats or construction plans created forthe property.*

24 **221 Highland Terrace | Variance to Section 8.1** | to reduce the required parking | on a 0.34± acre tract located on the west side of Highland Terrace approximately 125 feet from its intersection with West Highland Drive | Zoned I-1; Tax Parcel 00128 002009B | **Proposed Use: Place of worship** | Commission District 4 | **Generacion De Fe, applicant** NOTE: Tabled at the December 11, 2025 Voting Meeting until the January 8, 2026 Voting Meeting.

Items 23 and 24 were heard together. See item 23 for public hearing details.

Commissioner Stowe/Commissioner Poole — approve with the two (2) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated June 13, 2025, andas described in the project narrative dated August 15, 2025, modified as necessary forcompliance with conditions herein and development standards enforced at the time of siteplan approval.*
2. *All conditions of zoning shall be made a part of any plats or construction plans created forthe property.*

25 **2701 Browns Bridge Road | Variance to Section 6.2 |** to reduce the required buffer | on a 0.47± acre tract located on the south side of Browns Bridge Road at its intersection with Cherry Lane | Zoned H-B; Tax Parcel 08015 005022 | **Proposed Use: Bring existing structure into compliance** | Commission District 4 | **Nick Pesola, applicant**

Mr. Anderson introduced items 25 and 26, which were heard together. Ms. Ahmed discussed the items.

Commissioner Stowe/Commissioner Poole — approve withdrawal of items 25 and 26 with refund of application fees — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

26 **2701 Browns Bridge Road | Variance to Section 5.3 |** to reduce the minimum yards | on a 0.47± acre tract located on the south side of Browns Bridge Road at its intersection with Cherry Lane | Zoned H-B; Tax Parcel 08015 005022 | **Proposed Use: Bring existing structure into compliance** | Commission District 4 | **Nick Pesola, applicant**

(see item 25 for motion regarding approval of withdrawal of this item)

27 **2017 Athens Highway | Rezone |** from Agricultural Residential (AR-1), Residential 1 (R-1) and Highway Business (H-B) to Highway Business (H-B) | on a 15.49± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-1, R-1 & H-B; Tax Parcel 15032E002012A (pt) | **Proposed Use: Outdoor storage, major** | Commission District 4 | **Kevin Herbert c/o Fast Lube Solutions, LLC, applicant**

Mr. Anderson introduced items 27, 28 and 29, which were heard together. Ms. Ahmed discussed the items. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board regarding items 27, 28 and 29:

Favor:

- *Kevin Herbert, 2490 Highway 105, Demorest*
- *Jason Davis, 24 Dawson Village Way South, Dawsonville*

Opposition:

- *Charles Mays, 1442 Lakeshore Circle, Gainesville*
- *Anthony Winters, 1602, 1608 & 1610 Azelea Lane, Gainesville*

Commissioner Stowe/Commissioner Cooper — approve with the five (5) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated September 3, 2025, and as described in the project narrative dated October 6, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. The developer shall coordinate with Planning & Zoning to update the site plan to have parking stop at the "Pinch Point" as identified in Exhibit A included in the official application documents.*
2. *The storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.*
3. *Hours of operation shall be Monday through Saturday, 7:00am to 6:30pm.*
4. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.*
5. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

28 **2017 Athens Highway | Special Use |** for outdoor storage, major in GCOD & Highway Business (H-B) district | on a 15.49± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-1, R-1 & H-B; Tax Parcel 15032E002012A (pt) | **Proposed Use: Outdoor storage, major** | Commission District 4 | **Kevin Herbert c/o Fast Lube Solutions, LLC, applicant**

Items 27, 28 and 29 were heard together. See item 27 for public hearing details.

Commissioner Stowe/Commissioner Cooper — approve with the five (5) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated September 3, 2025, and as described in the project narrative dated October 6, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. The developer shall coordinate with Planning & Zoning to update the site plan to have parking stop at the "Pinch Point" as identified in Exhibit A included in the official application documents.*
2. *The storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.*
3. *Hours of operation shall be Monday through Saturday, 7:00am to 6:30pm.*
4. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.*
5. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

29 **2017 Athens Highway | Variance to Section 6.2 |** to reduce the required buffer | on a 15.49± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-1, R-1 & H-B; Tax Parcel 15032E002012A (pt) | **Proposed Use: Outdoor storage, major** | Commission District 4 | **Kevin Herbert c/o Fast Lube Solutions, LLC, applicant**

Items 27, 28 and 29 were heard together. See item 27 for public hearing details.

Commissioner Stowe/Commissioner Poole — approve variance along driveway with the five (5) conditions listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Conditions:

1. *The property shall be developed in accordance with the site plan dated September 3, 2025, and as described in the project narrative dated October 6, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval. The developer shall coordinate with Planning & Zoning to update the site plan to have parking stop at the "Pinch Point" as identified in Exhibit A included in the official application documents.*
2. *The storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.*
3. *Hours of operation shall be Monday through Saturday, 7:00am to 6:30pm.*
4. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.*
5. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

30 **0 & 3180 Haynes Drive | Amend Conditions |** on a 0.575± acre portion of a tract located on the north side of Haynes Drive approximately 122 feet from its intersection with Thompson Bridge Road | Zoned R-MF; Tax Parcel "The Cedars CA" (portion of common area) and 10113 000049 | **Proposed use: Detached single-family residence** | Commission District 2 | **William Henry Slack, IV, applicant**

Mr. Anderson introduced the item.Ms. Ahmed discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Patrick Shuler, 200 SW Main Street, Suite 600, Gainesville*
- *William Henry Slack, IV*

Commissioner Poole/Commissioner Stowe — approve with the one (1) condition listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Motion passed.

Condition:

1. *Unit J is hereby recognized as a permitted use within the existing condominium development. This approval is based on the site plan dated July 28, 2025, and the project narrative dated October 2, 2025. All previously established zoning conditions for the overall 8.668-acre tract shall remain in effect, except as specifically modified by this amendment.*

31 **4415 Shellie Lane | Variance to Section 4.3 |** to reduce minimum yards | on a 0.53± acre tract located on the northwest side of Shellie Lane approximately 415 feet from its intersection with Virgina Street | Zoned R-1; Tax Parcel 08056 003076 | **Proposed use: Carport** | Commission District 2 | **Russell McMurry, applicant**

Mr. Anderson introduced the item.Ms. Ahmed discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Russell McMurry, 4415 Shellie Lane, Oakwood*

Commissioner Stowe/Commissioner Cooper — approve — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

32 **3580 Poplar Springs Road | Variance to Section 8.6.11 |** to allow multiple entrance signs | on a 84.25± acre tract located southwest of Poplar Springs Road at its intersection with Poplar Springs Church Road | Zoned PRD; Tax Parcel 15036A000001 | **Proposed use: Multiple entrance signs** | Commission District 1 | **Clayton Properties Group Inc., applicant**

Mr. Anderson introduced the item.Ms. Ahmed discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Clint Dixon, 5230 Belle Wood Court, Suite A, Buford*

Commissioner Cooper/Commissioner Poole — approve with the one (1) condition listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Condition:

1. *Signage shall be permitted in accordance with the submitted site plan by Baker Land Design dated April 1, 2025, and renderings dated April 1, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*

33 **7 Quarry Street | Variance to Section 8.6 |** Sign Standards | on a 1.14± acre tract located on the east side of Quarry Street at its intersection with Jesse Jewell Pkwy | Zoned R-1; Tax Parcel 00063 003001 | **Proposed Use: New freestanding sign** | Commission District 4 | **Jennifer Wolfe, applicant**

Mr. Anderson introduced the item.Ms. Ahmed discussed the item. Mr. Anderson conducted the Public Hearing.

The following people addressed the Board:

Favor:

- *Jennifer Wolfe, 4113 North Swann Street, Covington*
- *Brian Stephens, 261 Buckhorn Road, Clarksville*

Commissioner Stowe/Commissioner Poole — approve with the one (1) condition listed below — Vote: 3 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

Condition:

1. *Signage shall be permitted in accordance with the submitted site plan and updated renderings submitted December 19, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*

Other Business - County Attorney

Mr. Lawhon addressed the Board.

34 Approval of a Resolution Adopting the Findings of Fact, Conclusions of Law, and Recommendation of the Administrative Hearing Officer for Removal for Cause of Hall County Planning Commission Members Chris Braswell, Stan Hunt, and Frank Sosebee; and For Other Related Matters.

Mr. Lawhon stated that onJanuary 2, 2026, the hearing officer submitted a report with findings of fact, conclusions of law, and a recommendation to remove Planning Commission members Chris Braswell, Stan Hunt, and Frank Sosebee from office for cause. The proposed resolution would adopt the hearing officer's findings and remove Braswell, Hunt, and Sosebee for cause. The resolution includes provisions to train current and future planning commission members on Georgia's Open Meetings and Open Records laws and Hall County's Code of Ethics before reinstating the Planning Commission. Mr. Lawhon outlined the format of the public hearing, granting each side ten (10) minutes, with

county special counsel speaking first, followed by the Planning Commissioners' attorney, and disallowing public participation. Before considering adoption of the hearing officer's findings and recommendation, the Board will conduct a public hearing to allow Hall County Special Counsel Thomas Mitchell and the Planning Commissioners' attorney Tony Powell to address the board.

The following people addressed the Board regarding item 34:

- *Thomas Mitchell, 1809 Buford Highway, Buford*
- *Tony Powell, 10 Lumpkin Street, Lawrenceville*

Mr. Mitchell stated that the Board of Commissioners authorized the hearing; sworn testimony in that public hearing validated employee accounts from prior interviews; video evidence was presented. Mr. Mitchell asserted that six times in 2025, three Planning Commissioners attended and participated in an illegal meeting that was not advertised, had no agenda, and no minutes, receiving presentations and discussing Planning Commission business, including testimony that on one occasion they had orchestrated a vote to occur at the public meeting. He enumerated dates of alleged illegal meetings and urges removal under the county's code, reserving time for rebuttal. The meetings occurred on April 7, May 5, July 21, July 29, August 4, and August 12, 2025. Mr. Mitchell stated the hearing officer's findings and conclusions recommend approval and removal, concluding the law was violated; he believes the board is authorized by its code to find cause and remove Braswell, Hunt, and Sosebee. He reserved the remainder of his time, noting the hearing provides the Planning Commissioners' attorney an opportunity to object or argue against adoption.

Tony Powell, attorney for Chris Braswell, Stan Hunt and Frank Sosebee introduced himself and vouched for the commissioners' character. Mr. Powell noted a cumulative total of 45 years of service by the three commissioners. He emphasized their character, stating they are good Christian people, and said he asked them to hold their tongue and let their efforts be defended by trusted representation. Mr. Powell referenced a biblical story of three men in a fire, asserting that reputations will remain intact. He claims an Open Meetings Act exception applies to staff meetings held for investigative purposes and asserts staff acknowledged such meetings occurred to support planning work. Mr. Powell contended there is an exception to Georgia's Open Meetings Act (OCGA 50-14-3) for staff meetings held for investigative purposes under duties and responsibilities imposed by law. He stated staff were not previously advised on that exception, but upon cross-examination in the transcript, staff affirmed they consulted commissioners on planning procedures and expertise in an investigative way. Mr. Powell asserted staff passed information to planning staff to investigate and draft conditions correctly, noting the difficulty of drafting conditions in real time during public meetings. He argued compliance duties (agenda, notice, minutes) were staff responsibilities, not the commissioners', and that commissioners reasonably relied on staff for such compliance. Powell states commissioners did not handle agenda posting, door hosting, preparing minutes, giving notice, or advertising; those were planning staff responsibilities. He argued officials often rely on staff for compliance, and the commissioners should be able to rely on staff to meet requirements, if needed. Mr. Powell challenged the procedural and constitutional basis of the removal process, alleging deviation from state law, improper evidentiary standards, and statute of limitations issues. He stated local bodies cannot vary the statewide Open

Meetings Act procedure due to constitutional standards; creating new procedures, evidence standards, or punishments undermines equal application across the state. He asserted the proper jurisdiction for Open Meetings violations is Superior Court for fairness and adherence to civil procedure. Mr. Powell argued the board's code requires the Board of Commissioners to remove members for cause on written charges after a public hearing conducted in the board's room, with the board as judge; he claimed the current proceeding deviated into no man's land with inadequate process. He contended the record includes hearsay, uncontested, unreviewed evidence, videos outside of court, and that such materials would not be allowed under civil procedure; he claims the code provides no evidentiary standard, resulting in an unauthorized procedure. Mr. Powell asserted accusations are beyond the ninety (90) day statute of limitations under the Open Meetings Act; every accusation is beyond the ninety (90) days. He referenced a North Georgia case where officials approved raises in a closed meeting, contrasting that case with the current situation, implying the present facts do not meet removal standards. Mr. Powell disputed the substance and memory of what occurred during staff meetings and argues commissioners only make recommendations, requiring clear words of misconduct for removal. He stated staff calculated when commissioners arrived and entered staff meetings, believed staff meetings are authorized, and reiterated compliance duties were not the commissioners' responsibility. Mr. Powell questioned what was said when three commissioners were present, noting eleven (11) accusations but staff could not recall details; he asserted the standard should include specific words or actions showing wrongdoing. He argued planning commissioners only make recommendations and that no one can remember what was said, concluding removal requires explicit language of misconduct that is absent.

Mr. Mitchell rebutted Powell, emphasizing legal duty to avoid illegal meetings, addressing claimed exceptions, jurisdiction, evidence, constitutional public trust, and urges removal. He acknowledged commissioners may be good men but stressed the biblical principle to obey laws; he noted the hearing officer found they did not and that they did not appear at the hearing to defend themselves. Mr. Mitchell noted the hearing officer couldn't evaluate a good faith defense because the commissioners did not appear. He addressed Powell's staff meeting investigative exception, citing the hearing officer's findings: findings of fact paragraphs 60—62 (page 8) and conclusions of law paragraphs 22—27 (pages 11—12) concluded these were not staff meetings for investigative purposes, with the exception construed narrowly; presence of a quorum further undercut the staff meeting characterization. Mr. Mitchell stated commissioners had a legal obligation not to participate in illegal meetings, defined not only by voting but also by receiving presentations and discussing commission business, staff testimony under oath corroborated video evidence.He clarified staff testified that when Braswell, Hunt, and Sosebee were present as a quorum, they discussed upcoming agendas and conditions—the core business of the Planning Commission. He disputed Powell's Superior Court requirement, citing the hearing officer's conclusions of law paragraphs 7—11: jurisdiction for an administrative for-cause removal proceeding is proper and separate from potential Superior Court actions. Mr. Mitchell asserted Planning and Zoning Administrator Katie Ahmed's sworn testimony describing pre-planning meetings used to discuss upcoming agendas and highlights were provided behind tab two (2) in the notebook given to the Board. He referenced the Georgia Constitution's public

trust provision: public officials must act in good faith and conduct business openly; failure can be grounds for recall, though recall is not at issue here, and the board may remove for cause under its code.

Chairman Gibbs expressed frustration, emphasized accountability and adherence to rules and oath, noting costs and time spent, and framed the situation as a necessary business decision for Hall County. He stated it is unfortunate but necessary to hold officials accountable when they choose not to follow rules, asserting knowledge of rules and that illegal meetings of three commissioners should not occur; if someone has served twenty-two (22) years and does not know, it is a serious problem. Chairman Gibbs emphasized personal relationships but separates them from duty: I love every one of them… but as a leader, you have to make hard decisions and invites accountability if he does wrong. He underscored the seriousness of the oath of office, suggesting resignation if one cannot uphold it. Chairman Gibbs referenced the report as clear and notes significant taxpayer money and four months spent to provide opportunities to prove innocence; he maintained a stance of not speaking ill of others but was frustrated by the duration and cost. He framed the issue as business, not personal or based on name/popularity, and committed to doing his job for Hall County as elected, reiterating the necessity of making hard decisions despite unhappiness with the situation.

Commissioner Poole disputed accusations of prejudgment and absence at the hearing, criticized lack of transparency and livestreaming, and questions the validity of claimed votes. He stated that although they had prior access to evidence, they did not prejudge outcomes, emphasizing no declarations of guilt or innocence were made: We just knew before you knew so there was no prejudgment. Commissioner Poole explained absence from prior proceedings was due to being told not to attend; attendance would have been blamed if the case was lost, characterizing the situation as a setup. He criticized administration for not livestreaming the meeting, calling it a travesty, and questions whether a vote occurred, asserting they personally did not vote: We said, we had three votes when we didn't. I don't know if we voted or not. I know I didn't vote. Commissioner Poole expressed desire for transparency and full information. He challenged claims of universal awareness of meetings, objected to invoking religious references, noted receipt of a legal demand, and asserted respect for the involved men. Commissioner Poole refuted the assertion that everyone knew about the meetings, stating they had no knowledge and never attended or knew the location. He criticized use of religious references to gain favor or leniency, stating The Lord hates liars. Commissioner Poole Mentioned receiving a lawsuit demanding retraction of words. Commissioner Poole stated that video evidence suggested the men were running the county, alleging changes to staff recommendations and staff approval order. He clarified these are personal observations, not definitive claims of wrongdoing, and questions the resistance to transparency. He further challenged the notion of open, transparent work sessions by asking why all planning commissioners were not invited.

Commissioner Stowe/Commissioner Poole — approve — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

County Administrator

Mr. Propes addressed the Board and stated the following:

- *Hall County Offices will be closed on Monday, January 19, 2026 in observance of the Martin Luther King, Jr. Day holiday.*
- *A Board of Commissioners Work Session will be held on Tuesday, January 20, 2026 at 6:00 p.m.*
- *Thanked Planning & Zoning Staff for their work during the face of adversity. Thanked Assistant County Administrator John Gentry, Planning & Zoning Administrator Katie Ahmed and the entire Planning & Zoning team. Stated that he is impressed with the quality of and professional work being completed.*

Commission Time

35 Approve the rescission of the Board of Commissioners December 11, 2025 approval regarding the zoning applications for:

- **4745 Cagle Mill Road | Rezone |** from Agricultural Residential 1 (AR-1) to Planned Industrial Development (PID, GCOD) | on a 10.57± acre portion of a tract located on the east side of Cornelia Highway (GA-365) approximately 4,970 feet from its intersection with Cagle Road | Zoned AR-1; Tax Parcel 15007 000254(pt) | **Proposed Use: Industrial uses** | Commission District 3 | **BCBTR, LLC, applicant**
- **4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road at its intersection with Noah Martin Drive | Zoned AR-1; Tax Parcels 15007 000254(pt), 15019 000114 & 000043 | **Proposed Use: 323-unit residential development** | Commission District 3 | **BCBTR, LLC, applicant**

Commissioner Poole introduced the agenda item stating that the rationale for the rescission was based off the Planning Director's testimony about the Planning Commission's 'staged' vote, which a hearing officer found 'exceedingly troubling'. Recommended rescinding the approval to avoid potential attorney fees from lawsuits, gievn the evidence of procedural issues. He stated that the applicant should not be charged any fees to re-submit the application throught the proper planning process.

Commissioner Poole/Commissioner Stowe — approve rescission of December 11, 2025 approval of rezoning for 4745 Cagle Mill Road — Vote: 2 to 2

Commissioner Cooper — nay

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — nay

Motion failed.

Commissioner Poole/Commissioner Stowe — approve rescission of December 11, 2025 approval of rezoning for 4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive — Vote: 2 to 2

Commissioner Cooper — nay

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — nay

Motion failed.

Commissioner Gregg Poole, District 3, committed to improving accountability for Administration and invited citizens to hold him accountable as well.

Adjourn

Commissioner Poole/Commissioner Stowe — adjourn at 8:01 p.m. — Vote: 4 to 0

Commissioner Cooper — aye

Commissioner Powell — absent

Chairman Gibbs — aye

Commissioner Poole — aye

Commissioner Stowe — aye

Motion passed.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 15/2026

SUBJECT: Approve the 2026 Qualifying Fees Resolution for the upcoming election cycle.

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: PAT

Recommendation:
Approve the 2026 qualifying fees for the upcoming election cycle.

Purpose of Request:
Approve the 2026 Qualifying Fees Resolution for the upcoming election cycle.

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-02-01

Approvals:

Submit	Approve	Budget	Finance
PT	PT	JM	EW

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Resolution - Election Qualifying Fees 2026

RESOLUTION

WHEREAS, the Board of Commissioners of Hall County, Georgia is required to fix the qualifying fee for each county or militia district office to be filled in upcoming primaries or elections; and

WHEREAS, the Board of Commissioners has considered the offices that will be filled in the upcoming 2026 election cycle and has applied the statutory requirements of O.C.G.A. § 21-2-131 to this Resolution;

NOW THEREFORE, the following qualifying fees are fixed and established for the offices set forth below:

Office	Fee
State Court Judge (Baldwin)…….	$5,686.96
Solicitor General (Grant)…….	$4,784.70
Hall County Commissioner – District 1 (Cooper)……	$1,703.52
Hall County Commissioner – District 3 (Poole)……...	$1,622.40
Board of Education – At Large (Thompson)……	$360.00
Board of Education – Post 1 (Smith)……	$360.00
Board of Education – Post 2 (Sloan)……...	$360.00

[SIGNATURES AND ATTESTATION ON FOLLOWING PAGE]

This 22nd day of January, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

_____

Chairman, David Gibbs

ATTEST:

_____ (SEAL)

Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____

Justin R. Lawhon, County Attorney

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 774/2025

SUBJECT: Approval and authorization for the Chairman to execute a resolution donating 333 square feet of real property located at 1280 Athens Street Southeast, Gainesville, GA 30501 (Tax Parcel # 01140 000011) to the City of Gainesville for a permanent stormwater easement related to the Athens Street Pedestrian Corridor Improvement project; authorization for the Chairman to execute any and all documents necessary to effectuate the transaction, subject to review and approval by the County Attorney.

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: JG

Recommendation:
Approve and execute the donation resolution and permanent stormwater easement agreement to the City of Gainesville related to the Athens Street Pedestrian Corridor Improvement project.

Purpose of Request:

Approve and execute the donation resolution and permanent stormwater easement agreement to the City of Gainesville related to the Athens Street Pedestrian Corridor Improvement project.

History:
The County has determined that 333 SF of Hall County owned property located at 1280 Athens Street Southeast, Gainesville, GA 30501 (Tax Parcel No. 01140 000011) is needed order to construct necessary stormwater infrastructure related to the Athens Street Pedestrian Corridor Improvement project. The County desires to grant the City of Gainesville a permanent stormwater easement upon the property by virtue of the execution of a Stormwater Easement Agreement.

Facts and Issues:

Options:

The County has determined that 333 SF of Hall County owned property located at 1280 Athens Street Southeast, Gainesville, GA 30501 (Tax Parcel No. 01140 000011) is needed order to construct necessary stormwater infrastructure related to the Athens Street Pedestrian Corridor Improvement project. The County desires to grant the City of Gainesville a permanent stormwater easement upon the property by virtue of the execution of a Stormwater Easement Agreement.

An appraisal was not performed on this parcel. Athens Street is currently maintained by the City of Gainesville. By granting a permanent stormwater easement at this location, the City will own and maintain stormwater infrastructure installed during the Athens Street Pedestrian Corridor Improvement project.

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-01-08

Approvals:

Submit	Approve	Budget	Finance
JW	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

Resolution

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION GRANTING TO THE CITY OF GAINESVILLE A PERMANENT STORMWATER EASEMENT RELATED TO THE ATHENS STREET PEDESTRIAN CORRIDOR IMPROVEMENT PROJECT

WHEREAS, Hall County, Georgia (hereinafter referred to as "the County"), is the owner of a tract of land in Hall County, Georgia located at 1280 Athens Street Southeast, Gainesville, Georgia 30501 (hereinafter referred to as "the Property") identified by the Tax Parcel Number 01140 000011.

WHEREAS, Hall County, Georgia desires to grant to the City of Gainesville, Georgia (hereinafter referred to as "the City"), a permanent stormwater maintenance easement on the Property by virtue of the execution of a Permanent Stormwater Easement (hereinafter referred to as "the Agreement") attached hereto as "Exhibit A".

WHEREAS, the County has determined that the establishment of a stormwater easement upon the Property in favor of the City as shown by "Exhibit B" attached hereto is necessary for the Athens Street Pedestrian Corridor Improvement project; and

WHEREAS, the City already owns and is responsible for the portion of Athens Street adjacent to the Property, the adjacent Right of Way and the stormwater facilities already existing adjacent to the property; and

WHEREAS, the Board of Commissioners has determined that the establishment of a permanent stormwater easement in favor of the City of Gainesville on the property would support the general welfare of the citizens of both the County and City; and

NOW THEREFORE, on behalf of Hall County, Georgia the Hall County Board of Commissioners establishes and grants to the City of Gainesville a permanent stormwater maintenance easement upon the Property. The Board further authorizes the Chairman to sign

any and all documents necessary to effectuate the establishment of the permanent stormwater easement upon the Property, including but not limited to the Agreement attached hereto as "Exhibit A" subject to the review and approval of the County Attorney.

SO RESOLVED this the ___ day of _____, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

_____
Chairman, David Gibbs

ATTEST:

_____(SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
County Attorney

Exhibit “A”

PERMANENT EASEMENT FOR THE MAINTENANCE OF STORMWATER DRAINAGE STRUCTURE

BOARD OF COMMISSIONERS
HALL COUNTY, GEORGIA

Georgia, Hall County

Project Name: __Athens Street Pedestrian Corridor Improvements_____

THIS CONVEYANCE made and executed this _____ day of _____, 20_____;

WITNESSETH that Hall County, Georgia (GRANTOR), the undersigned, is the owner of a tract of land in Hall County, Georgia through which the Athens Street Pedestrian Corridor Improvements project will be constructed, including the construction of new sidewalk and new stormwater improvements.

NOW, THEREFORE, for and in consideration of ONE DOLLAR ($1.00) in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant to the City of Gainesville, hereafter referred to as "Grantee", a permanent stormwater drainage easement for the purposes and uses hereafter set forth, within the easement area being more particularly shown on the attached description and the attached plat, incorporated herein by reference, over, through and across the following lands, lying and being in the City of Gainesville, Hall County, Georgia, to wit:

See Exhibits "A" and "B" attached hereto

Said permanent stormwater easement is a permanent maintenance easement shown on Exhibits "A" and "B" and is a permanent easement shown on Exhibits "A" and "B" and is granted for the right to maintain, repair, and rebuild any required drainage structures and/or the stormwater drainage system, located, relocated, or added, within the easement area, said permanent stormwater maintenance easement to commence upon completion of construction and acceptance of the stormwater drainage facilities by Hall County.

Grantee shall exercise reasonable diligence in doing necessary work on connection therewith, so as to avoid damaging the property. Any costs associated with the maintenance of any stormwater facilities within the easement shall be the responsibility of Grantee.

This Agreement is to be constructed as a Covenant not to sue as well as a full accord and satisfaction of any and all claims as set out above, and the conveyance of all claims or rights shall be deemed to be in perpetuity.

The undersigned hereby warrants that is has the right to sell and convey said easement and binds itself, its successors and assigns and shall insure to the benefit of the Grantee, its successors and assigns.

IN WITNESS WHEREOF, the undersigned have hereunto set their hand and seal the day above written.

Sworn to and subscribed before me this
_____ day of _____, 2026, in
the presence of:

_____
Witness

_____

David Gibbs,
Chairman, Hall County Board of Commissioners

_____

Notary Public

My Commission Expires: _____

Date of Notarial Signature: _____

[NOTARIAL SEAL]

Exhibit “B”

PERMANENT EASEMENT FOR THE MAINTENANCE OF STORMWATER DRAINAGE STRRUCTURE:

Easement Tax Parcel ID:

01140000011

All the tract or parcel of land lying and being in the Gainesville District, 411 GMD, Hall County Georgia, and fronting on Athens Street (Old US Hwy 129) and being more particularly described as follows:

Commencing at a property rebar marker having reference coordinates of Northing:1560463.934, Easting:2406768.324 GA93-WF; thence bearing S 53° 07' 28" E a distance of 272.93 feet to a point on the easterly right of way of Athens Street, which is the POINT OF BEGINNING.

Said, with property rebar marker, curve turning to the left through an angle of 00° 17' 50.4", having a radius of 3859.4011 feet, and whose long chord bears S 47° 12' 57.8" E for a distance of 20.0276 feet to a point of intersection with a non-tangential line. Thence S 45° 47' 41.9" W a distance of 17.0539 feet to a point on a line. Thence, N 44° 12' 18.1" W for a distance of 20.0000 feet to a point on a line. Thence, N 45° 47' 41.9" E for a distance of 16.0019 feet to the POINT OF BEGINNING.

Containing 333 square feet or 0.007 acres and being in 1280 Athens St, Gainesville, GA 30507 under the current numbering system in use in Hall County.

Being a Permanent Stormwater Easement over a part of that tract of land described in a deed from Gainesville and Hall County Development Authority to Hall County, Georgia dated March 19, 2024, recorded in Deed Book 9453, Pages 6-8 of the Hall County, Georgia Deed Records.

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 14/2026

SUBJECT: Approval and authorization for the Chairman to execute a resolution accepting the donation of 0.048 acres of real property located at 5608 Azelia Drive, Gainesville, GA 30506 by Joshua Robert Nelson for right-of-way related to the paving of Azelia Drive; authorization the Chairman to sign any documents necessary to effectuate the transaction, subject to the review and approval of the County Attorney.

Meetings:

Work Session Date: 01/20/26

Voting Meeting Date: 01/22/26

Executive Summary:

Presenter: JG

Recommendation:
Approval and execution.

Purpose of Request:
Approval and authorization for the Chairman to execute a resolution accepting the donation of 0.048 acres of real property located at 5608 Azelia Drive, Gainesville, GA 30506 by Joshua Robert Nelson for right-of-way related to the paving of Azelia Drive; authorization the Chairman to sign any documents necessary to effectuate the transaction, subject to the review and approval of the County Attorney.

History:

Joshua Robert Nelson has agreed to donate required ROW needed for the paving of Azelia Drive as outlined in the zoning condition for Parcel ID 11156 000025.

Facts and Issues:
Joshua Robert Nelson has agreed to donate required ROW needed for the paving of Azelia Drive as outlined in the zoning condition for Parcel ID 11156 000025. This parcel was not appriased; no money will be exchanged.

Options:

Funding Requested $ 0.00

Are funds within current budget? No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	Yes
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	2026-01-22

Approvals:

Submit	Approve	Budget	Finance
JW	JG	JM	TS

Attorney	Administration	Clerk
JL	CR	JR

Attachments:

ROW Donation Resolution - Azelia Drive

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 14/2026

Funds Requested: $ 0.00

Request Budgeted: No

Proposed Source of Funding:

Budget Transfer Requested: No

Funding Source Items:

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JW

Phone: (770) 531-6800

STATE OF GEORGIA

COUNTY OF HALL

RESOLUTION ACCEPTING CERTAIN DEEDED REAL PROPERTY FROM JOSHUA ROBERT NELSON RELATED TO THE AZELIA DRIVE PAVING PROJECT

WHEREAS, Joshua Robert Nelson, has deeded to Hall County certain tracts of real property (collectively referred to hereafter as "the Property") which the Hall County has identified as necessary for the paving of Azelia Drive in Hall County, Georgia. The Property is more particularly described in the deed documents and plats attached hereto as Exhibit "A"; and

WHEREAS, Joshua Robert Nelson has provided the County with its original deed to the Property (see Exhibit "A"); and

WHEREAS, Hall County is willing to accept all of the Property described in Exhibit "A" as assets of the County; and

WHEREAS, the Board of Commissioners has determined that a transfer of the Property to Hall County, Georgia would support the general welfare of the citizens of Hall County; and

NOW THEREFORE, on behalf of Hall County, Georgia the Hall County Board of Commissioners accepts the Property as described particularly in the deed and related documents attached hereto as Exhibit "A", The Board further authorizes the Chairman to sign any and all documents necessary to effectuate this transaction, subject to the review and approval of the County Attorney.

SO RESOLVED this the ____ day of _____, 2026.

HALL COUNTY BOARD OF COMMISSIONERS

_____
Chairman, David Gibbs

ATTEST:

_____(SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

_____
County Attorney

Exhibit “A”

HALL COUNTY
RIGHT OF WAY DEED
2875 Browns Bridge Road, Gainesville, GA. 30504

GEORGIA, HALL COUNTY

THIS CONVEYANCE made and executed the 31 day of December, 2025.

WITNESSETH that **Joshua Robert Nelson**, the undersigned, (hereinafter referred to as 'Grantor'), is the owner of a tract of land in Hall County through which Azelia Drive, known as the paving of Azelia Drive, has been laid out by Hall County being more particularly described in a map and drawing of said road in the office of Hall County, 2875 Browns Bridge Road, Gainesville, Georgia, to which reference is hereby made.

NOW, THEREFORE, in consideration of the benefit to said property by the construction and maintenance of said road, and in consideration of ONE DOLLAR ($1.00), in hand paid, the receipt whereof is hereby acknowledged, Grantor does hereby grant, sell and convey said to **Hall County** and their successors in office so much land as to make a right of way for said road as surveyed, being more particularly described as follows:

All that tract or parcel of land lying and being in Land Lot 156, 11th District of Hall County, Georgia, and being more particularly described on Exhibit "A" attached hereto and made a part hereto by this reference.

Said right of way is hereby conveyed, consisting of 2,074 square feet (0.048 acres), more or less, as shown on the plat of the property prepared by Rochester and Associates, LLC dated October 21, 2025; said plat attached hereto and made a part of this deed as Exhibit "B".

TO HAVE AND TO HOLD the said conveyed premises in fee simple and any rights Grantor has or may have in and to existing public rights of way are hereby quitclaimed and conveyed unto Hall County.

Grantor hereby warrants that Grantor has the right to sell and convey said land and bind himself, his heirs, executors and administrators forever to defend by virtue of these presents.

IN WITNESSETH WHEREOF, Grantor has hereunto set his hand and seal the day above written.

Signed, Sealed and Delivered
this 31st day of December
2025, in the presence of:

Witness

Notary Public

MARLON RHINE
My Commission Expires
NOTARY PUBLIC
December 8, 2028
FULTON COUNTY, GEORGIA

Joshua Robert Nelson

_____(L.S.)

_____(L.S.)

_____(L.S.)

EXHIBIT "A"

PARCEL NO.:	5608 Azelia Drive, Gainesville, GA 30506
COUNTY:	Hall
DATE OF R/W PLANS:	October 21, 2025
REVISION DATE:	No revisions

All that tract or parcel of land lying and being in Land Lot 156, 11th District of Hall County, Georgia, being more particularly described as follows:

Required Right of Way

BEGIN AT A POINT ON THE NORTH RIGHT-OF-WAY OF AZELIA DRIVE (30' R/W) LYING SOUTH 74°02'43" WEST, A DISTANCE OF 1226.18 FEET FROM THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF HOLLY HILL DRIVE (30' R/W) WITH THE NORTH RIGHT-OF-WAY OF AZELIA DRIVE (30' R/W); THENCE ALONG THE NORTH RIGHT-OF-WAY OF AZELIA DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 36°08'45" WEST, A DISTANCE OF 26.09 FEET TO A POINT; THENCE SOUTH 41°09'49" WEST, A DISTANCE OF 25.16 FEET TO A POINT; THENCE SOUTH 46°39'04" WEST, A DISTANCE OF 22.30 FEET TO A POINT; THENCE SOUTH 52°43'16" WEST, A DISTANCE OF 25.37 FEET TO A POINT; THENCE SOUTH 58°55'39" WEST, A DISTANCE OF 21.71 FEET TO A POINT; THENCE SOUTH 67°48'52" WEST, A DISTANCE OF 12.50 FEET TO A POINT; THENCE SOUTH 83°39'25" WEST, A DISTANCE OF 15.95 FEET TO A POINT; THENCE NORTH 86°32'58" WEST, A DISTANCE OF 18.26 FEET TO A POINT; THENCE NORTH 79°23'49" WEST, A DISTANCE OF 11.14 FEET TO A POINT; THENCE NORTH 67°32'53" WEST, A DISTANCE OF 69.91 FEET TO THE INTERSECTION WITH THE PROPOSED RIGHT-OF-WAY OF AZELIA DRIVE; THENCE ALONG THE PROPOSED RIGHT-OF-WAY OF AZELIA DRIVE 233.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74°17'50" EAST, 216.23 FEET TO THE **POINT OF BEGINNING**.

SAID TRACT CONTAINS 2,074 SQUARE FEET OR 0.048 ACRE.

EXHIBIT "B"

Line Table		
LINE #	BEARING	LENGTH (FT)
1	S36°08'45"W	26.09
2	S41°09'49"W	25.16
3	S46°39'04"W	22.30
4	S52°43'16"W	25.37
5	S58°55'39"W	21.71
6	S67°48'52"W	12.50
7	S83°39'25"W	15.95
8	N86°32'58"W	18.26
9	N79°23'49"W	11.14
10	N67°32'53"W	69.91

GA. WEST ZONE

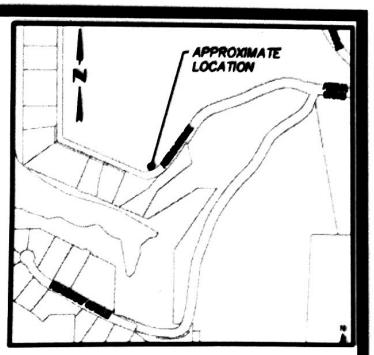
LEGAL DESCRIPTION

EXHIBIT

ALL THAT TRACT OR PARCEL OF LAND LYING AND BEING IN LAND LOT 156, 11th/ DISTRICT, HALL COUNTY, GEORGIA AND BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGIN AT A POINT ON THE NORTH RIGHT-OF-WAY OF AZELIA DRIVE (30' R/W) LYING SOUTH 74°02'43" WEST, A DISTANCE OF 1226.18 FEET FROM THE INTERSECTION OF THE SOUTH RIGHT-OF-WAY OF HOLLY HILL DRIVE (30' R/W) WITH THE NORTH RIGHT-OF-WAY OF AZELIA DRIVE (30' R/W); THENCE ALONG THE NORTH RIGHT-OF-WAY OF AZELIA DRIVE THE FOLLOWING COURSES AND DISTANCES: SOUTH 36°08'45" WEST, A DISTANCE OF 26.09 FEET TO A POINT; THENCE SOUTH 41°09'49" WEST, A DISTANCE OF 25.16 FEET TO A POINT; THENCE SOUTH 46°39'04" WEST, A DISTANCE OF 22.30 FEET TO A POINT; THENCE SOUTH 52°43'16" WEST, A DISTANCE OF 25.37 FEET TO A POINT; THENCE SOUTH 58°55'39" WEST, A DISTANCE OF 21.71 FEET TO A POINT; THENCE SOUTH 67°48'52" WEST, A DISTANCE OF 12.50 FEET TO A POINT; THENCE SOUTH 83°39'25" WEST, A DISTANCE OF 15.95 FEET TO A POINT; THENCE NORTH 86°32'58" WEST, A DISTANCE OF 18.26 FEET TO A POINT; THENCE NORTH 79°23'49" WEST, A DISTANCE OF 11.14 FEET TO A POINT; THENCE NORTH 67°32'53" WEST, A DISTANCE OF 69.91 FEET TO THE INTERSECTION WITH THE PROPOSED RIGHT-OF-WAY OF AZELIA DRIVE; THENCE ALONG THE PROPOSED RIGHT-OF-WAY OF AZELIA DRIVE 233.08 FEET ALONG THE ARC OF A CURVE TO THE LEFT, HAVING A RADIUS OF 175.00 FEET AND A CHORD BEARING AND DISTANCE OF NORTH 74°17'50" EAST, 216.23 FEET TO THE POINT OF BEGINNING.

SAID TRACT CONTAINS 2,074 SQUARE FEET OR 0.048 ACRE.

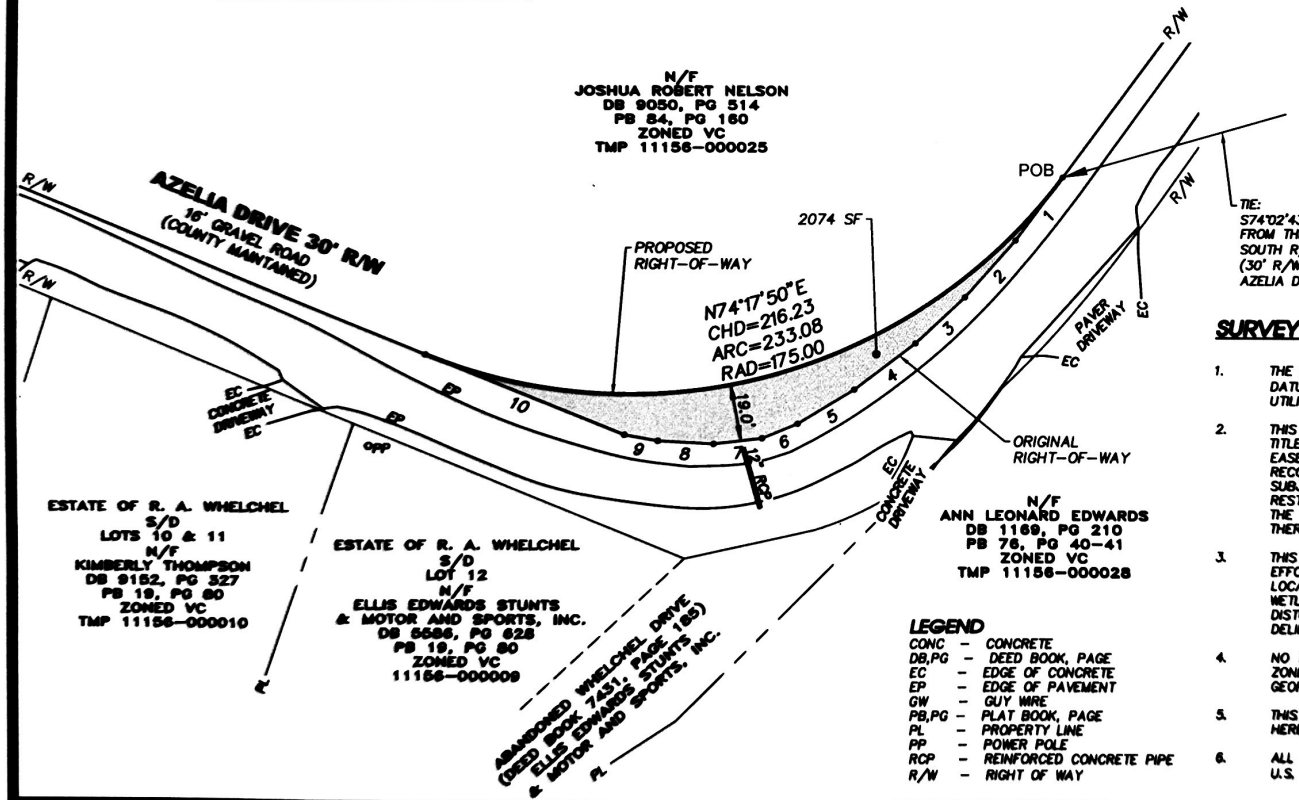


VICINITY MAP
SCALE: NTS

NOTES:

THIS PLAT IS NOT FOR RECORDING. THIS PLAT DOES NOT CONTAIN THE SURVEYOR'S CERTIFICATION REQUIRED BY O.C.G.A. SECTION 15-6-16 FOR RECORDING. THIS SURVEY COMPLIES WITH ALL OTHER REQUIREMENTS OF THE MINIMUM STANDARDS AND SPECIFICATIONS OF THE STATE BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS.

THIS IS NOT A BOUNDARY SURVEY AND IS NOT INTENDED TO TRANSFER PROPERTY.



LEGEND

CONC	-	CONCRETE
DB,PG	-	DEED BOOK, PAGE
EC	-	EDGE OF CONCRETE
EP	-	EDGE OF PAVEMENT
GW	-	GUY WIRE
PB,PG	-	PLAT BOOK, PAGE
PL	-	PROPERTY LINE
PP	-	POWER POLE
RCP	-	REINFORCED CONCRETE PIPE
R/W	-	RIGHT OF WAY

SURVEY NOTES

1. THE HORIZONTAL DATUM FOR THIS SURVEY IS THE NORTH AMERICAN DATUM OF 1983 (NAD 83 GEORGIA WEST ZONE) AS DETERMINED BY UTILIZING GPS.
2. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF A CURRENT TITLE COMMITMENT; THEREFORE EXCEPTION IS MADE HEREIN TO ANY EASEMENTS, RESERVATIONS, RIGHTS OF WAY AND RESTRICTIONS OF RECORD, WHICH MAY EXIST. FURTHERMORE, THIS PROPERTY MAY BE SUBJECT TO EASEMENTS, RESERVATIONS, RIGHTS OF WAY, OR RESTRICTIONS, WHICH ARE NOT RECORDED OR NOT DISCLOSED BY THE TITLE COMMITMENT OR OTHERWISE UNKNOWN TO THE SURVEYOR; THEREFORE EXCEPTION IS TAKEN TO ANY SUCH ITEMS.
3. THIS PROPERTY MAY OR MAY NOT CONTAIN WETLAND AREAS. NO EFFORTS HAVE BEEN MADE BY THIS SURVEYOR TO IDENTIFY OR LOCATE ANY WETLAND AREAS ON THIS PROPERTY. A QUALIFIED WETLAND SPECIALIST OR BIOLOGIST, PRIOR TO ANY LAND DISTURBANCE, SHOULD PERFORM WETLAND IDENTIFICATION AND DELINEATION.
4. NO PORTION OF THIS PROPERTY IS LOCATED IN A FLOOD HAZARD ZONE PER F.E.M.A. INSURANCE RATE MAP OF HALL COUNTY, GEORGIA. MAP NO. 13139C0075G, REVISED DATE APRIL 4, 2018.
5. THIS PLAT IS FOR THE EXCLUSIVE USE OF THE ENTITIES SHOWN HEREON; ANY USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. ALL DISTANCES AS SHOWN ARE HORIZONTAL GROUND DISTANCES IN U.S. SURVEY FEET (39.37 INCHES = 1 METER).

Rochester | DCCM
Rochester and Associates, LLC
425 Oak St NW, Gainesville, GA 30501
770.718.0600 p | www.rochester.dccm.com

RIGHT-OF-WAY EXHIBIT FOR
JOSHUA ROBERT NELSON
LOCATED IN
LAND LOT 156, 11th DISTRICT
HALL COUNTY, GEORGIA

SHEET 1 OF 1
DATE: 10/21/25
SCALE: 1"=40'
JOB NO.: G222053
DWN. BY: LJG
FILE NO.: MGT.EXHBT

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 11/2026

SUBJECT: Approve the purchase of one hundred ten (110) Motorola APX 6000 Radios for the Sheriff's Office to the State of Georgia Department of Administrative Services of Atlanta, GA and establish a capital projects budget in the amount of $132,000.00.

Meetings:

Work Session Date: 01/20/26

Voting Meeting Date: 01/22/26

Executive Summary:

Presenter: JM

Recommendation:
Approve.

Purpose of Request:
Approve the purchase of one hundred ten (110) Motorola APX 6000 Radios for the Sheriff's Office to the State of Georgia Department of Administrative Services of Atlanta, GA and establish a capital projects budget in the amount of $132,000.00.

History:

Hall County emergency services have standardized on usage of Motorola mobile radios.

Facts and Issues:
Radios purchased through Surplus Division, resulting in $632,773.90 in savings.

Surplus Pricing is $1,200.00 per radio.

Current state Contract Pricing 12/29/2025 is $6,952.49 per radio.

Options:

Funding Requested	$ 132,000.00
Are funds within current budget?	Yes
Source of Funds	Capital Projects Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes

Is there a deadline for this item?

Approvals:

Buyer	Submit	Approve	Purchasing
CB	SC	SC	AY
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	JL	CR
Clerk			
JR			

Attachments:

Financial Supplement
State of Georgia Surplus Pricing

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 11/2026

Funds Requested: $ 132,000.00

Request Budgeted: Yes

Proposed Source of Funding:

Capital Projects Fund

Budget Transfer Requested:

Yes

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	350-CAPITAL PROJECTS FUND	3310-SHERIFFâ€OPERATIONS	542500-OTHER EQUIPMENT	$132,000.00

Budget Transfer Items:

Fiscal Year	Fund	Division	Account	Amount
2026	350-CAPITAL PROJECTS FUND	3310-SHERIFFâ€OPERATIONS	542200-MOTOR VEHICLES	$-132,000.00
2026	350-CAPITAL PROJECTS FUND	3310-SHERIFFâ€OPERATIONS	542500-OTHER EQUIPMENT	$132,000.00

Additional Information/Comments:

This item is to also get approval to add the purchase of radios to the FY 2026 CIP, as this item was not included as part of the original approved one.

Contact for Questions: JM

Phone: 678-618-1235

From: Surplus Property <Surplus.Property@doas.ga.gov>
Sent: Friday, December 19, 2025 1:55 PM
To: Jimmie Taggart (911) <jtaggart@hallcounty.org>; Andy Penick (Purchasing) <apenick@hallcounty.org>; Andrew Youngblood (Purchasing) <andrew.youngblood@hallcounty.org>
Cc: Daryl L. Ballard <dballard@gsp.net>; Derrell Thigpen <dthigpen@gsp.net>; Jeremy B. Skidmore <jskidmore@gsp.net>; Denzel Whitehead <dswhitehead@gsp.net>; Phillip Anderson <panderson@gsp.net>
Subject: DNS 26-213204 Payment Request: Hall County Board of Commissioners (Sheriff's Office)
Importance: High

Some people who received this message don't often get email from surplus.property@doas.ga.gov. Learn why this is important

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 Direct Negotiated Sale (DNS) of the property AW **26-213204,** from ***Department of Public Safety*** to ***Hall County Board of Commissioners (Sheriff's Office)*** has been authorized.

Asset Number	Description	Qty Sent
ST-26-213204-001-NT	Motorola APX6000 BN Portable Radio	110

Total service charge for this transaction is $132,000.00. Plus, any applicable taxes. Total:

Please respond to this email to inform us of your method of payment. **Payment Due: December 31, 2025**

If paying by credit card, please send a copy of the card baring the agency's name (for verification) with all but the last four digits blacked out and a copy of this email for

reference. Once we receive it, we'll contact you for additional information to process the payment via PayPal.

If you are paying by check, please send Agency check to:

Payable to: State of Georgia Department of Administrative Services

Mail to: DOAS Fiscal Services

200 Piedmont Ave

Suite 1820 West Tower

Atlanta, GA 30334

Be sure to reference the DNS transaction number **(AW 26-213204)** on your check memo line and let us know when it has been mailed.

***Note: All Direct Negotiated Sales have restrictions. Property must be placed into use within 12 months and used for 12 months during the restriction period.**

****All property is offered for redistribution is "AS IS - WHERE IS." with no guaranty.**

Kindest Regards,

Tashika Wells, CPPS
Director, Surplus Division
Office: 404-657-8544 option 2
Email: surplus.property@doas.ga.gov
Website: doas.ga.gov
Lead. Empower. Collaborate.

$132,000/ 110 Radios = $1200.00 Per radio

Current State Contract Price 12/29/2025 = $6952.49 x 110 = $764,773.90

$764,773.90 - $132,000 = $632,773.90 in Savings.

DocuSign Envelope ID: 2A9F73CE-600B-4A34-873D-AD5D70DF5290

Form **W-9**
(Rev. March 2024)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give form to the requester. Do not send to the IRS.

Before you begin. For guidance related to the purpose of Form W-9, see *Purpose of Form*, below.

Print or type. See *Specific Instructions* on page 3.

1 Name of entity/individual. An entry is required. (For a sole proprietor or disregarded entity, enter the owner's name on line 1, and enter the business/disregarded entity's name on line 2.)

STATE OF GEORGIA DEPARTMENT OF ADMINISTRATIVE SERVICES

2 Business name/disregarded entity name, if different from above.

3a Check the appropriate box for federal tax classification of the entity/individual whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor ☐ C corporation ☐ S corporation ☐ Partnership ☐ Trust/estate

☐ LLC. Enter the tax classification (C = C corporation, S = S corporation, P = Partnership) . . . . .

Note: Check the "LLC" box above and, in the entry space, enter the appropriate code (C, S, or P) for the tax classification of the LLC, unless it is a disregarded entity. A disregarded entity should instead check the appropriate box for the tax classification of its owner.

☑ Other (see instructions) GOVERNMENT

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any)

Exemption from Foreign Account Tax Compliance Act (FATCA) reporting code (if any)

(Applies to accounts maintained outside the United States.)

3b If on line 3a you checked "Partnership" or "Trust/estate," or checked "LLC" and entered "P" as its tax classification, and you are providing this form to a partnership, trust, or estate in which you have an ownership interest, check this box if you have any foreign partners, owners, or beneficiaries. See instructions . . . . . ☐

5 Address (number, street, and apt. or suite no.). See instructions.

200 PIEDMONT AVENUE, SUITE 1820 WEST TOWER

Requester's name and address (optional)

6 City, state, and ZIP code

ATLANTA, GA 30334

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. See also *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

5	8	–	1	1	2	5	8	4	4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and, generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** Paulette Petty | **Date** 3/25/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

What's New

Line 3a has been modified to clarify how a disregarded entity completes this line. An LLC that is a disregarded entity should check the appropriate box for the tax classification of its owner. Otherwise, it should check the "LLC" box and enter its appropriate tax classification.

New line 3b has been added to this form. A flow-through entity is required to complete this line to indicate that it has direct or indirect foreign partners, owners, or beneficiaries when it provides the Form W-9 to another flow-through entity in which it has an ownership interest. This change is intended to provide a flow-through entity with information regarding the status of its indirect foreign partners, owners, or beneficiaries, so that it can satisfy any applicable reporting requirements. For example, a partnership that has any indirect foreign partners may be required to complete Schedules K-2 and K-3. See the Partnership Instructions for Schedules K-2 and K-3 (Form 1065).

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS is giving you this form because they

QUOTE-2952113

MOTOROLA SOLUTIONS







HALL COUNTY COMMISSIONERS

APX 6000 Quote (1)

12/29/2025

The design, technical, pricing, and other information ("Information") furnished with this submission is confidential proprietary information of Motorola Solutions, Inc. or the Motorola Solutions entity providing this quote ("Motorola") and is submitted with the restriction that it is to be used for evaluation purposes only. To the fullest extent allowed by applicable law, the Information is not to be disclosed publicly or in any manner to anyone other than those required to evaluate the Information without the express written permission of Motorola.
MOTOROLA, MOTO, MOTOROLA SOLUTIONS, and the Stylized M Logo are trademarks or registered trademarks of Motorola Trademark Holdings, LLC and are used under license. All other trademarks are the property of their respective owners. © 2020 Motorola Solutions, Inc. All rights reserved.

MOTOROLA SOLUTIONS

QUOTE-2952113
APX 6000 Quote (1)

Billing Address:
HALL COUNTY
COMMISSIONERS
PO BOX 1435
GAINESVILLE, GA 30503
US

Quote Date:12/29/2025
Expiration Date:02/27/2026
Quote Created By:
Amy Jenkins
Government Account Manager
Amy.Jenkins@
motorolasolutions.com

End Customer:
HALL COUNTY COMMISSIONERS
John Morgan

Contract: 36273 - SOURCEWELL

Summary:

Any sales transaction resulting from Motorola's quote is based on and subject to the applicable Motorola Standard Terms and Conditions, notwithstanding terms and conditions on purchase orders or other Customer ordering documents. Motorola Standard Terms and Conditions are found at www.motorolasolutions.com/product-terms.

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
	APX™ 6000 Series	APX6000				
1	H98UCF9PW6BN	PORTABLE RADIO APX6000 700/800 MODEL 2.5	1	$3,924.00	$2,864.52	$2,864.52
1a	H869BZ	SOFTWARE LICENSE ENH: MULTIKEY	1	$388.00	$283.24	$283.24
1b	G996AU	ADD: PROGRAMMING OVER P25 (OTAP)	1	$118.00	$86.14	$86.14
1c	QA05570AA	ALT: LI-ION IMPRES 2 IP68 3400 MAH	1	$123.59	$90.22	$90.22
1d	Q361AR	ADD: P25 9600 BAUD TRUNKING	1	$353.00	$257.69	$257.69
1e	Q173AZ	ADD: SMARTZONE OMNILINK	1	$0.00	$0.00	$0.00
1f	QA00580AC	ADD: TDMA OPERATION	1	$530.00	$386.90	$386.90
1g	QA09007AA	ADD: OUT OF THE BOX WIFI PROVISIONING	1	$0.00	$0.00	$0.00
1h	QA09001AB	ADD: WIFI CAPABILITY	1	$353.00	$257.69	$257.69
1i	QA03399AA	ADD: ENHANCED DATA APX	1	$177.00	$129.21	$129.21
1j	H38BT	ADD: SMARTZONE OPERATION	1	$1,412.00	$1,030.76	$1,030.76
1k	QA07682AA	ADD: SMARTCONNECT	1	$0.00	$0.00	$0.00
1l	QA09113AB	ADD: BASELINE RELEASE SW	1	$0.00	$0.00	$0.00

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.
Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

Line #	Item Number	Description	Qty	List Price	Sale Price	Ext. Sale Price
1m	Q806BM	ADD: ASTRO DIGITAL CAI OPERATION	1	$607.00	$443.11	$443.11
1n	Q629AK	SOFTWARE LICENSE ENH: AES ENCRYPTION AND ADP	1	$560.00	$408.80	$408.80
1o	Q887AU	ADD: 5Y ESSENTIAL SERVICE	1	$306.00	$306.00	$306.00
2	PMNN4486A	PORTABLE RADIO BATTERY IMPRES 2 LI-ION R IP68 3400T	1	$207.10	$151.18	$151.18
3	NNTN8860B	CHARGER, SINGLE-UNIT, IMPRES 2, 3A, 115VAC, US/NA	1	$199.56	$145.68	$145.68
4	PMMN4099CL	AUDIO ACCESSORY-REMOTE SPEAKER MICROPHONE,IP68 REMOTE SPEAKER MICROPHONE,3.5MM,UL	1	$152.54	$111.35	$111.35

Grand Total

STATE CONTRACT

$6,952.49(USD)

Notes:

- Unless otherwise noted, this quote excludes sales tax or other applicable taxes (such as Goods and Services Tax, sales tax, Value Added Tax and other taxes of a similar nature). Any tax the customer is subject to will be added to invoices.

Any sales transaction following Motorola's quote is based on and subject to the terms and conditions of the valid and executed written contract between Customer and Motorola (the ""Underlying Agreement"") that authorizes Customer to purchase equipment and/or services or license software (collectively ""Products""). If no Underlying Agreement exists between Motorola and Customer, then Motorola's Standard Terms of Use and Motorola's Standard Terms and Conditions of Sales and Supply shall govern the purchase of the Products.

Motorola Solutions, Inc.: 500 West Monroe, United States - 60661 ~ #: 36-1115800

MOTOROLA SOLUTIONS

QUOTE-2952113

12/29/2025

HALL COUNTY COMMISSIONERS
PO BOX 1435
GAINESVILLE, GA 30503

RE: Motorola Quote for APX 6000 Quote (1)

Dear John Morgan,

Motorola Solutions is pleased to present HALL COUNTY COMMISSIONERS with this quote for quality communications equipment and services. The development of this quote provided us the opportunity to evaluate your requirements and propose a solution to best fulfill your communications needs.

This information is provided to assist you in your evaluation process. Our goal is to provide HALL COUNTY COMMISSIONERS with the best products and services available in the communications industry. Please direct any questions to Amy Jenkins at Amy.Jenkins@motorolasolutions.com.

We thank you for the opportunity to provide you with premier communications and look forward to your review and feedback regarding this quote.

Sincerely,

Amy Jenkins
Government Account Manager

VENDOR #[redacted] 14249

AGENDA ITEM

Consent Agenda

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 10/2026

SUBJECT: Approve the purchase of ten (10) new 2025 Ford Explorer Pursuit Vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of $442,980.00.

Meetings:

Work Session Date: 01/20/26

Voting Meeting Date: 01/22/26

Executive Summary:

Presenter: JM

Recommendation:
Approve.

Purpose of Request:
Approve the purchase of ten (10) new 2025 Ford Explorer Pursuit Vehicles for the Sheriff's Office to Billy Howell Ford Inc. of Cumming, GA, in the amount of $442,980.00.

History:
Billy Howell Ford of Cumming, GA is a vendor in good standing with the County.

Facts and Issues:
Billy Howell Ford Inc. is the lowest and responsible bidder for this purchase of ten (10) Ford Explorer Pursuit Vehicles.

The pricing for the recommended vendor is below state contract pricing for the same vehicle type.

Options:

Funding Requested	$ 442,980.00
Are funds within current budget?	Yes
Source of Funds	Capital Projects Fund
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Buyer	Submit	Approve	Purchasing
CB	SC	SC	AY
Budget	**Finance**	**Attorney**	**Administration**
JM	TS	JL	CR
Clerk			
JR			

Attachments:
Financial Supplement
Bidder Tab
Billy Howell - Quote
Akin & Brannen Quote

HALL COUNTY BOARD OF COMMISSIONERS
FINANCIAL SUPPLEMENT REPORT

AGENDA ITEM 10/2026

Funds Requested: $ 442,980.00

Request Budgeted: Yes

Proposed Source of Funding:

Capital Projects Fund

Budget Transfer Requested:

No

Funding Source Items:

Fiscal Year	Fund	Division	Account	Amount
2026	350-CAPITAL PROJECTS FUND	3310-SHERIFFâ€OPERATIONS	542200-MOTOR VEHICLES	$442,980.00

Budget Transfer Items:

Additional Information/Comments:

Contact for Questions: JM

Phone: 678-618-1235

Agenda Item # - PR #9263820	Ten (10) new 2025 Ford Explorer Pursuit Vehicles		
Bidders	**Billy Howell Ford**	**Akins Ford Dodge**	**Brannen Motor Co,**
	$ 442,980.00	$ 449,090.00	$ 469,000.00
Totals	**$ 442,980.00**	**$ 449,090.00**	**$ 469,000.00**

Billy Howell Ford
1805 Atlanta Highway • CUMMING, GA 30040
Phone: (770) 887-2311 • FAX:
www.howellford.com

BUYERS ORDER

SPC # _____
STOCK NO. TH251153
ETCH THEFT PROTECTION _____
DATE _____
SALESPERSON Michael Welch

PURCHASER Hall County BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE STATE GA
ZIP 30504 COUNTY _____ EMAIL _____
HOME PHONE _____ WORK _____ CELL _____
CAR ☐ TRUCK ☐ VAN ☐ OTHER ☐ E-MAIL _____

NEW ☑ DEMO ☐ USED ☐	YEAR	MAKE	MODEL	BODY TYPE
	2025	Ford	Police Interceptor Utility	Base All-Wheel
	SERIAL NUMBER		ODOMETER READING	COLOR
	1FM5K8AB8SGC53288		56	BLACK

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that ho has absolute title thereto and that same is free from any hens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-oft on the vehicle traded In and the balance as stated, herein. then and In the event that even If Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer Immediately the vehide sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE I Alta on the vehicle Pursuant to Public Law 85-506.

_____ Exp. Date
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No. _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To _____
Address _____
_____
Lien Code # _____

DEALER SUGGESTED RETAIL PRICE	44,295	00
Total Cash Price	44,295	00
Trade-In Allowance		
Trade Difference	44,295	00
Electronic Filing Fee		
Doc Fee		
Sales Tax ___ %		
Title		
Emissions Inspected (Used Only)		
GWRA Fee (New Only)	3	00
Other Fees		
Subtotal	44,298	00
Net Pay Off on Trade-In		
Balance	44,298	00
Deposit / Rebate		
Cash on Delivery		
Balance	44,298	00
Total Back Ends		
Balance Due Finance or Cash	44,298	00

Deposit _____ Rec. # _____

I accept delivery of this vehicle and i have read, understand and accept all provisions of this buyers' order covering this Ford Motor Company vehicle that I am purchasing.
THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

PURCHASER'S SIGNATURE _____

For the purpose of securing credit, I/we authorize BILLY HOWELL FORD to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD to check any and all credit sources.

Buyer's Signature X _____ Date _____

Accepted by BILLY HOWELL FORD
Sales Manager _____ Date _____

Billy Howell Ford
1805 Atlanta Highway • CUMMING, GA 30040
Phone: (770) 887-2311 • FAX:
www.howellford.com

BUYERS ORDER

SPC # _____
STOCK NO. TH251154
ETCH THEFT PROTECTION _____
DATE _____
SALESPERSON Michael Welch

PURCHASER Hall County BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE STATE GA
ZIP 30504 COUNTY _____ EMAIL _____
HOME PHONE _____ WORK _____ CELL _____
CAR ☐ TRUCK ☐ VAN ☐ OTHER ☐ E-MAIL _____

NEW ☑ DEMO ☐ USED ☐	YEAR	MAKE	MODEL	BODY TYPE
	2025	Ford	Police Interceptor Utility	Base All-Wheel
	SERIAL NUMBER		ODOMETER READING	COLOR
	1FM5K8AB7SGC56513		52	BLACK

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that ho has absolute title thereto and that same is free from any hens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-oft on the vehicle traded In and the balance as stated, herein. then and In the event that even If Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer Immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE I Alta on the vehicle Pursuant to Public Law 85-506.

_____ Exp. Date
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No. _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To _____
Address _____
_____
Lien Code # _____

DEALER SUGGESTED RETAIL PRICE	44,295 00
Total Cash Price	44,295 00
Trade-In Allowance	
Trade Difference	44,295 00
Electronic Filing Fee	
Doc Fee	
Sales Tax ___ %	
Title	
Emissions Inspected (Used Only)	
GWRA Fee (New Only)	3 00
Other Fees	
Subtotal	44,298 00
Net Pay Off on Trade-In	
Balance	44,298 00
Deposit / Rebate	
Cash on Delivery	
Balance	44,298 00
Total Back Ends	
Balance Due Finance or Cash	44,298 00

Deposit _____ Rec. # _____

I accept delivery of this vehicle and i have read, understand and accept all provisions of this buyers' order covering this Ford Motor Company vehicle that I am purchasing.
THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

PURCHASER'S SIGNATURE _____

For the purpose of securing credit, I/we authorize BILLY HOWELL FORD to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD to check any and all credit sources.

Buyer's Signature X _____ Date _____

Accepted by BILLY HOWELL FORD
Sales Manager _____ Date _____

Billy Howell Ford
1805 Atlanta Highway • CUMMING, GA 30040
Phone: (770) 887-2311 • FAX:
www.howellford.com

BUYERS ORDER

SPC # _____
STOCK NO. TH251155
ETCH THEFT PROTECTION _____
DATE _____
SALESPERSON Michael Welch

PURCHASER Hall County BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE STATE GA
ZIP 30504 COUNTY _____ EMAIL _____
HOME PHONE _____ WORK _____ CELL _____
CAR ☐ TRUCK ☐ VAN ☐ OTHER ☐ E-MAIL _____

NEW ☑ DEMO ☐ USED ☐	YEAR	MAKE	MODEL	BODY TYPE
	2025	Ford	Police Interceptor Utility	Base All-Wheel
	SERIAL NUMBER		ODOMETER READING	COLOR
	1FM5K8AB2SGC53177		57	BLACK

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that ho has absolute title thereto and that same is free from any hens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-oft on the vehicle traded In and the balance as stated, herein. then and In the event that even If Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer Immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE I Alta on the vehicle Pursuant to Public Law 85-506.

_____ Exp. Date
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No. _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To _____
Address _____
_____
Lien Code # _____

DEALER SUGGESTED RETAIL PRICE	44,295	00
Total Cash Price	44,295	00
Trade-In Allowance		
Trade Difference	44,295	00
Electronic Filing Fee		
Doc Fee		
Sales Tax ___%		
Title		
Emissions Inspected (Used Only)		
GWRA Fee (New Only)	3	00
Other Fees		
Subtotal	44,298	00
Net Pay Off on Trade-In		
Balance	44,298	00
Deposit / Rebate		
Cash on Delivery		
Balance	44,298	00
Total Back Ends		
Balance Due Finance or Cash	44,298	00

Deposit _____ Rec. # _____

I accept delivery of this vehicle and i have read, understand and accept all provisions of this buyers' order covering this Ford Motor Company vehicle that I am purchasing.
THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

PURCHASER'S SIGNATURE _____

For the purpose of securing credit, I/we authorize BILLY HOWELL FORD to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD to check any and all credit sources.

Buyer's Signature X _____ Date _____

Accepted by BILLY HOWELL FORD
Sales Manager _____ Date _____

Billy Howell Ford
1805 Atlanta Highway • CUMMING, GA 30040
Phone: (770) 887-2311 • FAX:
www.howellford.com

BUYERS ORDER

SPC # _____
STOCK NO. TH251176
ETCH THEFT PROTECTION _____
DATE _____
SALESPERSON Michael Welch

PURCHASER Hall County BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE STATE GA
ZIP 30504 COUNTY _____ EMAIL _____
HOME PHONE _____ WORK _____ CELL _____
CAR ☐ TRUCK ☐ VAN ☐ OTHER ☐ E-MAIL _____

NEW ☑ DEMO ☐ USED ☐	YEAR	MAKE	MODEL	BODY TYPE
	2025	Ford	Police Interceptor Utility	Base All-Wheel
	SERIAL NUMBER		ODOMETER READING	COLOR
	1FM5K8AB5SGC54419		175	BLACK

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that ho has absolute title thereto and that same is free from any hens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-oft on the vehicle traded In and the balance as stated, herein. then and In the event that even If Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer Immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE I Alta on the vehicle Pursuant to Public Law 85-506.

_____ Exp. Date
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No. _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To _____
Address _____
_____
Lien Code # _____

DEALER SUGGESTED RETAIL PRICE	44,295 00
Total Cash Price	44,295 00
Trade-In Allowance	
Trade Difference	44,295 00
Electronic Filing Fee	
Doc Fee	
Sales Tax ___ %	
Title	
Emissions Inspected (Used Only)	
GWRA Fee (New Only)	3 00
Other Fees	
Subtotal	44,298 00
Net Pay Off on Trade-In	
Balance	44,298 00
Deposit / Rebate	
Cash on Delivery	
Balance	44,298 00
Total Back Ends	
Balance Due Finance or Cash	44,298 00

Deposit _____ Rec. # _____

I accept delivery of this vehicle and i have read, understand and accept all provisions of this buyers' order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

PURCHASER'S SIGNATURE _____

For the purpose of securing credit, I/we authorize BILLY HOWELL FORD to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD to check any and all credit sources.

Buyer's Signature X _____ Date _____

Accepted by BILLY HOWELL FORD
Sales Manager _____ Date _____

Billy Howell Ford
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Phone: (770) 887-2311 • FAX:
www.howellford.com

BUYERS ORDER

SPC # _____
STOCK NO. TH251177
ETCH THEFT PROTECTION _____
DATE _____
SALESPERSON Michael Welch

PURCHASER Hall County BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE STATE GA
ZIP 30504 COUNTY _____ EMAIL _____
HOME PHONE _____ WORK _____ CELL _____
CAR ☐ TRUCK ☐ VAN ☐ OTHER ☐ E-MAIL _____

NEW ☑ DEMO ☐ USED ☐	YEAR	MAKE	MODEL	BODY TYPE
	2025	Ford	Police Interceptor Utility	Base All-Wheel
	SERIAL NUMBER		ODOMETER READING	COLOR
	1FM5K8AB5SGC55375		171	BLACK

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that ho has absolute title thereto and that same is free from any hens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-oft on the vehicle traded In and the balance as stated, herein. then and In the event that even If Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer Immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE I Alta on the vehicle Pursuant to Public Law 85-506.

_____ Exp. Date
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No. _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To _____
Address _____
_____
Lien Code # _____

DEALER SUGGESTED RETAIL PRICE	44,295 00
Total Cash Price	44,295 00
Trade-In Allowance	
Trade Difference	44,295 00
Electronic Filing Fee	
Doc Fee	
Sales Tax ___ %	
Title	
Emissions Inspected (Used Only)	
GWRA Fee (New Only)	3 00
Other Fees	
Subtotal	44,298 00
Net Pay Off on Trade-In	
Balance	44,298 00
Deposit / Rebate	
Cash on Delivery	
Balance	44,298 00
Total Back Ends	
Balance Due Finance or Cash	44,298 00

Deposit _____ Rec. # _____

I accept delivery of this vehicle and i have read, understand and accept all provisions of this buyers' order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

PURCHASER'S SIGNATURE _____

For the purpose of securing credit, I/we authorize BILLY HOWELL FORD to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD to check any and all credit sources.

Buyer's Signature X _____ Date _____

Accepted by BILLY HOWELL FORD
Sales Manager _____ Date _____

Billy Howell Ford
1805 Atlanta Highway • CUMMING, GA 30040
Phone: (770) 887-2311 • FAX:
www.howellford.com

BUYERS ORDER

SPC # _____
STOCK NO. TH251178
ETCH THEFT PROTECTION _____
DATE _____
SALESPERSON Michael Welch

PURCHASER Hall County BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE STATE GA
ZIP 30504 COUNTY _____ EMAIL _____
HOME PHONE _____ WORK _____ CELL _____
CAR ☐ TRUCK ☐ VAN ☐ OTHER ☐ E-MAIL _____

NEW ☑ DEMO ☐ USED ☐	YEAR	MAKE	MODEL	BODY TYPE
	2025	Ford	Police Interceptor Utility	Base All-Wheel
	SERIAL NUMBER		ODOMETER READING	COLOR
	1FM5K8AB5SGB47936		173	BLACK

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that ho has absolute title thereto and that same is free from any hens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-oft on the vehicle traded In and the balance as stated, herein. then and In the event that even If Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer Immediately the vehide sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE I Alta on the vehicle Pursuant to Public Law 85-506.

_____ Exp. Date
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No. _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To _____
Address _____
_____
Lien Code # _____

DEALER SUGGESTED RETAIL PRICE	44,295 00
Total Cash Price	44,295 00
Trade-In Allowance	
Trade Difference	44,295 00
Electronic Filing Fee	
Doc Fee	
Sales Tax ___ %	
Title	
Emissions Inspected (Used Only)	
GWRA Fee (New Only)	3 00
Other Fees	
Subtotal	44,298 00
Net Pay Off on Trade-In	
Balance	44,298 00
Deposit / Rebate	
Cash on Delivery	
Balance	44,298 00
Total Back Ends	
Balance Due Finance or Cash	44,298 00

Deposit _____ Rec. # _____

I accept delivery of this vehicle and i have read, understand and accept all provisions of this buyers' order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

PURCHASER'S SIGNATURE _____

For the purpose of securing credit, I/we authorize BILLY HOWELL FORD to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD to check any and all credit sources.

Buyer's Signature X _____ Date _____

Accepted by BILLY HOWELL FORD
Sales Manager _____ Date _____

Billy Howell Ford
1805 Atlanta Highway • CUMMING, GA 30040
Phone: (770) 887-2311 • FAX:
www.howellford.com

BUYERS ORDER

SPC # _____
STOCK NO. TH251179
ETCH THEFT PROTECTION _____
DATE _____
SALESPERSON Michael Welch

PURCHASER Hall County BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE STATE GA
ZIP 30504 COUNTY _____ EMAIL _____
HOME PHONE _____ WORK _____ CELL _____
CAR ☐ TRUCK ☐ VAN ☐ OTHER ☐ E-MAIL _____

NEW ☑ DEMO ☐ USED ☐	YEAR	MAKE	MODEL	BODY TYPE
	2025	Ford	Police Interceptor Utility	Base All-Wheel
	SERIAL NUMBER		ODOMETER READING	COLOR
	1FM5K8AB5SGC49365		169	BLACK

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

Purchaser hereby sells and transfers unto Dealer the used car described herein and warrants that ho has absolute title thereto and that same is free from any hens or encumbrances except as disclosed herein, provided however, if there is any difference between the actual pay-oft on the vehicle traded In and the balance as stated, herein. then and In the event that even If Purchaser fails to pay said difference within 24 hours after demand, Dealer may, at its election, declare this agreement null and void with no title demand, Dealer may, at its election, declare this agreement null and void with no title passing to Purchaser and Purchaser agrees to return to Dealer Immediately the vehicle sold to Purchaser.

Purchaser certifies that Purchaser is 18 years of age or older.

Purchaser accepts delivery of the vehicle sold by the Dealer as described herein and acknowledges that this vehicle has a FEDERAL PRICE I Alta on the vehicle Pursuant to Public Law 85-506.

_____ Exp. Date
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No. _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To _____
Address _____
_____
Lien Code # _____

DEALER SUGGESTED RETAIL PRICE	44,295 00
Total Cash Price	44,295 00
Trade-In Allowance	
Trade Difference	44,295 00
Electronic Filing Fee	
Doc Fee	
Sales Tax ___ %	
Title	
Emissions Inspected (Used Only)	
GWRA Fee (New Only)	3 00
Other Fees	
Subtotal	44,298 00
Net Pay Off on Trade-In	
Balance	44,298 00
Deposit / Rebate	
Cash on Delivery	
Balance	44,298 00
Total Back Ends	
Balance Due Finance or Cash	44,298 00

Deposit _____ Rec. # _____

For the purpose of securing credit, I/we authorize BILLY HOWELL FORD to check my/our credit and to answer questions about credit experience with me/us and I/we authorize BILLY HOWELL FORD to check any and all credit sources.

Buyer's Signature X _____ Date _____

I accept delivery of this vehicle and i have read, understand and accept all provisions of this buyers' order covering this Ford Motor Company vehicle that I am purchasing.

THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

PURCHASER'S SIGNATURE _____

Accepted by BILLY HOWELL FORD
Sales Manager _____ Date _____

Billy Howell Ford
1805 Atlanta Highway • CUMMING, GA 30040
Phone: (770) 887-2311 • FAX:
www.howellford.com

BUYERS ORDER

SPC # _____
STOCK NO. TH251180
ETCH THEFT PROTECTION _____
DATE _____
SALESPERSON Michael Welch

PURCHASER Hall County BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE STATE GA
ZIP 30504 COUNTY _____ EMAIL _____
HOME PHONE _____ WORK _____ CELL _____
CAR ☐ TRUCK ☐ VAN ☐ OTHER ☐ E-MAIL _____

NEW ☑ DEMO ☐ USED ☐	YEAR	MAKE	MODEL	BODY TYPE
	2025	Ford	Police Interceptor Utility	Base All-Wheel
	SERIAL NUMBER		ODOMETER READING	COLOR
	1FM5K8AB8SGC49411		168	BLACK

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

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_____ Exp. Date
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No. _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To _____
Address _____
_____
Lien Code # _____

DEALER SUGGESTED RETAIL PRICE	44,295	00
Total Cash Price	44,295	00
Trade-In Allowance		
Trade Difference	44,295	00
Electronic Filing Fee		
Doc Fee		
Sales Tax ___ %		
Title		
Emissions Inspected (Used Only)		
GWRA Fee (New Only)	3	00
Other Fees		
Subtotal	44,298	00
Net Pay Off on Trade-In		
Balance	44,298	00
Deposit / Rebate		
Cash on Delivery		
Balance	44,298	00
Total Back Ends		
Balance Due Finance or Cash	44,298	00

Deposit _____ Rec. # _____

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PURCHASER'S SIGNATURE _____

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Buyer's Signature X _____ Date _____

Accepted by BILLY HOWELL FORD
Sales Manager _____ Date _____

Billy Howell Ford
1805 Atlanta Highway • CUMMING, GA 30040
Phone: (770) 887-2311 • FAX:
www.howellford.com

BUYERS ORDER

SPC # _____
STOCK NO. TH251181
ETCH THEFT PROTECTION _____
DATE _____
SALESPERSON Michael Welch

PURCHASER Hall County BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE STATE GA
ZIP 30504 COUNTY _____ EMAIL _____
HOME PHONE _____ WORK _____ CELL _____
CAR ☐ TRUCK ☐ VAN ☐ OTHER ☐ E-MAIL _____

NEW ☑ DEMO ☐ USED ☐	YEAR	MAKE	MODEL	BODY TYPE
	2025	Ford	Police Interceptor Utility	Base All-Wheel
	SERIAL NUMBER		ODOMETER READING	COLOR
	1FM5K8AB8SGC49389		173	BLACK

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

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_____ Exp. Date
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No. _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To _____
Address _____
_____
Lien Code # _____

DEALER SUGGESTED RETAIL PRICE	44,295 00
Total Cash Price	44,295 00
Trade-In Allowance	
Trade Difference	44,295 00
Electronic Filing Fee	
Doc Fee	
Sales Tax ___ %	
Title	
Emissions Inspected (Used Only)	
GWRA Fee (New Only)	3 00
Other Fees	
Subtotal	44,298 00
Net Pay Off on Trade-In	
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Deposit / Rebate	
Cash on Delivery	
Balance	44,298 00
Total Back Ends	
Balance Due Finance or Cash	44,298 00

Deposit _____ Rec. # _____

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Buyer's Signature X _____ Date _____

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THIS ORDER NOT BINDING UNTIL SIGNED BY MANAGER

PURCHASER'S SIGNATURE _____

Accepted by BILLY HOWELL FORD
Sales Manager _____ Date _____

Billy Howell Ford
1805 Atlanta Highway • CUMMING, GA 30040
Phone: (770) 887-2311 • FAX:
www.howellford.com

BUYERS ORDER

SPC # _____
STOCK NO. TH251182
ETCH THEFT PROTECTION _____
DATE _____
SALESPERSON Michael Welch

PURCHASER Hall County BOC
ADDRESS 2875 BROWNS BRIDGE RD CITY GAINESVILLE STATE GA
ZIP 30504 COUNTY _____ EMAIL _____
HOME PHONE _____ WORK _____ CELL _____
CAR ☐ TRUCK ☐ VAN ☐ OTHER ☐ E-MAIL _____

NEW ☑ DEMO ☐ USED ☐	YEAR	MAKE	MODEL	BODY TYPE
	2025	Ford	Police Interceptor Utility	Base All-Wheel
	SERIAL NUMBER		ODOMETER READING	COLOR
	1FM5K8AB7SGC49321		168	BLACK

SOCIAL SECURITY NUMBER _____
DATE OF BIRTH _____

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_____ Exp. Date
Customer Signature

TRADE-IN DESCRIPTION

Year _____ Make _____
Model _____ Type _____ Mileage _____
Cyl. _____ Color _____
License No. _____ Decal _____
Serial No. _____
Lien Holder _____
Street Address _____
City _____
State _____ Zip _____
Verif. By _____ Good Until _____
Account # _____ Phone # _____

TITLE INFORMATION

Lien To _____
Address _____
_____
Lien Code # _____

DEALER SUGGESTED RETAIL PRICE	44,295 00
Total Cash Price	44,295 00
Trade-In Allowance	
Trade Difference	44,295 00
Electronic Filing Fee	
Doc Fee	
Sales Tax ___ %	
Title	
Emissions Inspected (Used Only)	
GWRA Fee (New Only)	3 00
Other Fees	
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Deposit / Rebate	
Cash on Delivery	
Balance	44,298 00
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Deposit _____ Rec. # _____

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PURCHASER'S SIGNATURE _____

Accepted by BILLY HOWELL FORD
Sales Manager _____ Date _____

2025 EXPLORER 4-DOOR

EXPLORER 4-DOOR

500A

Brannen Motor Company

VIN: 1FM5K8AB4SGB46678
Stock ID:



Exterior Color
AGATE BLACK METALLIC

Quote #2



Interior Color
ONYX INTERIOR

Hall County
Total= $46,900.00
(Multiple Units In Stock Now)

Power & Handling

3.3L TI-VCT V6 ENGINE
10-SPEED AUTO TRANSMISSION

Exterior Features

- 18" H.D.STEEL WHEELS
- 255/60R18 A/S BSW
- POLICE TIRES
- CLASS III HITCH RECEIVER
- DUAL EXHAUST SYSTEM
- DUAL POWER MIRRORS
- FULL SIZE 18" SPARE W/TPMS
- HEADLAMPS - AUTO, LED
- LOW/HIGH INCLUDES FRONT
- HOUSING (W/ LED WIG-WAG)
- KEY LOCKS (DR/PASS/LFTGT)
- PRIVACY GLASS 2ND/3RD ROW

Interior Features

- 35/30/35 SPLIT VINYL REAR
- A/C W/AUTOMATIC CLIMATE
- CONTROL, DUAL ZONE
- BLACK VINYL FLOOR COVERING
- CERTIFIED SPEEDOMETER
- CLOTH BUCKET FRONT SEATS
- CONSOLE MOUNTING PLATE
- ENGINE HOUR / IDLE METER
- HTD SANITIZATION SOLUTION
- RED/WHITE TASK LIGHTING
- PWR DR/PASS SEAT W/LUMBAR
- SEATBACK INTRUSION PLATES
- TILT/TELESCOPING STEERING
- WHL W/ 4 CONFIGURABLE
- LATCHING SWITCHES

- UNIVERSAL TOP TRAY

Functional

- AM/FM/MP3/BLUETOOTH & USB
- COLUMN MOUNTED SHIFTER
- ENGINE OIL COOLER
- FULL-TIME ALL WHEEL DRIVE
- SYSTEM
- HEAVY DUTY SUSPENSION
- HEAVY-DUTY 80-AMP BATTERY
- INTERIOR TRUNK/LIFTGATE
- RELEASE
- POLICE BRAKES: 4 WHL DISC
- W/ ABS & TRACTION CONTROL
- POWER STEERING W/EPAS
- REAR VIEW CAMERA
- TRANSMISSION OIL COOLER
- TRANSMISSION-10-SPEED AUTO

Safety/Security

- 75 MPH REAR-CRASH TESTED
- ADVANCETRAC WITH RSC®
- AIRBAGS - FRONT AND SIDE
- AIRBAGS - SAFETY CANOPY
- SOS POST CRASH ALERT SYS
- TIRE PRESSURE MONITOR SYS

Warranty

- 3 YR/36K MILE BUMPER-TO-
- BUMPER WARRANTY
- 5 YR/100K MILE POWERTRAIN
- CARE EXTENDED SERVICE PLAN
- (ZERO DEDUCTIBLE)

Options

- 2025 MODEL YEAR
- AGATE BLACK METALLIC
- EBONY CLOTH FRT/VINYL REAR
- FM STEREO
- 3.3L TI-VCT V6 ENGINE
- 10-SPEED AUTO TRANSMISSION
- JOB #2 ORDER
- FORD FLEET SPECIAL ADJUSTMENT
- 50 STATE EMISSIONS
- FRONT LICENSE PLATE BRACKET
- CLASS E 6001-7000 LBS.
- EQUIPMENT GROUP 500A
- NET INVOICE FLEET OPTION (B4A)
- P255/60R18 A/S BSW TIRES
- 119 INCH WHEELBASE
- AUX CLIMATE CONTROL
- CARGO DOME LAMP -RED/WHITE
- POWER DOOR LOCKS
- H8 AGM BATTERY
- COURTESY LAMP DISABLE
- POLICE ENGINE IDLE FEATURE
- CLASS IV TRAILER TOW PACKAGE
- AUTO START-STOP REMOVAL
- POWER MIRROR/BLIND SPOT/HEATED
- KEYLESS ENTRY - 4 FOBS
- TRI-ZONE ELEC TEMP CONTROL

- WIRING GRILL/LAMP/SIREN/SPKRS
- CONFIG AUDIO CTRLS LESS VOICE
- 18" BLACK-PAINTED STEEL WHEEL
- WHEEL HUB CAPS
- PERIMETER ALERT
- FRONT HEADLMP HOUSING ONLY PKG
- REAR TAILLAMP HOUSING
- 8-WAY POWER PASSENGER SEAT
- CLOTH BUCKETS/VINYL REAR SEATS
- ONYX INTERIOR

AKINS FORD DODGE 220 W. MAY STREET WINDER GA 30680

CONTACT: JESSICA FARRIBA JFARRIBA@AKINSONLINE.COM (770) 868-5221

QUOTE #3

2025 FORD EXPLORER POLICE INTERCEPTOR UNIT

STANDARD EQUIPMENT - FULL SIZE SPARE, 18"X18 PAINTED BLACK STEEL WHEELS,CLIMATE CONTROL, DARK CAR, RED AND WHITE DOME LAMP, FRONT CLOTH REAR VINYL SEATS, BLIND SPOT MONITORING,KEYLESS ENTRY - 4 KEY FOBS, POLICE ENGINE IDLE, 8" SCREEN, ANDROID AUTO AND CARPLAY

Qty	Code	Vehicle Options A		Total		Code	Vehicle Options B		Total
	99C/44U	3.0 L V6 ECOBOOST ENGINE	47,837.00	0.00		**	**INTERIOR UPGRADE PACKAGE**		
	998/44U	3.3L V6 DI ENGINE	44,909.00	0.00			1ST AND SCND ROW CARPET.		
	99W/44B	3.3L V6 DI HYBRID ENGINE - LATE AVAILABLE	45,958.00	0.00			REAR CLOTH, CENTER CONSOLE		
				0.00			18" ALUMINUM WHEELS		
				0.00			FLOOR MATS FRONT AND REAR		
	51T	DRIVERS SIDE SPOT LAMP LED -WHELEN	420.00	0.00			NOT AVAILABLE WITH ECOBOOST		
	51R	DRIVERS SIDE SPOT LAMP LED - UNITY	400.00	0.00			POWERTRAIN (99C/44U)		
	942	DAYTIME RUNNING LIGHTS	50.00	0.00		**	**TAIL LAMP LIGHTING SOLUTION**		
	FW	2ND ROW CLOTH SEATS	70.00	0.00			LED TAIL LAMP WIG WAG MODULE		
	60R	NOISE SUPPRESSION BONDS	100.00	0.00			LED LIGHTS ONLY		
	90D	BALLIS DOOR PANEL DRIVER ONLY LVL III	1,590.00	0.00					
	90E	BALLIS DOOR PANEL DRIVER AND PASS LVL III	3,170.00	0.00					
	16D	BADGE DELETE	0.00	0.00		**	**REAR LIGHTING SOLUTION**		
	16P	REAR BUMPER STEP PAD	100.00	0.00			2 BACKLIT FLASHING LED LIGHTS		
	67U	ULTIMATE WIRING PACKAGE	640.00	0.00					
	63B	SIDE MARKER LED	340.00	0.00		**	**READY FOR THE ROAD PACKAGE**		
	41H	ENGINE BLOCK HEATER	190.00	0.00			ALL IN COMPLETE LIGHT PACKAGE		
	47E	12.1 INTEGRATED COMPUTER SCREEN	3,700.00	0.00		**	**FRONT HEADLAMP LIGHTING SOLUTION**		
	68G	REAR DOORS/WINDOWS INOPERABLE	80.00	0.00			WIG WAG FUNCTION		
	16C	FLOOR CARPET WITH MATS	150.00	0.00			2 RD/BL/WHTE LED SIDE WARNING		
	21L	FRONT WARNING AUX LIGHTS	580.00	0.00			LIGHTS. PRE WIRE FOR GRILLE LED		
	43A	REAR AUXILIARY LIFTGATE LIGHTS	400.00	0.00			**REGIONAL DELIVERY FEE:**		
	63L	REAR QUARTER GLASS SIDE MARKER LIGHTS	580.00	0.00			REGION 1	120.00	0.00
	96T	REAR SPOILER TRAFFIC WARNING LIGHTS	1,500.00	0.00			REGION 2	100.00	0.00
	65U	INTERIOR UPGRADE PACKAGE	390.00	0.00			REGION 3	100.00	0.00
	66B	TAIL LAMP LIGHTING SOLUTION	430.00	0.00			REGION 4	100.00	0.00
	66C	REAR LIGHTING SOLUTION	460.00	0.00			REGION 5	80.00	0.00
	67H	READY FOR THE ROAD PACKAGE	3,800.00	0.00			REGION 6	150.00	0.00
	66A	FRONT HEADLAMP LIGHTING SOLUTION	900.00	0.00			REGION 7	150.00	0.00
	76D	DEFLECTOR PLATE	340.00	0.00			REGION 8	175.00	0.00
	92R	2ND ROW SOLAR TINT. REAR PRIVACY GLASS	90.00	0.00			REGION 9	175.00	0.00
	64E	18" PAINTED ALUMINUM WHEEL	500.00	0.00			REGION 10	245.00	0.00
							REGION 11	245.00	0.00
							REGION 12	245.00	0.00
							DELIVERY		0.00

PAINT COLORS					
		NO CHARGE PAINTS			
	UM	AGATE BLACK			
	JS	ICONIC SILVER			
	YZ	OXFORD WHITE			
	UJ	STERLING GREY			
	LK	DARK BLUE			
	TN	SILVER GREY MET			
	M7	CARBONIZED GRAY			
	E4	VERMILLION RED			
	LM	ROYAL BLUE			

Base Vehicle	$0.00
Total Vehicle Options A	$0.00
DELIVERY	$0.00
TOTAL COST	$0.00

Phone #

Address

PURCHASE ORDER #

AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 6/2026

SUBJECT: **5773 & 5769 Conner Road | Special Use |** for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) **| Proposed Use: Agri-entertainment venue |** Commission District 2 **| Dwayne Bradley Walton, applicant**

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: KA

Recommendation:
Approval, with conditions

1. The property shall be developed in accordance with the site plan dated September 12, 2025, and the project narrative dated October 22, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Prior to issuance of an agri-entertainment venue business license, a combination plat application shall be submitted to the County for approval.
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there may be discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.
4. All conditions of zoning shall be made a part of any plats or development plans created for the property.

Purpose of Request:
5773 & 5769 Conner Road | Special Use | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue |** Commission District 2 | **Dwayne Bradley Walton, applicant**

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign
Public Comment - from Alden Woodside
Public Comment - from Robert Lathroum
Public Comment - from Danny & Deanna Hughes
Public Comment - from Josh Belinfante2
Public Comment - from Josh Belinfante
Public Comment - from Sheila Humberstone
Public Comment - from Sherry Smallwood
Public Comment - from Shannon Leonard
Public Comment - from Matthew & Michelle Ducato
Public Comment - from Dawn Holcomb
Public Comment - from Kaitlyn & Jason Hickman
Public Comment - from Rene Alvarez
Public Comment - from Michael Coletta
Public Comment - from Dina Snyder
Public Comment - from Chris Flynn
Public Comment - from Brad Tino
Public Comment - from Philana Nowak
Public Comment - from Renee DuBose
Public Comment - from Zane Brock
Public Comment - from Susan Taylor
Public Comment - from Bryan Stone
Public Comment - from Corey Crawford
Public Comment - from Debbie Melcher
Public Comment - from Freda Kalina
Public Comment - from Jessica Smith
Public Comment - from Joanne Nail
Public Comment - from Kaitlin Inman
Public Comment - from Karen Willingham
Public Comment - from Lori Palmer
Public Comment - from Melissa Tillery
Public Comment - from Sharon Roach
Public Comment - from George McIlroy
Public Comment - from Rhodes Lee
Public Comment - from Kim Duncan
Public Comment - from Sherry McAdams
Public Comment - from Brian Johnston
Public Comment - from Ken Brandstetter

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Dwayne Bradley Walton

Request ..... (A) **Special Use** | Agri-entertainment venue
(B) **Variance**| from section 7.7.3

Proposed Use ..... (A) & (B) Agri-Entertainment venue

Size ..... 11.96± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **5773 & 5769 Conner Road** | Tax Parcel 08110 000151 & 08110 000015 (pt)

Commission District ..... Two

Commission Date ..... January 22, 2026

Staff Recommendation ..... (A) **Approval, with conditions,** as the proposed special use is compatible with the Agricultural Residential 1 (AR-1) zoning district.
(B) **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number(s) ..... (A) HZCU25-0057
(B) HVAR25-0070

(A) Staff recommends <u>APPROVAL</u> of the applicant's request, with the following conditions:

1. The property shall be developed in accordance with the site plan dated September 12, 2025, and the project narrative dated October 22, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Prior to issuance of an agri-entertainment venue business license, a combination plat application shall be submitted to the County for approval.

3. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there may be discrepancies

between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.

4. All conditions of zoning shall be made a part of any plats or development plans created for the property.

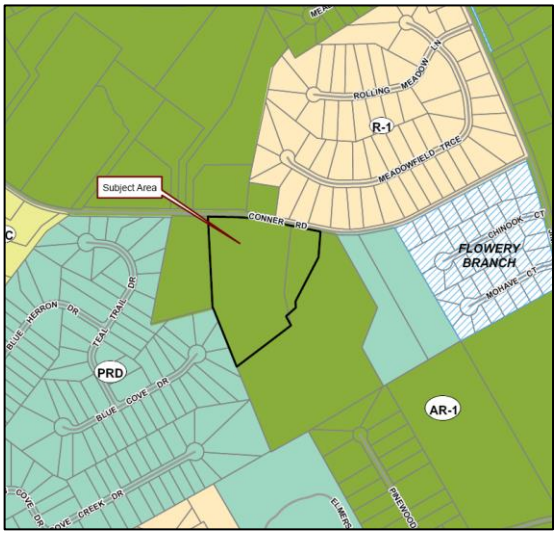
(B) Staff recommends DENIAL of the applicant's request.

The following should be considered as variances to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

1. **7.7.3.B.3 – Agri-entertainment Events –** The agri-entertainment primary event structure must be located at least 300 feet from any property line under separate ownership.
   - The primary event structure is approximately 200 feet from the nearest property line under separate ownership.
2. **7.7.3.B.3 – Agri-entertainment Events –** All parking for agri-entertainment event must be located at least 200 feet from any property line under separate ownership.
   - The parking for the primary event is approximately 32 feet from the nearest property line under separate ownership.

Summary Analysis

The applicant is requesting approval of a special use to allow an agri-entertainment venue on an 11.96± acre tract zoned Agricultural Residential 1 (AR-1). The proposed business will be focused on operating a farm winery and vineyard that hosts a variety of special events. Concurrent to this request, the applicant is also seeking multiple variances from the agri-entertainment use standards to reduce the minimum required setback for the existing primary event structure from 300 feet to 200 feet. Additionally, the applicant is requesting to reduce the minimum required setback for the parking area from 200 feet to 34 feet.



The subject property is currently developed with a single-family residence, one metal building, and three areas designated for grape vineyard.

The surrounding properties are zoned Agricultural Residential 1 (AR-1) and Planned Residential District (PRD) and are developed with single-family residences and agricultural uses.

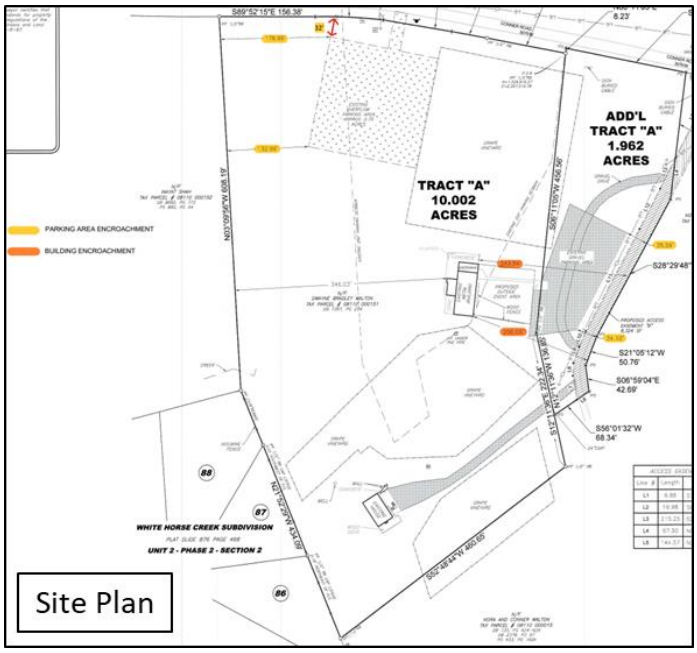
Per the narrative, the applicant is requesting special use approval to establish an agri-entertainment venue centered around the operation of a farm winery and

vineyard. In addition to wine production and vineyard tours, the applicant seeks approval to host a variety of special events to include the following:

- Outdoor Vineyard Weddings: Ceremonies and receptions held in designated vineyard areas or in a tent. Events will conclude no later than 9 p.m., with music and activities conducted in compliance with local sound ordinances and guidelines. Maximum attendance would be capped at 50 cars / 100 guests.
- Themed Sunday 'Festivals' Featuring local small businesses: Community-focused festival / gathering typically hosted every couple of months, lasting approximately four hours on Sunday afternoons. Each 'festival' may showcase local artisans, food vendors, and small businesses, encouraging local commerce and tourism while maintaining a relaxed and family-friendly environment.
- Private Office Parties and Corporate Events: Generally small, professional gatherings for local businesses for team-building or appreciation events.
- Private Receptions and Celebrations: Occasional receptions, anniversary parties, birthday parties, and small community celebrations.
- Other events and organizations: Local organizations that can use the space could use the property as needed for promotional events. For example, a local animal adoption group that wants to host an animal adoption event on the premises.

Per the submitted narrative, all of the above would be limited in scale and duration and managed with attention to noise, parking, and safety.

The submitted site plan identifies the locations of the grape vineyards, the existing metal building, and the parking area. The existing metal building, constructed in 2023, is approximately 200 feet from the eastern property line. The applicant has requested a variance to section 7.7.3.B.3 to allow this structure to be closer than the required distance of 300 feet from any property line under separate ownership and to allow the parking area to be closer than the required 200 feet from the nearest property line under separate ownership in compliance with Section 7.7.3.B.5.



Water service is provided by a private well. Sanitary sewer services are provided by an on-site septic system.

<u>Zoning Analysis</u> – Special Use

When considering a use subject to approval of the County Commission, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed special use is suitable in view of the use, agricultural zoning, and development of adjacent and nearby properties.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed special use of an agri-entertainment venue, operating under the specified parameters, would adversely affect the existing use or usability of adjacent properties.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned Agricultural Residential 1 (AR-1); however, a special use for an agri-entertainment venue requires Board of Commissioner approval.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **It is not anticipated that the proposed special use will cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The agri-entertainment venue is consistent with the Agricultural Residential 1 (AR-1) zoning district and does not impact the Suburban Neighborhood Low Density future land use of the area.**

f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is zoned Agricultural**

Residential 1 (AR-1). The site is currently developed with a single-family residence, constructed in 2015 and a metal building, constructed in 2023, as reflected in county tax records. The property has had an active business license for the farm winery since March 1, 2022.

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **There are no known changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **This question is not applicable as there are no proposed changes to the zoning classification.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use; however, the expansion of the farm winery into an agri-entertainment venue requires approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request for a special use could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

<u>Zoning Analysis</u> - Variance

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **No, as the existing metal building (constructed in 2023) was built in accordance with setback requirements applicable to general agricultural uses and do not meet the standards specific to agri-entertainment operations.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would be created through application of the requirements of Article 11.**

3. Such conditions are particular to the property involved and are not common to other properties in the neighborhood; **The conditions affecting the subject property are not unique and are generally consistent with those of neighboring parcels. However, the placement and development of the existing metal building by the applicant has created limitations in meeting current setback requirements specific to agri-entertainment use.**

4. Such conditions are not the result of any actions of the property owner**; The metal building was constructed by the applicant in 2023 in compliance with standards applicable to general agricultural uses.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC nor authorize any prohibited or previously denied use.**

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

    b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district**. The proposal meets the requirement.**

c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request**

d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated December 16, 2025, Emily McGahee stated, "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."

Georgia Department of Transportation
In an email dated December 11, 2025, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Off system, no impacts to the state route expected."

Hall County Public Works and Utilities
In a memo dated December 17, 2025, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

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:
No comments

Utilities
Flowery Branch Sewer Service area.

Hall County Fire Marshal
In an email dated December 15, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "Hall County Fire Comment: existing access to venue does not appear to meet the below fire code requirement, site plan will be required showing road width improvements. International Fire Code SECTION 503 FIRE APPARATUS ACCESS ROADS. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders."

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
DWAYNE BRADLEY WALTON
5773 CONNER Rd.
FLOWERY BRANCH GA 30542
Phone 678-687-1428
Email Address [redacted]

Property Owner (Name & Mailing Address)
DWAYNE BRADLEY WALTON
5773 CONNER Rd.
FLOWERY BRANCH GA 30542
Phone 678-687-1428
Email Address [redacted]

Proposed Use Agri-entertainment

Contact Person (Name & Mailing Address)
BRAD WALTON
5773 CONNER Rd.
FLOWERY BRANCH GA 30542
Phone 678-687-1428
Email Address [redacted]

Status of Applicant
X Owner
] Option to Purchase
] Area Resident
] Other

Requested Action
Type of Request:
X SU ☐ CUP
Fee:$
Receipt #:
Check #:

Zoning: AR-1
Acreage 11.964

Tax Parcel Number 08110 000151
Location Address 5773 Conner Rd

I hereby certify that the above information and all attached information are true and correct.

Print DWAYNE BRADLEY WALTON Date: 10/13/25
Sign Dwayne Bradley Walton Date: 10/13/25

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) NORA ANN WALTON

Address 5769 CONNER Rd.
FLOWERY BRANCH GA 30542

Phone Number [redacted]

Name of applicant(s) DWAYNE BRADLEY WALTON

Address 5773 CONNER Rd.
FLOWERY BRANCH GA 30542

Phone Number 678-687-1428

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Nora Ann Walton

Personally appeared before me

_____

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Kylie Stasierowski
Notary Public

KYLIE STASIEROWSKI
MY COMMISSION EXPIRES
NOTARY
PUBLIC
APRIL 24, 2027
HALL COUNTY, GEORGIA

10/15/25
Date

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902

HALL COUNTY
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Nora Ann Walton **Date:** 10/17/25

Applicant's/Owner's Name (Printed): Nora Ann Walton

PLANNING AND ZONING DEPARTMENT
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**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Dwayne Bradley Walton **Date:** 10/16/25

Applicant's/Owner's Name (Printed): DWAYNE BRADLEY WALTON

Narrative in Support of Special Use Application for Flowery Branch Winery and Vineyard

Submitted to the Hall County Board of Commissioners

Introduction

Flowery Branch Winery and Vineyard respectfully requests approval from the Hall County Board of Commissioners for special use of the property as an Agri-Entertainment property. This change will allow our family-owned winery to responsibly host a limited number of special events—such as outdoor weddings, themed Sunday festivals featuring local businesses, private office parties, and reception gatherings, and other gatherings—in a way that enhances both the community experience and the local economy.

Our goal is to expand opportunities for agritourism and community engagement while maintaining the peace, safety, and rural charm of the surrounding area. Situated on ten scenic acres, Flowery Branch Winery and Vineyard is a family-run farm winery rooted in sustainable agriculture, responsible land stewardship, and helping further Georgia's rapidly growing wine industry.

Background

Flowery Branch Winery and Vineyard officially opened its tasting room in February of 2025 year after having had vines in the ground since approximately 2017. The Walton family has invested years of preparation, cultivation, and investment in the farm. From the beginning, our goal has been to produce high-quality, locally sourced wines while entertaining the community through fun and family friendly activities. We take pride in having created a welcoming, community-centered environment in which to ultimately enjoy our farm.

The large majority of wine we sell is made from grapes grown directly on the property. We make sure to mention the fact most of what is sampled reflects the unique flavor of the Flowery Branch soil, water, and sun. Our customer are generally interested in having a product that is 'local' and honestly representative of wine from the area and we are proud to provide that. Our vineyard operations are supported by a loyal group of volunteers who assist with harvests each year—many returning annually to participate and share in the sense of community the winery fosters. Our harvests are party for all those who participate!

Currently zoned Agricultural (AR-1), our property is limited in what it can offer regarding the quantity and quality of entertainment we can offer to the community without a special use permit. Most vineyards, particularly those with significant vineyards such as ours, in general provide additional forms of entertainment that also help generate revenue and exposure from the enjoyment people experience from the vineyard environment. Granting a special use to the property to allow for event hosting will allow us to diversify responsibly,

offering community-oriented events that align naturally with our mission of promoting local agriculture and fellowship, and entertainment to the community.

Proposed Event Types

Upon approval of the AG-ENT special use, Flowery Branch Winery and Vineyard intends to host a limited number of well-managed events that will highlight Hall County's agricultural character and heritage past and present. These events would possibly include:

- Outdoor Vineyard Weddings: Scenic ceremonies and receptions held in designated vineyard areas or in a tent offering guests a peaceful, natural setting. Events will conclude at reasonable hours (no later than 9 p.m.), with music and activities conducted in compliance with local sound ordinances and guidelines. Maximum attendance would be capped at 50 cars / 100 guests.
- Themed Sunday 'Festivals' Featuring local small businesses: Community-focused festival / gathering typically hosted every couple of months, lasting approximately four hours on Sunday afternoons. Each 'festival' may showcase local artisans, food vendors, and small businesses, encouraging local commerce and tourism while maintaining a relaxed and family-friendly environment.
- Private Office Parties and Corporate Events: Generally small, professional gatherings for local businesses seeking an inviting indoor or outdoor setting for team-building or appreciation events.
- Private Receptions and Celebrations: Occasional receptions, anniversary parties, birthday parties, and small community celebrations.
- Other events and organizations: Local organizations that can use the space could use the property as needed for promotional events. For example, a local animal adoption group that wants to host an animal adoption event on the premises.
- All of the above would be limited in scale and duration and managed with attention to noise, parking, and safety.

Variances Requested

1. Event Venue Setback Variance (Unified Development Code Section 7.7.3.B.3.)
    a. A reduction in the required setback from 300 feet to 243.54 feet from any property line.
2. Parking Area Setback Variance (Unified Development Code Section 7.7.3.B.5.)
    a. A reduction in the required setback from 200 feet to 34.10 feet from any property line.

Responsible Event Management

Flowery Branch Winery and Vineyard places the highest importance on responsible event management and community consideration. We have plans in place to ensure that parking is managed appropriately and noise guidelines are followed. We would ensure that any event is handled safely, responsibly, and professionally.

Parking and Traffic

Our property includes two designated parking lots: a main parking lot used daily for regular winery operations and a separate overflow parking lot to accommodate additional vehicles for special events (if needed). All parking and event-related traffic will be contained entirely within our 10-acre property in existing parking areas. Directional signage will guide guests to designated areas, and staff will be present to manage parking efficiently. Events will be scheduled to avoid local traffic peaks and will not obstruct or inconvenience neighboring properties.

Noise Control

The natural layout of our property—including gentle slopes, vegetation, and tree coverage help provide a good deal of sound buffering but we are committed to maintaining reasonable and permissible sound levels during all events. Music sound levels will be controlled and end at established hours in compliance with Hall County regulations. Our events will be peaceful, family-friendly, and non-obtrusive, preserving the quiet enjoyment of nearby residents.

Economic and Community Benefits

Granting Agri-entertainment special use to the property will generate clear economic and cultural benefits for Hall County. Nationally, wineries permitted to host events experience an average 25% increase in revenue and local economic impact, primarily through tourism, hospitality, and small business collaboration.

The Georgia wine industry contributes billions annually to the state's economy. By expanding our ability to host modest, well-regulated events, Flowery Branch Winery and Vineyard will help draw visitors to Hall County that may be going to other counties for their winery experience, stimulate spending at nearby restaurants, shops, and hotels, and create additional employment opportunities for local residents.

Importantly, these benefits will be realized without altering the rural character of the area. Our events are intentionally small in scale, seasonal, and conducted with the utmost respect for our neighbors and the environment.

Community Engagement

Community engagement has always been the heart of our mission. Our volunteer-supported harvests and public tastings foster connection and pride in local agriculture. Many of our customers have become active participants in our vineyard community, returning year after year to help harvest, taste, and celebrate the fruits of Georgia's soil. Our harvests a genuine celebration a couple times a year where we provide food, music, and a good time to all those participating. We have had people from all over the state come for what is now an annual event for our community. A very large proportion of our weekly business are already multiple repeat visitors and we are quickly becoming a community hub. We have a large and engaged social media following that reflects this!

The proposed special use will allow us to extend these opportunities by hosting inclusive events that bring residents together in a shared appreciation of local food, wine, and culture. Each gathering will be an expression of our core values: sustainability, hospitality, and responsible enjoyment.

Conclusion

Granting Agri-Entertainment special use to the Flowery Branch Winery and Vineyard will:

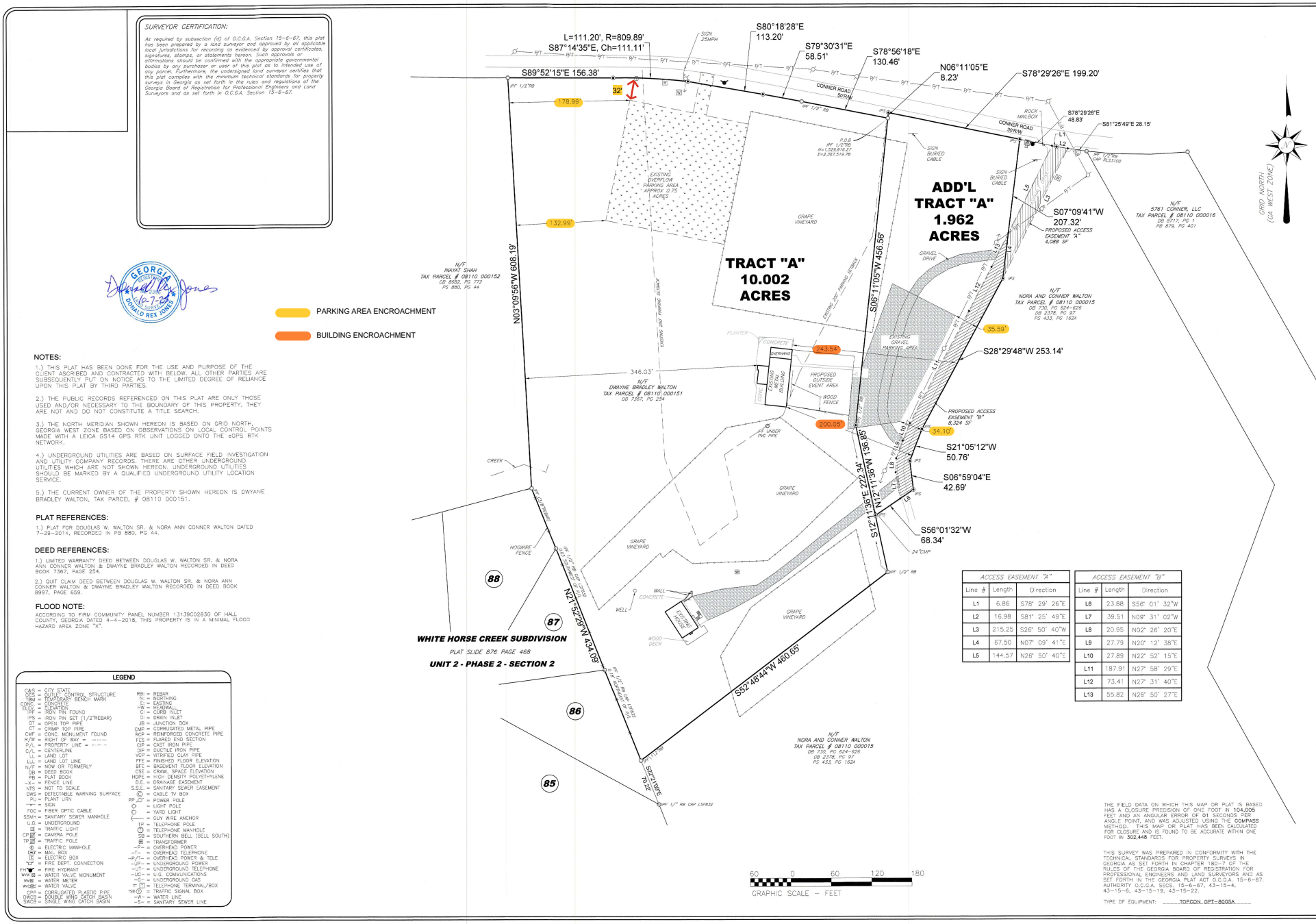
- Encourage responsible, small-scale agritourism;
- Strengthen Hall County's local economy;
- Support local vendors and small businesses;
- Deepen community engagement and pride; and
- Maintain respect for the land, neighbors, and rural tranquility.

Our family is deeply committed to operating with integrity and ensuring all events are conducted with professionalism, responsibility, and neighborly care. We respectfully ask for the Board's support in approving this special use application so that Flowery Branch Winery and Vineyard can continue to grow as a model of agricultural entrepreneurship and community partnership in Hall County.

Thank you for your consideration,

Brad Walton and family

10/22/2025



Atlas Technical Consultants, LLC
Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying
LSF001323, EXP. 6/30/2026
930 Interstate Ridge Drive Suite "F"
Gainesville, Georgia 30501
PHONE:(770)532-4021 FAX:(770)532-4023

BOUNDARY SURVEY FOR:
DWAYNE BRADLEY WALTON
5773 CONNER ROAD
LAND LOT 110 - 8th DISTRICT
HALL COUNTY, GEORGIA

SHEET 1 of 1 SHEETS

VERTICAL SCALE:	N/A
HORIZONTAL SCALE:	1" = 60'
DATE:	9-12-2025
DATE OF FIELD WORK:	9-10-2025
DRAWN BY:	JVN
CHECKED BY:	DRJ
JOB NO.:	22150

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NOTES:

EQUIPMENT USED FOR MEASUREMENT:
TOPCON PS 103A
G.P.S. EQUIPMENT USED - CHAMPION TKO GNSS RECEIVER
HORIZONTAL INFORMATION SHOWN HEREON
WAS BASED ON GPS OBSERVATIONS ON 04/28/2014
PROCESSED THROUGH THE EGPS NETWORK
COMBINED SCALE FACTOR: 1.0
HORIZONTAL: NAD83 (HARN/96)
(Ga. North Zone Geoid 12A Plane Coordinates)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,103 FEET AND AN ANGULAR ERROR OF 00°00'00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: J.M.J.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE AS FOLLOWS:
TRACT - 1 WITHIN ONE FOOT IN 993,086 FEET.
TRACT - 2 WITHIN ONE FOOT IN 488,193 FEET.
TRACT - 3 WITHIN ONE FOOT IN 698,627 FEET.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

REFERENCES:

1. DEED BOOK 730, PAGES 624-626
2. DEED BOOK 2378, PAGE 97
3. PLAT SLIDE 232, PAGE 161A
4. PLAT SLIDE 433, PAGE 162A

STATE WATERS BUFFER:

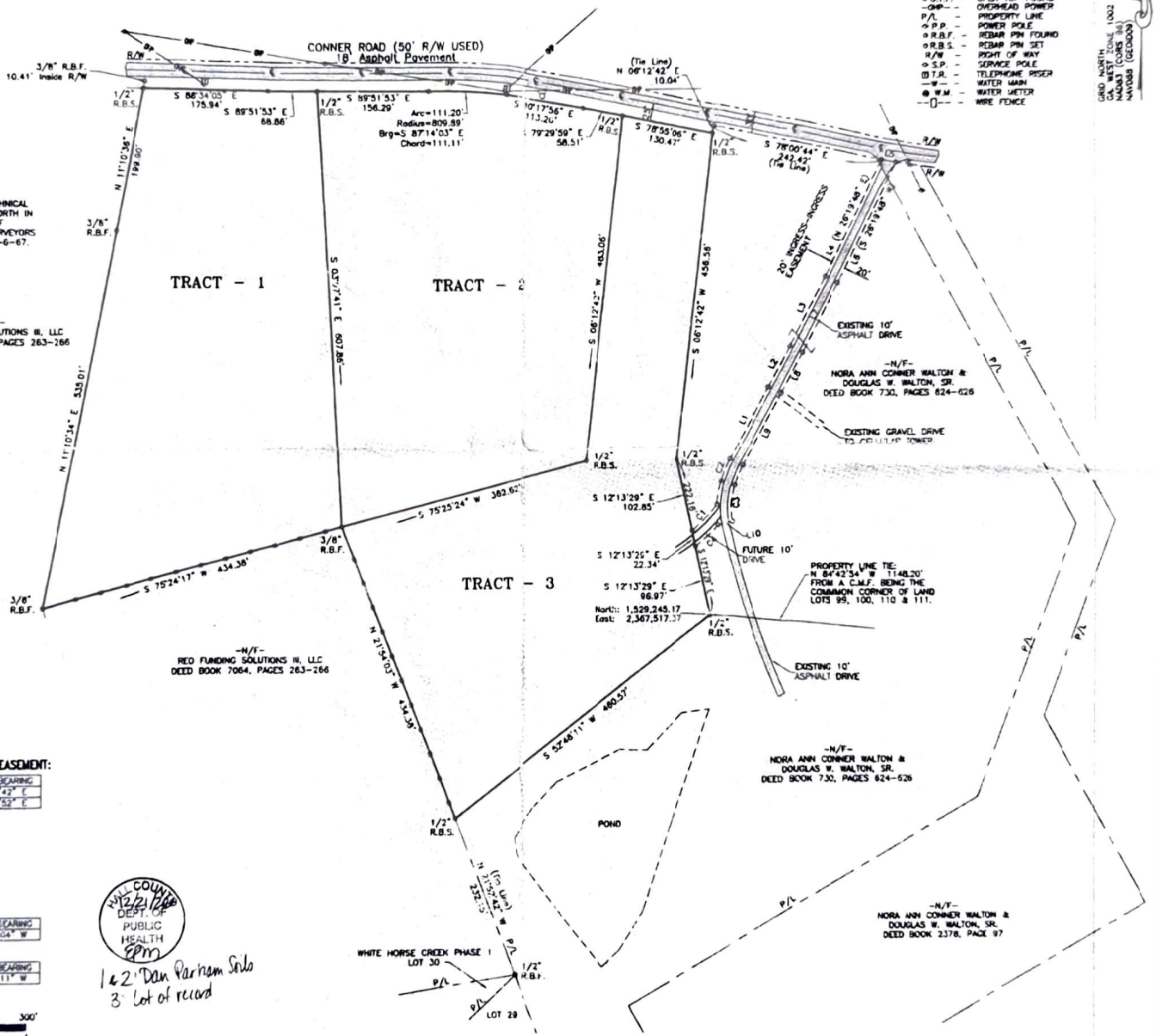
AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

AREA:

TRACT - 1 = 5.00 ACRES
TRACT - 2 = 5.00 ACRES
TRACT - 3 = 5.00 ACRES

LEGEND:
- C.T.F. - CRIMPED TOP PIN FOUND
- ℄ - CENTER LINE
- ⊂⊃ - CONTIGUOUS
- E.P. - EDGE OF PAVEMENT
- F.H. - FIRE HYDRANT
- G.V. - GATE VALVE
- G - GAS MAIN
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- I.P.F. - IRON PIN FOUND
- L.L.L. - LAND LOT LINE
- N/F - NOW OR FORMERLY
- O.T.F. - OPEN TOP FOUND
- OHP - OVERHEAD POWER
- P/L - PROPERTY LINE
- P.P. - POWER POLE
- R.B.F. - REBAR PIN FOUND
- R.B.S. - REBAR PIN SET
- R/W - RIGHT OF WAY
- S.P. - SERVICE POLE
- T.R. - TELEPHONE RISER
- W - WATER MAIN
- W.M. - WATER METER
- WIRE FENCE

GRID NORTH
GA. WEST ZONE 1002
NAD83 (CORS 96)
NAVD88 (GEOID09)



eFiled and eRecorded
DATE: 02/24/2021
TIME: 1:23 PM
PLAT BOOK: 880
PAGE: 44 - 44
FILING FEES: $10.00
PART ID: 0419150030
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

RECORDING PERMIT
BY 12/21/2020
HALL COUNTY PLANNING COMMISSION

HALL COUNTY
12/21/20
DEPT. OF PUBLIC HEALTH
EPM

1 & 2 Dan Parham Soils
3 Lot of record

CALLS ALONG PERIMETER OF 20' INGRESS-EGRESS EASEMENT:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	229.15'	50.35'	50.25'	N 43°47'42" E
C2	276.01'	33.10'	33.08'	N 21°56'52" E

LINE	BEARING	DISTANCE
L1	N 27°56'04" E	115.27'
L2	N 28°26'20" E	63.73'
L3	N 27°01'25" E	106.91'
L4	N 26°19'48" E	179.52'
L5	S 79°53'27" E	20.83'
L6	S 26°19'48" W	185.46'
L7	S 27°01'25" W	107.28'
L8	S 28°26'20" W	63.89'
L9	S 27°56'04" W	114.73'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	101.36'	52.18'	51.61'	S 03°46'04" W

LINE	BEARING	DISTANCE
L10	S 79°00'09" W	20.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C4	249.15'	43.70'	43.65'	S 47°27'11" W

100' 0' 100' 200' 300'
GRAPHIC SCALE - 1 INCH = 100 FEET

REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com
PATTON
LAND SURVEYING

SURVEYED BY: J.B. & J.M.J. | DRAFTED BY: R.S.W.
COMPUTATIONS BY: C.M.P. | CHECKED BY: C.M.P.

GEORGIA REGISTERED PROFESSIONAL No. 2647 LAND SURVEYOR CURTIS W. PATTON

SUBDIVISION FROM A PARENT PARCEL SURVEY FOR:

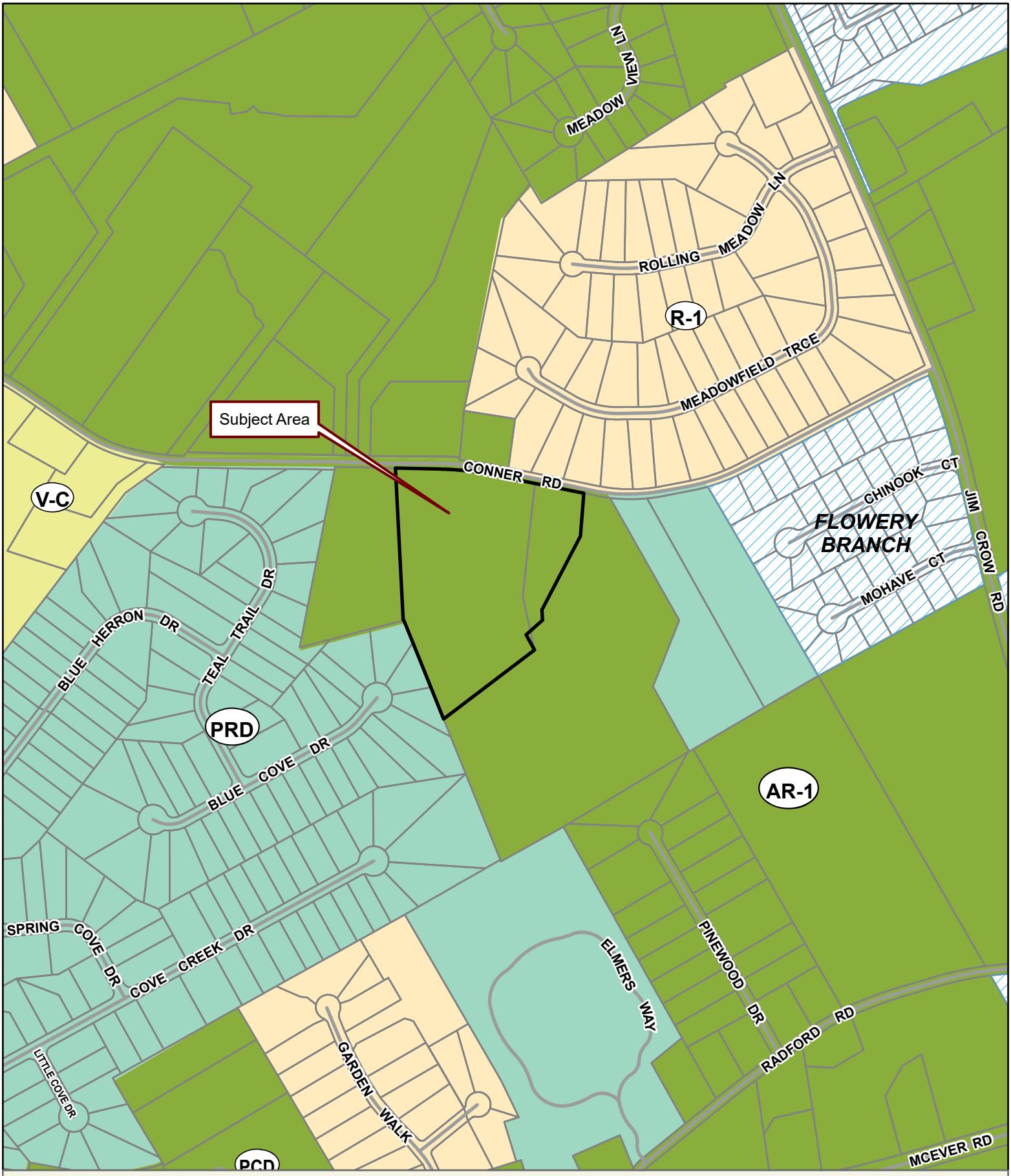
DOUGLAS W. WALTON, SR.
NORA ANN CONNER WALTON

- LOCATED IN -

LAND LOT 110 - 8th LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS:
DATE:

SHEET NUMBER: 1 of 1
SCALE: 1" = 100'
SURVEY DATE: 04/28/2014
PLAT DATE: 04/29/2014
16-007-dwg
J.N. 14-047

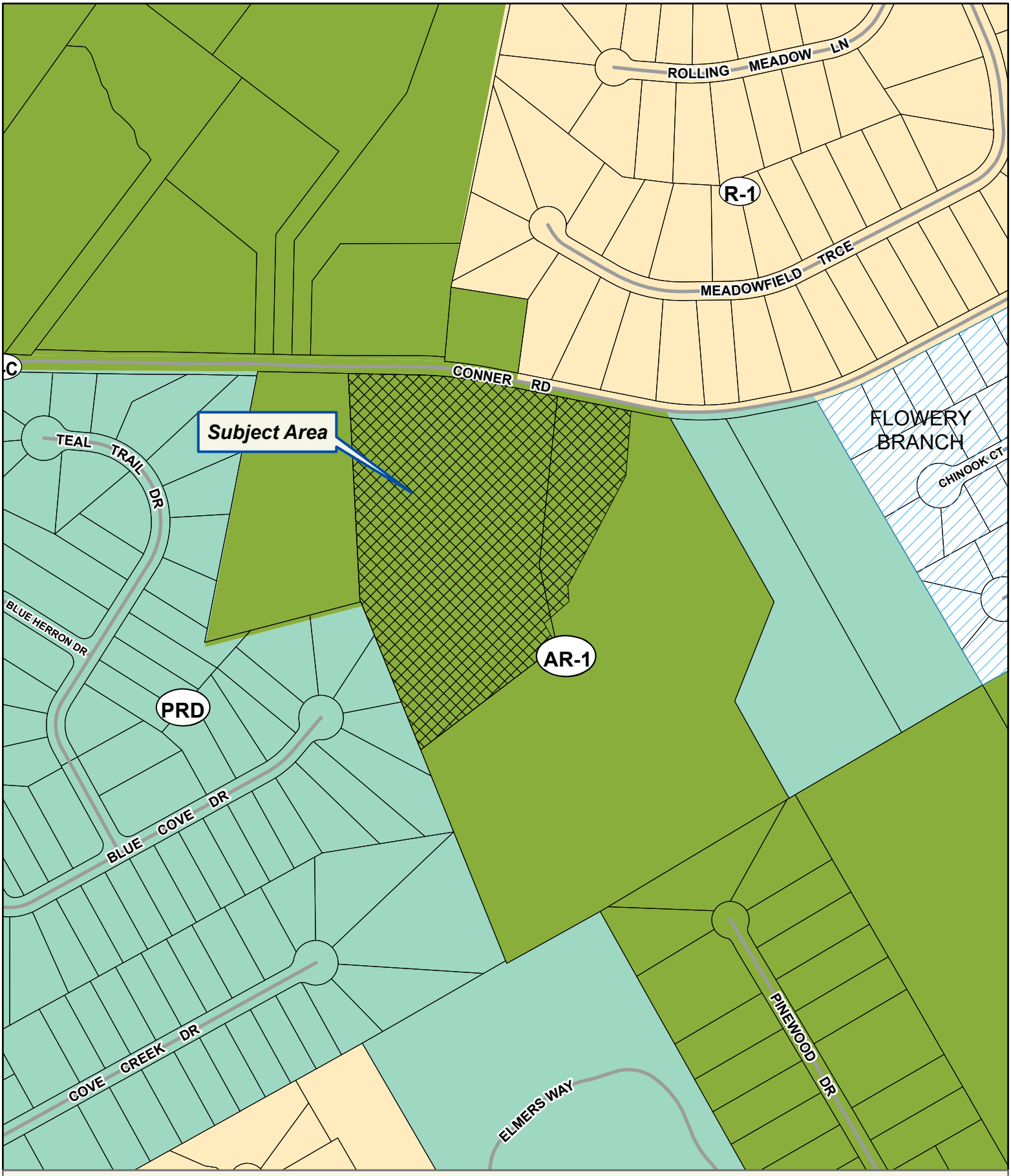


Applicant: DWAYNE BRADLEY WALTON
Tax Parcel #: 08110 000151, 08110 000015
Location: 5773 & 5769 CONNER ROAD, FLOWERY BRANCH, GA 30542
Commission District 2

0 100 200 400
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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0 100 200 400
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Zoning Boundary
City Limits
Subject Area
Structure

N



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Tax Parcel #: 08110 000151, 08110 000015
Location: 5773 & 5769 CONNER ROAD, FLOWERY BRANCH, GA 30542
Commission District 2

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area

N

000254

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 20 day of May
20 14 at 4:25 PM. Recorded in Deed
Book 7367 Page(s) 254-255
Charles Baker, Clerk By DK

After recording, return to James M Coyle
File → Stewart, Melvin & Frost, LLP
P O Box 3280
Gainesville, GA 30503

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 5-20-14
Charles Baker
Superior Court Clerk
By DK
PT61 069-2014-003029

STATE OF GEORGIA

COUNTY OF HALL

009121

LIMITED WARRANTY DEED

THIS INDENTURE is made as of May 20, 2014, between **Douglas W. Walton, Sr. and Nora Ann Conner Walton** (hereinafter collectively referred to as "Grantors") and **Dwayne Bradley Walton** (hereinafter referred to as "Grantee") ("Grantors" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTORS, in consideration of the love and affection Grantors have for the Grantee and the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described real property, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD the real property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTORS WILL WARRANT and forever defend the right and title to the real property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantors.

It is the intent of the Grantors to convey all of their right, title and interest to the real property to the Grantee such that the Grantee will now own the real property in fee simple

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:
(NOTARIAL SEAL)

NOTARY PUBLIC COMMISSION EXPIRES April 13, 2015 PUMPKIN COUNTY GA
501052
947190

Grantors:

Douglas W. Walton, Sr.

Nora Ann Conner Walton

DEED PREPARATION ONLY

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 110, 8th Land District, Hall County, Georgia, containing 5.00 acres and being shown as Tract 3 on a survey for Douglas W. Walton, Sr. and Nora Ann Conner Walton, dated April 29, 2014, prepared by Chris M. Patton, Georgia Registered Land Surveyor, and being more particularly described as follows:

Begin at a ½" rebar set, said rebar located North 84°42'54" West 1148.20 feet from a concrete monument found at the corner common to Land Lots 99, 100, 110 and 111; running thence South 52°48'11" West 460.57 feet to a ½" rebar set; thence North 21°54'03" West 434.38 feet to a 3/8" rebar found; thence North 75°25'24" East 362.62 feet to a ½" rebar set; thence North 06°12'42" East 483.06 feet to a ½" rebar found on the southern right of way of Conner Road (50' right of way used); thence running along said right of way South 78°55'06" East 130.47 to a ½" rebar set; thence leaving said right of way South 06°12'42" West 456.56 feet to à ½" rebar set; thence South 12°13'29" East 222.16 feet to the point of beginning.

eFiled and eRecorded
DATE: 11/29/2021
TIME: 1:22 PM
DEED BOOK: 8997
PAGE: 659 - 659
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 0419150030
PT61: 069-2021-011950
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

Return to:
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504
KM

QUITCLAIM DEED

The preparer of this deed renders no "Opinion of Title" or "Title Certification". The legal description below was provided by the parties herein and the preparer provided legal services limited to on the deed preparation.

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made this 29th day of November, **2021** between **NORA ANN CONNER WALTON, A/K/A ANN C. WALTON, AND DOUGLAS W. WALTON, SR.**, of the State of Georgia as party of the first part, and **DWAYNE BRADLEY WALTON**, as party of the second part.

WITNESSETH: That the said Party of the first part, for in consideration of the sum of One Dollar ($1.00), in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever Quit-Claim to the said Party of the second part, his heirs and assigns,

All that tract or parcel of land lying and being in Land Lot 110 of the 8th Land District of Hall County, Georgia, being Tract 2, containing 5.00 acres, more or less, according to that certain plat entitled "Subdivision From A Parent Parcel Survey For: Douglas W. Walton, Sr. and Nora Ann Conner Walton", dated April 28, 2014, and recorded in Plat Book 880, Page 44, Hall County, Georgia Records, which plat is hereby referred to and made a part of this description.

TO HAVE AND TO HOLD the said described premises to the said Party of the second part, so that neither the said Party of the first part nor its heirs, nor any other person or person claiming under it shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said Party of the first part has hereunto set its hands and seals, the day and year above written.

Signed, sealed and delivered
this 29th day of November,
2021 in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:
[Notary Seal]

Emily K. Murphy
Notary Public, Georgia
Hall County
My Commission Expires
July 29, 2025

Nora Ann Conner Walton (SEAL)
NORA ANN CONNER WALTON, A/K/A ANN C. WALTON

(SEAL)
DOUGLAS W. WALTON, SR.

000254

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 20 day of May
20 14 at 4:25 PM. Recorded in Deed
Book 7367 Page(s) 254-255
Charles Baker, Clerk By DK

After recording, return to James M Coyle
File → Stewart, Melvin & Frost, LLP
P O Box 3280
Gainesville, GA 30503

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 5-20-14
Charles Baker
Superior Court Clerk
By DK
PT61 069-2014-003029

STATE OF GEORGIA

COUNTY OF HALL

009121

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EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:
(NOTARIAL SEAL)

NOTARY PUBLIC COMMISSION EXPIRES April 13, 2015 PUMPKIN COUNTY GA
501052
947190

Grantors:

Douglas W. Walton, Sr.

Nora Ann Conner Walton

DEED PREPARATION ONLY

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CLERK: Charles Baker, C.S.C
Hall County, GA

Return to:
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504
KM

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COUNTY OF HALL

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IN WITNESS WHEREOF, the said Party of the first part has hereunto set its hands and seals, the day and year above written.

Signed, sealed and delivered
this 29th day of November,
2021 in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:
[Notary Seal]

Emily K. Murphy
Notary Public, Georgia
Hall County
My Commission Expires
July 29, 2025

Nora Ann Conner Walton (SEAL)
NORA ANN CONNER WALTON, A/K/A ANN C. WALTON

(SEAL)
DOUGLAS W. WALTON, SR.

Outlook

HCBOC Tentative Agenda 1.22.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 12/16/2025 6:59 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

3610 Mountain View Road, Mosqueda: No comment. Public sewer.

2479A Broadway Place, Gray: Septic permit OSC-10379 was issued for a 1 bdrm ADU on August 25, 2025.

2479B Broadway Place, Gray: Septic permit OSC-10616 was issued for a 1 bdrm ADU on December 9, 2025.

1148 Hancock (A/B), Cordoba: 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.

5401 Old Winder Hwy (A/B), K2P Land Partners: No comment. Public sewer.

5773/5769 Conner Road (A/B), Walton: 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.

5953/5965 Yellow Creek Road, Stover: 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.

3294/3290 Athens Hwy, Rizqallah: Must meet all Environmental Health commercial septic system permitting requirements. 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 may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Outlook

RE: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 12/11/2025 4:30 PM
To Kaitlyn Elliott (Planning) <kelliott@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 Afternoon Kaitlyn,

Please see the below responses in red.

If you have any questions, please feel free to reach out.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

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, December 11, 2025 3:28 PM
Subject: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners 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,

Please see below for the Tentative Planning Agenda and Maps for the **January 22, 2026** Hall County Board of Commissioners meeting. Please use the links to review the documents and respond with comments to Hall County

Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, December 18, 2025.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
  Off system, no impacts to the state route expected.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  Off system, no impacts to the state route expected.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  Off system, no impacts to the state route expected.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

  (B) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**
  Off system, no impacts to the state route expected.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
  Off system, no impacts to the state route expected.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

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 Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Wednesday, December 17, 2025

Subject: January 22, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 22, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**

  - **Engineering**: No Comment
  - **Traffic: No** Comment
  - **Utilities:** Gainesville Sewer on the south side of Mt. View Road.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

  - **Engineering:** No Comment
  - **Traffic:** No Comment
  - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities**: Gainesville Sewer – Infrastructure on Marler Street.

- **(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance | Commission District 4 | Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic:** No Comment
    - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **(B) 5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, 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:** No Comments
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, 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.
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Mon 12/15/2025 3:39 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

A. **5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

Hall County Fire Comment: existing access to venue does not appear to meet the below fire code requirement, site plan will be required showing road width improvements.

International Fire Code SECTION 503 FIRE APPARATUS ACCESS ROADS

503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.

B. **5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

International Fire Code SECTION 503 FIRE APPARATUS ACCESS ROADS

503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.

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
GEORGIA
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HALL COUNTY
HIGHLANDS
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PLANNING AND DEVELOPMENT DEPARTMENT
2875 BRUNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
O: 770-531-6809 | F: 770-531-3902

HALL COUNTY

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN DECEMBER 19, 2026 AND NO LATER THAN JANUARY 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 02, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Dwayne Bradley Watson **(Please Print Name), hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 12/28/25 **(Date) for** DWAYNE BRADLEY WATSON **(Name application filed as).**

Signature Brad Watson

(The original document is required)


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DWAYNE BRADLEY WALTON
REQUEST: SPECIAL USE FOR AN AGRI-ENTERTAINMENT VENUE WITH VARIANCES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

Jennifer Rivera (Administration)

From: Alden Woodside [redacted]
Sent: Thursday, January 15, 2026 12:34 PM
To: Jennifer Rivera (Administration)
Cc: Alden Woodside
Subject: (A) 5773 & 5769 Conner Road | Special Use and (B) 5773 & 5769 Conner Road | Variance to section 7.7.3

Categories: HOLD

You don't often get email from [redacted]. Learn why this is important

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.

Alden Woodside
5786 Conner Road
Flowery Branch, GA 30542
[redacted]
1-15-26

Hall County Board of Commissioners
P.O. Drawer 1435
Gainesville, GA 30503

Dear Members of the Hall County Board of Commissioners,

I am writing as a resident of Hall County to strongly oppose the special use permit and variance request for the proposed Flowery Branch Winery. While I appreciate efforts to support local businesses, I have serious concerns about the impact this project would have on our community's character, safety, and quality of life.

The proposed permit and variance raises multiple issues, including significantly increased traffic and frankly danger on an exceedingly narrow and frankly hazardous road. To be clear, Conner Road, the road granting access to the Applicant's property is already narrow. Two cars have difficulty passing each other under current conditions. Further, there is a personal care home at the end of the road, and emergency vehicles are frequently seen going to and from that property. Allowing numerous events on the Applicant's property will only exacerbate these problems and create an even more unsafe environment. Indeed, the Applicant has hosted several events on-site in the past, and cars parked on the lawn using a blind hill for access, providing a safety concern for drivers and an eyesore for nearby property owners. Granting the special use permit will only increase the hazards already faced by area residents. The added traffic would endanger pedestrians, cyclists, and children who frequently use Conner Road which is notably without a sidewalk on the bulk of the road.

The Board has ample grounds to deny the project for these reasons alone. It is unclear if the road's width currently meets standard safety requirements imposed by the International Fire Code as adopted by Hall County. At the very least, if the Applicant seeks to increase motor vehicle traffic

along the existing, narrow road, the Applicant should be required to widen it—at the Applicant's cost. Notably, a similar request was made by the Applicant in 2017 and was denied for these same reasons.

In addition to the objective safety risks associated with granting a special use permit, it is important to consider the exacerbation of noise pollution from ongoing events and gatherings. While we acknowledge that the Applicant is currently prohibited from using amplified sound outdoors, our observations suggest otherwise. We have documented instances, including videos of amplified music being played and images of unauthorized festivals that were held without permission. The Applicant has consistently disregarded existing regulations; thus, one must question what would prevent them from hosting events attracting 200 vehicles with loud music extending past midnight if a special use permit is granted.

Allowing this special use permit would significantly impact the quality of life for surrounding neighbors and likely lead to decreased property values. We urge you to consider these implications carefully.

Equally concerning is the change in land use that this permit and variance would enable. An event venue is fundamentally incompatible with the surrounding residential and rural environment. Granting these exceptions would set a troubling precedent that undermines existing zoning protections designed to preserve the tranquility and safety of our neighborhood.

I urge the Board to protect the interests of residents by denying the special use permit and variance request for the Flowery Branch Winery. Our community deserves thoughtful, responsible development that aligns with the area’s zoning, safety, and public welfare standards.

Jennifer Woodside will be testifying on my behalf.

Thank you for your consideration and for your continued service to the residents of Hall County.

Sincerely,
Alden Woodside

To whomever is currently deciding planning and zoning request for Hall County,

This is my response to proposed agri entertainment site at 5769 and 5773 Conner Road.

I am against the approval of this request! This proposed site is in the middle of at least 3 neighborhoods. There are close to 60 homes within 500 feet of the proposed site. I feel it will have a negative impact property values on the quality of life for more than just these 60 homes.

Number 1 is the noise. On 1 or 2 occasions music was played from this site and it was very loud. Loud enough for me to go to the street in front of my house to see if my neighbor across the street was having a party in their backyard. Approval of this request means nights of having windows open or sitting outback in the fresh air will not be possible on days of events involving music. This will include more than just the 60 homes. It will be easily audible to houses two and three times the 500 foot distance.

I do not know what type of music that will be played. But some music such as rap and some rock lyrics contain profanity. I personally do not want to sit listen to "f" , "mf" and other such words from events.

My second reason is the number of people attending events where alchohol is served. We certainly do not need more inebriated drivers on the road. We all ready have the Branch House which is within a mile of our homes. This are is really a residential area. It is no longer an agricultural area. There will be even more houses built in this area. So this will be impacting even more homes in the future. What was approved as a small personal winery now wants to expand into events. What will they be asking for after this?

Robert Lathroum

5858 Meadowfield Trce

Flowery Branch, GA 30542

Kaitlyn and Jason Hickman
5840 Conner Road
Flowery Branch, GA 30542
[redacted]

January 16, 2026

Hall County Board of Commissioners
P.O. Drawer 1435
Gainesville, GA 30503

Dear Commissioners:

We are writing to express our concerns regarding the proposed expansion and rezoning of Flowery Branch Winery to an agri-event space.

My husband and I are currently residing temporarily with my parents on Conner Road. I grew up on this road and have long been familiar with the challenges created by its narrow width and multiple blind spots. Driving on Conner Road requires significant caution due to limited visibility and constrained space.

Since the addition of the winery, traffic on Conner Road has already increased, including drivers who are unfamiliar with the roadway and how to navigate it safely. I recently gave birth to my first child, and during neighborhood walks and routine travel, I have experienced vehicles traveling at excessive speeds. On one occasion, a driver traveling in the middle of the road around a blind curve forced me off the roadway. These incidents raise serious safety concerns for residents and drivers.

The winery has already increased the risk of accidents along Conner Road, and the prospect of expanding the venue—and thereby increasing traffic volume—causes significant concern. Driving on this road has become increasingly stressful, particularly when traveling with a newborn child.

For these reasons, we believe that expanding this space would negatively impact the safety and quality of life of those who live along Conner Road. We respectfully request that you deny the proposed expansion and rezoning of Flowery Branch Winery.

Thank you for your time and thoughtful consideration of our concerns.

Sincerely,

Kaitlyn and Jason Hickman

Kaitlyn and Jason Hickman
5840 Conner Road
Flowery Branch, GA 30542
[redacted]

January 16, 2026

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The winery has already increased the risk of accidents along Conner Road, and the prospect of expanding the venue—and thereby increasing traffic volume—causes significant concern. Driving on this road has become increasingly stressful, particularly when traveling with a newborn child.

For these reasons, we believe that expanding this space would negatively impact the safety and quality of life of those who live along Conner Road. We respectfully request that you deny the proposed expansion and rezoning of Flowery Branch Winery.

Thank you for your time and thoughtful consideration of our concerns.

Sincerely,

Kaitlyn and Jason Hickman

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, January 20, 2026 10:43 AM
To: Philana Nowak
Cc: Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Please distribute as necessary for the permit request for Flowery Branch Winery & Vineyard

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Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

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January 20, 2026

RE: Community Notice: Concerns about Special Use Permit for a Flowery Branch Winery

FR: Rev. Dr. Renee DuBose & Ms. Dondi Vickers
Home Owners, Tax Payers & Active Voters of Hall County

To Whom It May Concern:
We are writing on behalf of our community of Belmont Place subdivision regarding our concerns for key properties that are near us that has a proposal for special use permit that, we believe, will negatively impact our community & neighborhood.

We are NOT IN FAVOR of the county granting this special use permit for another winery – less than 500 feet from our property. The application is for: 5773 & 5769 Conner Road to receive not only a special use permit for an "agri-entertainment venue". This venue would impact our neighborhood in extremely negative ways. For example:

- ***Impact on Quality of Life:*** We believe that granting this permit would lead to increased noise pollution from events & gatherings, disrupting the current peace & quiet in our family neighborhood & community.
- ***Community Character:*** Our neighborhood has worked hard to keep the majority of our tenants as owners of their homes. This neighborhood is a quiet, family oriented space where we know our neighbors & look out for each other. Many of us work full time both during the week & on weekends so when we are home, we value our peace of mind & quiet home life. We do not want (or need) a venue for nightlife activities – especially given that this applicant wants to stay open until MIDNIGHT!
- ***Decreased Property Values:*** As mentioned before, most of us live in our homes as our primary residences. When houses go on the market in Belmont Place, they sell very quickly due to the location, larger lots & quality of life in this space. Adding an unnecessary business/winery in the midst of a residential section is a bad idea & will cause property values to plummet. The outside world is already noisy, so when we get home we want to have a calm, tranquil space to call "home". A decrease in property values will also create a decrease in the tax base.
- ***Historical Non-Compliance From This Applicant:*** This applicant (Dwayne Bradley Walton) has a history of violating existing regulations by hosting unauthorized event with amplified music while asking to utilize this model until 12 midnight IN THE MIDDLE OF A RESIDENTIAL COMMUNITY!
- ***Venues Like This Are Already In the Area:*** This venue & this variance is not a necessity especially since there are easily 10-12 wineries and/or vineyards within a 25 mile radius from this exact location. Instead of forcing our neighborhood to have to deal with the noise, traffic & stress of this variance, please allow us to keep our community as it is. And if someone wants to visit a winery or venue, Hall County has plenty of options already in the county.

In conclusion, thank you for your consideration on this matter. And we request that members of the Board of Commissioners to ***DENY & VOTE "NO"*** on granting this special use permit for another winery.

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Wednesday, January 21, 2026 10:29 AM
To: Ken Brandstetter
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Subject: RE: Flowery Branch Winery

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jrivera@hallcounty.org
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AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 7/2026

SUBJECT: **5773 & 5769 Conner Road | Variance to Section 7.7.3 |** to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) **| Proposed Use: Agri-entertainment venue |** Commission District 2 **| Dwayne Bradley Walton, applicant**

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: KA

Recommendation:
Denial.

Purpose of Request:
5773 & 5769 Conner Road | Variance to Section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) **| Proposed Use: Agri-entertainment venue** | Commission District 2 **| Dwayne Bradley Walton, applicant**

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Statement of Hardship
Site Plan
Plat
Deed
Maps
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign
Public Comment - from Robert Lathroum
Public Comment - from Alden Woodside
Public Comment - from Sherry Smallwood
Public Comment - from Dawn Holcomb
Public Comment - from Matthew & Michelle Ducato
Public Comment - from Shannon Leonard
Public Comment - from Josh Belinfante
Public Comment - from Josh Belinfante2
Public Comment - from Sheila Humberstone
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Public Comment - from Michael Coletta
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Public Comment - from Sherry McAdams
Public Comment - from Kim Duncan
Public Comment - from Renee DuBose
Public Comment - from Brad Tino
Public Comment - from Philana Nowak

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Dwayne Bradley Walton

Request ..... (A) **Special Use** | Agri-entertainment venue
(B) **Variance**| from section 7.7.3

Proposed Use ..... (A) & (B) Agri-Entertainment venue

Size ..... 11.96± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **5773 & 5769 Conner Road** | Tax Parcel 08110 000151 & 08110 000015 (pt)

Commission District ..... Two

Commission Date ..... January 22, 2026

Staff Recommendation ..... (A) **Approval, with conditions,** as the proposed special use is compatible with the Agricultural Residential 1 (AR-1) zoning district.
(B) **Denial,** as no hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number(s) ..... (A) HZCU25-0057
(B) HVAR25-0070

(A) Staff recommends <u>APPROVAL</u> of the applicant's request, with the following conditions:

1. The property shall be developed in accordance with the site plan dated September 12, 2025, and the project narrative dated October 22, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Prior to issuance of an agri-entertainment venue business license, a combination plat application shall be submitted to the County for approval.

3. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there may be discrepancies

between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.

4. All conditions of zoning shall be made a part of any plats or development plans created for the property.

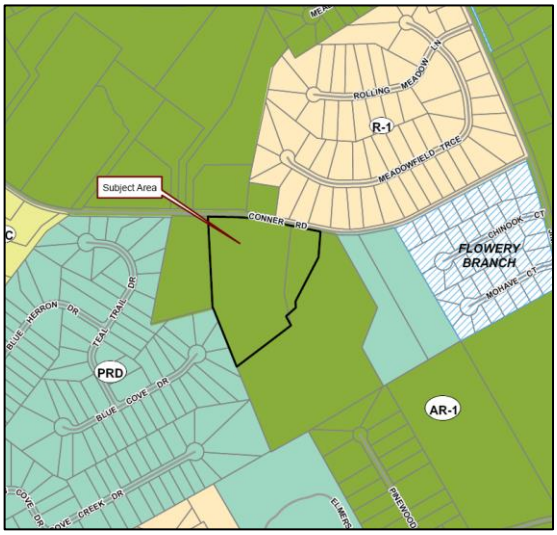
(B) Staff recommends DENIAL of the applicant's request.

The following should be considered as variances to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

1. **7.7.3.B.3 – Agri-entertainment Events –** The agri-entertainment primary event structure must be located at least 300 feet from any property line under separate ownership.
   - The primary event structure is approximately 200 feet from the nearest property line under separate ownership.
2. **7.7.3.B.3 – Agri-entertainment Events –** All parking for agri-entertainment event must be located at least 200 feet from any property line under separate ownership.
   - The parking for the primary event is approximately 32 feet from the nearest property line under separate ownership.

Summary Analysis

The applicant is requesting approval of a special use to allow an agri-entertainment venue on an 11.96± acre tract zoned Agricultural Residential 1 (AR-1). The proposed business will be focused on operating a farm winery and vineyard that hosts a variety of special events. Concurrent to this request, the applicant is also seeking multiple variances from the agri-entertainment use standards to reduce the minimum required setback for the existing primary event structure from 300 feet to 200 feet. Additionally, the applicant is requesting to reduce the minimum required setback for the parking area from 200 feet to 34 feet.



The subject property is currently developed with a single-family residence, one metal building, and three areas designated for grape vineyard.

The surrounding properties are zoned Agricultural Residential 1 (AR-1) and Planned Residential District (PRD) and are developed with single-family residences and agricultural uses.

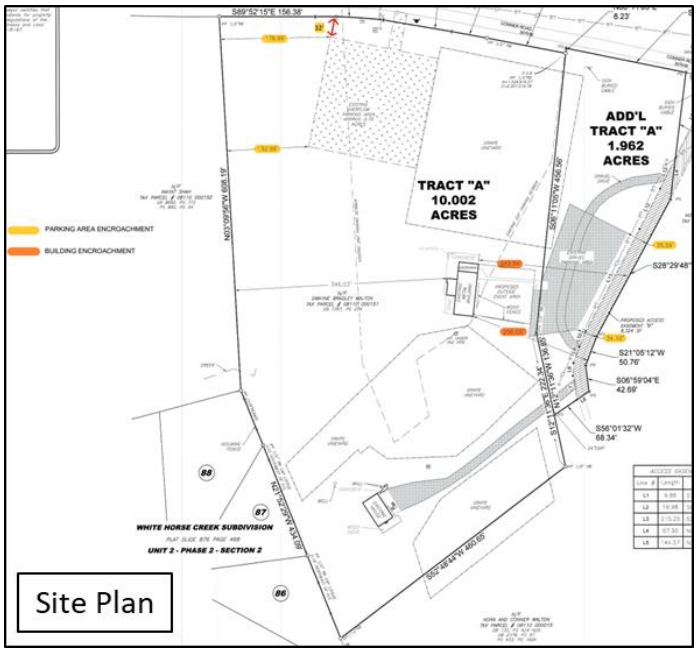
Per the narrative, the applicant is requesting special use approval to establish an agri-entertainment venue centered around the operation of a farm winery and

vineyard. In addition to wine production and vineyard tours, the applicant seeks approval to host a variety of special events to include the following:

- Outdoor Vineyard Weddings: Ceremonies and receptions held in designated vineyard areas or in a tent. Events will conclude no later than 9 p.m., with music and activities conducted in compliance with local sound ordinances and guidelines. Maximum attendance would be capped at 50 cars / 100 guests.
- Themed Sunday 'Festivals' Featuring local small businesses: Community-focused festival / gathering typically hosted every couple of months, lasting approximately four hours on Sunday afternoons. Each 'festival' may showcase local artisans, food vendors, and small businesses, encouraging local commerce and tourism while maintaining a relaxed and family-friendly environment.
- Private Office Parties and Corporate Events: Generally small, professional gatherings for local businesses for team-building or appreciation events.
- Private Receptions and Celebrations: Occasional receptions, anniversary parties, birthday parties, and small community celebrations.
- Other events and organizations: Local organizations that can use the space could use the property as needed for promotional events. For example, a local animal adoption group that wants to host an animal adoption event on the premises.

Per the submitted narrative, all of the above would be limited in scale and duration and managed with attention to noise, parking, and safety.

The submitted site plan identifies the locations of the grape vineyards, the existing metal building, and the parking area. The existing metal building, constructed in 2023, is approximately 200 feet from the eastern property line. The applicant has requested a variance to section 7.7.3.B.3 to allow this structure to be closer than the required distance of 300 feet from any property line under separate ownership and to allow the parking area to be closer than the required 200 feet from the nearest property line under separate ownership in compliance with Section 7.7.3.B.5.



Water service is provided by a private well. Sanitary sewer services are provided by an on-site septic system.

<u>Zoning Analysis</u> – Special Use

When considering a use subject to approval of the County Commission, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed special use is suitable in view of the use, agricultural zoning, and development of adjacent and nearby properties.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed special use of an agri-entertainment venue, operating under the specified parameters, would adversely affect the existing use or usability of adjacent properties.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned Agricultural Residential 1 (AR-1); however, a special use for an agri-entertainment venue requires Board of Commissioner approval.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **It is not anticipated that the proposed special use will cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The agri-entertainment venue is consistent with the Agricultural Residential 1 (AR-1) zoning district and does not impact the Suburban Neighborhood Low Density future land use of the area.**

f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is zoned Agricultural**

Residential 1 (AR-1). The site is currently developed with a single-family residence, constructed in 2015 and a metal building, constructed in 2023, as reflected in county tax records. The property has had an active business license for the farm winery since March 1, 2022.

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **There are no known changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **This question is not applicable as there are no proposed changes to the zoning classification.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the proposed use; however, the expansion of the farm winery into an agri-entertainment venue requires approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request for a special use could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

<u>Zoning Analysis</u> - Variance

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **No, as the existing metal building (constructed in 2023) was built in accordance with setback requirements applicable to general agricultural uses and do not meet the standards specific to agri-entertainment operations.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **No unusual hardship would be created through application of the requirements of Article 11.**

3. Such conditions are particular to the property involved and are not common to other properties in the neighborhood; **The conditions affecting the subject property are not unique and are generally consistent with those of neighboring parcels. However, the placement and development of the existing metal building by the applicant has created limitations in meeting current setback requirements specific to agri-entertainment use.**

4. Such conditions are not the result of any actions of the property owner**; The metal building was constructed by the applicant in 2023 in compliance with standards applicable to general agricultural uses.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC nor authorize any prohibited or previously denied use.**

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

    b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district**. The proposal meets the requirement.**

c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request**

d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated December 16, 2025, Emily McGahee stated, "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."

Georgia Department of Transportation
In an email dated December 11, 2025, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Off system, no impacts to the state route expected."

Hall County Public Works and Utilities
In a memo dated December 17, 2025, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

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:
No comments

Utilities
Flowery Branch Sewer Service area.

Hall County Fire Marshal
In an email dated December 15, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "Hall County Fire Comment: existing access to venue does not appear to meet the below fire code requirement, site plan will be required showing road width improvements. International Fire Code SECTION 503 FIRE APPARATUS ACCESS ROADS. 503.2.1 Dimensions. Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders."

PLANNING AND ZONING DEPARTMENT

HALL COUNTY

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

DWAYNE BRADLEY WALTON
5773 CONNER RD.
FLOWERY BRANCH GA 30542

Phone 678-687-1428

Email Address [redacted]

Property Owner (Name and Mailing Address)

SAME AS APPLICANT

Phone

Email Address

Location of Property 5769 & 5773 Conner Rd. Flowery Branch GA 30542 08110 000151 08110 000015

Present Zoning AR1 Existing Structures Home, Winery/TastingRoom

---

Type of Appeal:

- ✓ Setback Variance
- ___ Road Frontage Variance
- ___ Sign Variance
- ___ Hardship Mobile Home
- ___ GCOD Variance
- ___ Other:

- ___ Front Yard
- ___ Right Side Yard
- ___ Left Side Yard
- ___ Rear Yard
- ___ Road Frontage
- ___ Sign Area
- ___ Sign Height
- ___ Doctor's Letter

From 200 ft. to 34.10 ft. (200 to 34.10)
From 300 ft. to 243.54 ft. (300 to 243.54)
From ___ ft. to ___ ft.
From ___ ft. to ___ ft.
From ___ ft. to ___ ft.
From ___ ft. to ___ ft.
From ___ ft. to ___ ft.
___ Terms Agreement

Supporting Documents:

- ✓ Plat of Property
- ✓ Deed of Property
- ✓ Hardship Statement
- ✓ Site Plan
- ___ Floor Plans
- ___ Other

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

(Signature)

Fee (Must be paid for application to be complete): $ _____

I hereby certify that the above information is true & correct to the best of my knowledge.

Print DWAYNE BRADLEY WALTON Date 11/25/25

Sign Dwayne Bradley Walton Date 11/25/25

I hereby withdraw this application.

Sign _____ Date _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) NORA ANN WALTON

Address 5769 CONNER Rd.
FLOWERY BRANCH GA 30542

Phone Number [redacted]

Name of applicant(s) DWAYNE BRADLEY WALTON

Address 5773 CONNER Rd.
FLOWERY BRANCH GA 30542

Phone Number 678-687-1428

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Nora Ann Walton

Personally appeared before me

_____

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Kylie Stasierowski
Notary Public

KYLIE STASIEROWSKI
MY COMMISSION EXPIRES
NOTARY
PUBLIC
APRIL 24, 2027
HALL COUNTY, GEORGIA

10/15/25
Date

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Nora Ann Walton **Date:** 10/17/25

Applicant's/Owner's Name (Printed): Nora Ann Walton

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
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**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Dwayne Bradley Walton **Date:** 10/16/25

Applicant's/Owner's Name (Printed): DWAYNE BRADLEY WALTON

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902

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STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).
No exceptional hardships.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.
CAN, NOT because it would Require Removal of existing tasting Room to meet setback Requirements

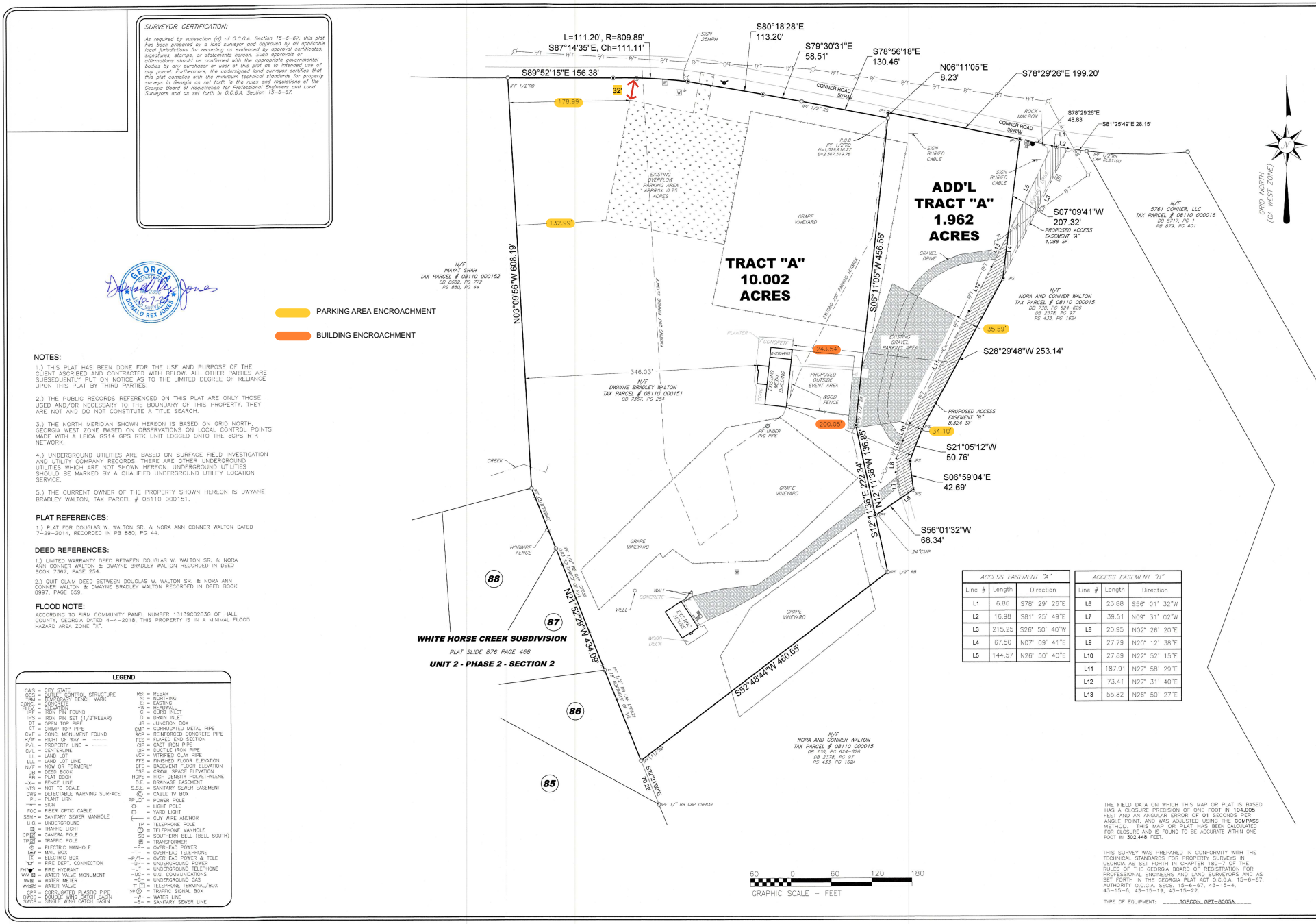
3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.
No such conditions

4. Such conditions are not the result of any actions of the property owner.
Conditions of the property ARE DUE to having existing wine business AND AM NOW Retrofitting to AGRI-enterTainment.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.
-See ATTACHED NARRATIVE Regarding STATEMENTS pertaining to the Public good.

I hereby certify that the above information and all attached information is true and correct.

Applicant Dwayne Bradley Smith **Date** 10/14/25



Atlas Technical Consultants, LLC
Engineering • Planning • Landscape Architecture • Land Acquisition • Surveying
LSF001323, EXP. 6/30/2026
930 Interstate Ridge Drive Suite "F"
Gainesville, Georgia 30501
PHONE:(770)532-4021 FAX:(770)532-4023

BOUNDARY SURVEY FOR:
DWAYNE BRADLEY WALTON
5773 CONNER ROAD
LAND LOT 110 - 8th DISTRICT
HALL COUNTY, GEORGIA

SHEET 1 of 1 SHEETS

VERTICAL SCALE:	N/A
HORIZONTAL SCALE:	1" = 60'
DATE:	9-12-2025
DATE OF FIELD WORK:	9-10-2025
DRAWN BY:	JVN
CHECKED BY:	DRJ
JOB NO.:	22150

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NOTES:

EQUIPMENT USED FOR MEASUREMENT:
TOPCON PS 103A
G.P.S. EQUIPMENT USED - CHAMPION TKO GNSS RECEIVER
HORIZONTAL INFORMATION SHOWN HEREON
WAS BASED ON GPS OBSERVATIONS ON 04/28/2014
PROCESSED THROUGH THE EGPS NETWORK
COMBINED SCALE FACTOR: 1.0
HORIZONTAL: NAD83 (HARN/96)
(Ga. North Zone Geoid 12A Plane Coordinates)

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 32,103 FEET AND AN ANGULAR ERROR OF 00°00'00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE. PARTY: J.M.J.

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE AS FOLLOWS:
TRACT - 1 WITHIN ONE FOOT IN 993,086 FEET.
TRACT - 2 WITHIN ONE FOOT IN 488,193 FEET.
TRACT - 3 WITHIN ONE FOOT IN 698,627 FEET.

IN MY OPINION, THIS PLAT IS A CORRECT REPRESENTATION OF THE LAND PLATTED, & HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.

THIS SURVEY WAS PREPARED IN CONFORMITY WITH THE TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN CHAPTER 180-7 OF THE RULES OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN THE GEORGIA PLAT ACT O.C.G.A. 15-6-67.

REFERENCES:

1. DEED BOOK 730, PAGES 624-626
2. DEED BOOK 2378, PAGE 97
3. PLAT SLIDE 232, PAGE 161A
4. PLAT SLIDE 433, PAGE 162A

STATE WATERS BUFFER:

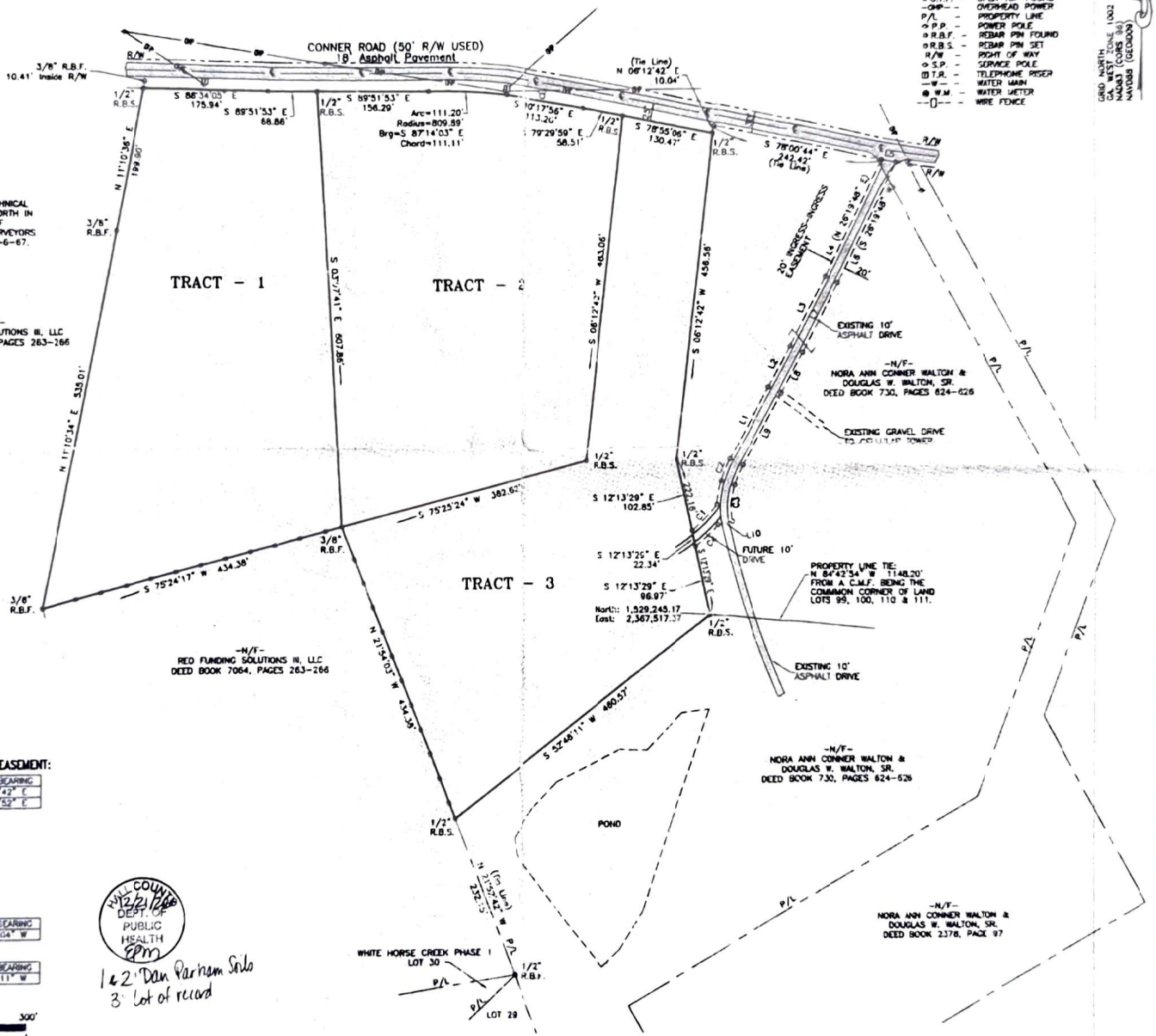
AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. BUFFER IS TO BE MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION.

AREA:

TRACT - 1 = 5.00 ACRES
TRACT - 2 = 5.00 ACRES
TRACT - 3 = 5.00 ACRES

LEGEND:
- C.T.F. - CRIMPED TOP PIN FOUND
- ℄ - CENTER LINE
- ⊂⊃ - CONTIGUOUS
- E.P. - EDGE OF PAVEMENT
- F.H. - FIRE HYDRANT
- G.V. - GATE VALVE
- G - GAS MAIN
- H.D.P.E. - HIGH DENSITY POLYETHYLENE PIPE
- I.P.F. - IRON PIN FOUND
- L.L.L. - LAND LOT LINE
- N/F - NOW OR FORMERLY
- O.T.F. - OPEN TOP FOUND
- OHP - OVERHEAD POWER
- P/L - PROPERTY LINE
- P.P. - POWER POLE
- R.B.F. - REBAR PIN FOUND
- R.B.S. - REBAR PIN SET
- R/W - RIGHT OF WAY
- S.P. - SERVICE POLE
- T.R. - TELEPHONE RISER
- W - WATER MAIN
- W.M. - WATER METER
- WIRE FENCE

GRID NORTH
GA. WEST ZONE 1002
NAD83 (CORS 96)
NAVD88 (GEOID09)



eFiled and eRecorded
DATE: 02/24/2021
TIME: 1:23 PM
PLAT BOOK: 880
PAGE: 44 - 44
FILING FEES: $10.00
PART ID: 0419150030
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

RECORDING PERMIT
BY _____ 12/21/2020
HALL COUNTY PLANNING COMMISSION

HALL COUNTY
12/21/20
DEPT. OF PUBLIC HEALTH
EPM

1 & 2 Dan Parham Soils
3 Lot of record

CALLS ALONG PERIMETER OF 20' INGRESS-EGRESS EASEMENT:

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C1	229.15'	50.35'	50.25'	N 43°47'42" E
C2	276.01'	33.10'	33.08'	N 21°56'52" E

LINE	BEARING	DISTANCE
L1	N 27°56'04" E	115.27'
L2	N 28°26'20" E	63.73'
L3	N 27°01'25" E	106.91'
L4	N 26°19'48" E	179.52'
L5	S 79°53'27" E	20.83'
L6	S 26°19'48" W	185.46'
L7	S 27°01'25" W	107.28'
L8	S 28°26'20" W	63.89'
L9	S 27°56'04" W	114.73'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C3	101.36'	52.18'	51.61'	S 03°46'04" W

LINE	BEARING	DISTANCE
L10	S 79°00'09" W	20.00'

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING
C4	249.15'	43.70'	43.65'	S 47°27'11" W

100' 0' 100' 200' 300'
GRAPHIC SCALE - 1 INCH = 100 FEET

REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com
PATTON
LAND SURVEYING

SURVEYED BY: J.B. & J.M.J. | DRAFTED BY: R.S.W.
COMPUTATIONS BY: C.M.P. | CHECKED BY: C.M.P.

GEORGIA REGISTERED PROFESSIONAL No. 2647 LAND SURVEYOR CURTIS W. PATTON

SUBDIVISION FROM A PARENT PARCEL SURVEY FOR:

DOUGLAS W. WALTON, SR.
NORA ANN CONNER WALTON

- LOCATED IN -

LAND LOT 110 - 8th LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS:
DATE:

SHEET NUMBER: 1 of 1
SCALE: 1" = 100'
SURVEY DATE: 04/28/2014
PLAT DATE: 04/29/2014
16-007-dwg
J.N. 14-047

000254

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 20 day of May
20 14 at 4:25 PM. Recorded in Deed
Book 7367 Page(s) 254-255
Charles Baker, Clerk By DK

After recording, return to James M Coyle
File → Stewart, Melvin & Frost, LLP
P O Box 3280
Gainesville, GA 30503

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 5-20-14
Charles Baker
Superior Court Clerk
By DK
PT61 069-2014-003029

STATE OF GEORGIA

COUNTY OF HALL

009121

LIMITED WARRANTY DEED

THIS INDENTURE is made as of May 20, 2014, between **Douglas W. Walton, Sr. and Nora Ann Conner Walton** (hereinafter collectively referred to as "Grantors") and **Dwayne Bradley Walton** (hereinafter referred to as "Grantee") ("Grantors" and "Grantee" to include their respective successors, legal representatives and assigns where the context requires or permits).

WITNESSETH

GRANTORS, in consideration of the love and affection Grantors have for the Grantee and the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described real property, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

TO HAVE AND TO HOLD the real property, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of Grantee forever in FEE SIMPLE.

AND GRANTORS WILL WARRANT and forever defend the right and title to the real property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantors.

It is the intent of the Grantors to convey all of their right, title and interest to the real property to the Grantee such that the Grantee will now own the real property in fee simple

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:
(NOTARIAL SEAL)

NOTARY PUBLIC COMMISSION EXPIRES April 13, 2015 PUMPKIN COUNTY GA
501052
947190

Grantors:

Douglas W. Walton, Sr.

Nora Ann Conner Walton

DEED PREPARATION ONLY

EXHIBIT "A"

All that tract or parcel of land lying and being in Land Lot 110, 8th Land District, Hall County, Georgia, containing 5.00 acres and being shown as Tract 3 on a survey for Douglas W. Walton, Sr. and Nora Ann Conner Walton, dated April 29, 2014, prepared by Chris M. Patton, Georgia Registered Land Surveyor, and being more particularly described as follows:

Begin at a ½" rebar set, said rebar located North 84°42'54" West 1148.20 feet from a concrete monument found at the corner common to Land Lots 99, 100, 110 and 111; running thence South 52°48'11" West 460.57 feet to a ½" rebar set; thence North 21°54'03" West 434.38 feet to a 3/8" rebar found; thence North 75°25'24" East 362.62 feet to a ½" rebar set; thence North 06°12'42" East 483.06 feet to a ½" rebar found on the southern right of way of Conner Road (50' right of way used); thence running along said right of way South 78°55'06" East 130.47 to a ½" rebar set; thence leaving said right of way South 06°12'42" West 456.56 feet to à ½" rebar set; thence South 12°13'29" East 222.16 feet to the point of beginning.

eFiled and eRecorded
DATE: 11/29/2021
TIME: 1:22 PM
DEED BOOK: 8997
PAGE: 659 - 659
FILING FEES: $25.00
TRANSFER TAX: $0.00
PARTICIPANT ID: 0419150030
PT61: 069-2021-011950
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

Return to:
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504
KM

QUITCLAIM DEED

The preparer of this deed renders no "Opinion of Title" or "Title Certification". The legal description below was provided by the parties herein and the preparer provided legal services limited to on the deed preparation.

STATE OF GEORGIA
COUNTY OF HALL

THIS INDENTURE, made this 29th day of November, **2021** between **NORA ANN CONNER WALTON, A/K/A ANN C. WALTON, AND DOUGLAS W. WALTON, SR.**, of the State of Georgia as party of the first part, and **DWAYNE BRADLEY WALTON**, as party of the second part.

WITNESSETH: That the said Party of the first part, for in consideration of the sum of One Dollar ($1.00), in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever Quit-Claim to the said Party of the second part, his heirs and assigns,

All that tract or parcel of land lying and being in Land Lot 110 of the 8th Land District of Hall County, Georgia, being Tract 2, containing 5.00 acres, more or less, according to that certain plat entitled "Subdivision From A Parent Parcel Survey For: Douglas W. Walton, Sr. and Nora Ann Conner Walton", dated April 28, 2014, and recorded in Plat Book 880, Page 44, Hall County, Georgia Records, which plat is hereby referred to and made a part of this description.

TO HAVE AND TO HOLD the said described premises to the said Party of the second part, so that neither the said Party of the first part nor its heirs, nor any other person or person claiming under it shall at any time, by any means or ways, have, claim or demand any right or title to the aforesaid described premises or appurtenances, or any rights thereof.

IN WITNESS WHEREOF, the said Party of the first part has hereunto set its hands and seals, the day and year above written.

Signed, sealed and delivered
this 29th day of November,
2021 in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:
[Notary Seal]

Emily K. Murphy
Notary Public, Georgia
Hall County
My Commission Expires
July 29, 2025

Nora Ann Conner Walton (SEAL)
NORA ANN CONNER WALTON, A/K/A ANN C. WALTON

(SEAL)
DOUGLAS W. WALTON, SR.

000254

GEORGIA, HALL COUNTY, CLERK SUPERIOR COURT
Filed in office, this 20 day of May
20 14 at 4:25 PM. Recorded in Deed
Book 7367 Page(s) 254-255
Charles Baker, Clerk By DK

After recording, return to James M Coyle
File → Stewart, Melvin & Frost, LLP
P O Box 3280
Gainesville, GA 30503

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ -0-
Date 5-20-14
Charles Baker
Superior Court Clerk
By DK
PT61 069-2014-003029

STATE OF GEORGIA

COUNTY OF HALL

009121

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GRANTORS, in consideration of the love and affection Grantors have for the Grantee and the sum of Ten and No/100 Dollars ($10.00) and other valuable consideration, the receipt and sufficiency whereof are hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and does hereby grant, bargain, sell, alien, convey and confirm unto Grantee the following described real property, to wit:

See Exhibit "A" attached hereto and incorporated herein by reference

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AND GRANTORS WILL WARRANT and forever defend the right and title to the real property unto Grantee against the claims of any persons owning, holding or claiming by, through or under Grantors.

It is the intent of the Grantors to convey all of their right, title and interest to the real property to the Grantee such that the Grantee will now own the real property in fee simple

EXECUTED under seal as of the date above.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires:
(NOTARIAL SEAL)

NOTARY PUBLIC COMMISSION EXPIRES April 13, 2015 PUMPKIN COUNTY GA
501052
947190

Grantors:

Douglas W. Walton, Sr.

Nora Ann Conner Walton

DEED PREPARATION ONLY

EXHIBIT "A"

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CLERK: Charles Baker, C.S.C
Hall County, GA

Return to:
Russell C Petersen, LLC
P.O. Box 6499
GAINESVILLE, GA 30504
KM

QUITCLAIM DEED

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STATE OF GEORGIA
COUNTY OF HALL

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WITNESSETH: That the said Party of the first part, for in consideration of the sum of One Dollar ($1.00), in hand paid, the receipt whereof is acknowledged, has bargained, sold, and by these presents does remise, convey and forever Quit-Claim to the said Party of the second part, his heirs and assigns,

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IN WITNESS WHEREOF, the said Party of the first part has hereunto set its hands and seals, the day and year above written.

Signed, sealed and delivered
this 29th day of November,
2021 in the presence of:

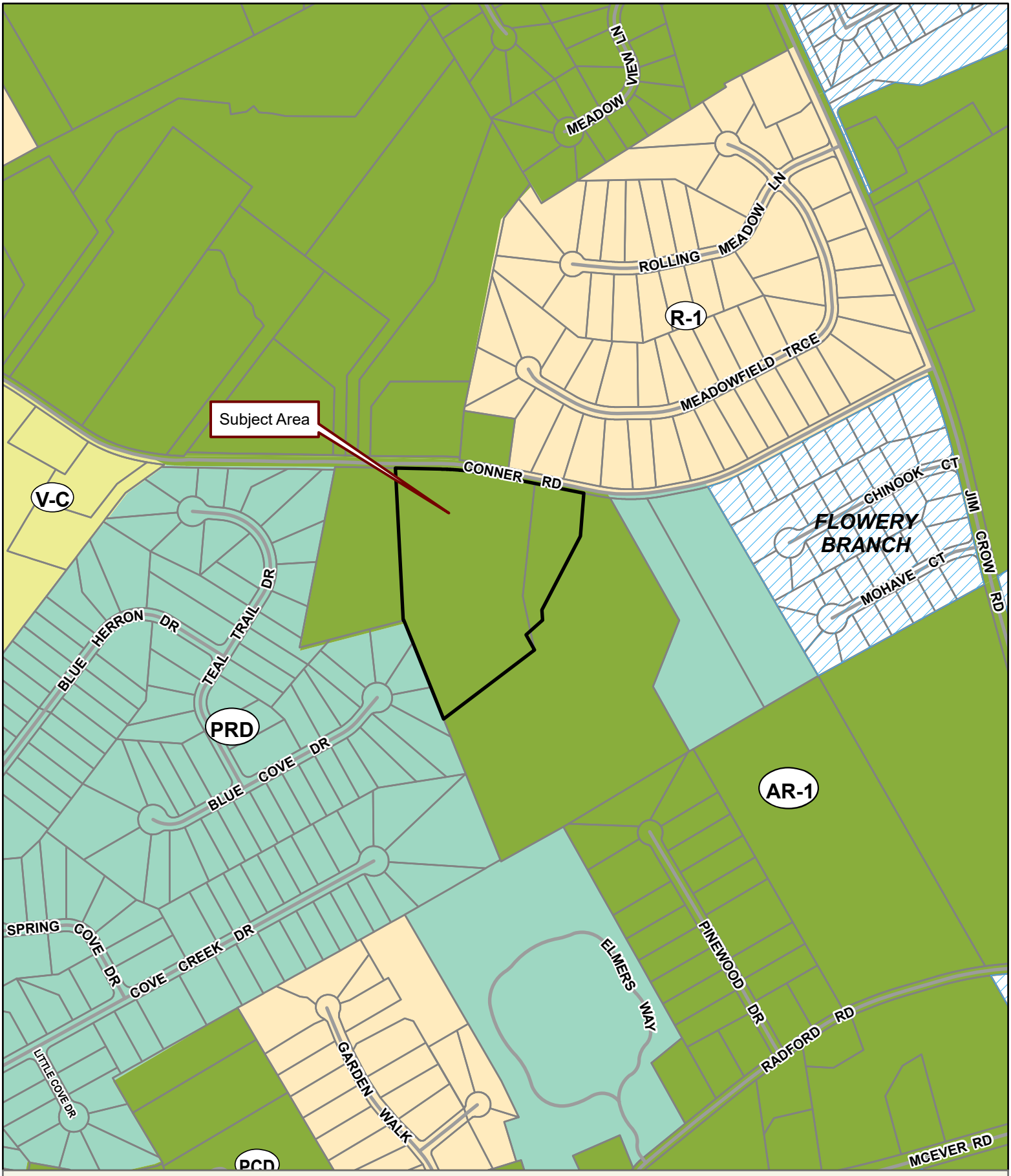
Unofficial Witness

Notary Public
My Commission Expires:
[Notary Seal]

Emily K. Murphy
Notary Public, Georgia
Hall County
My Commission Expires
July 29, 2025

Nora Ann Conner Walton (SEAL)
NORA ANN CONNER WALTON, A/K/A ANN C. WALTON

(SEAL)
DOUGLAS W. WALTON, SR.

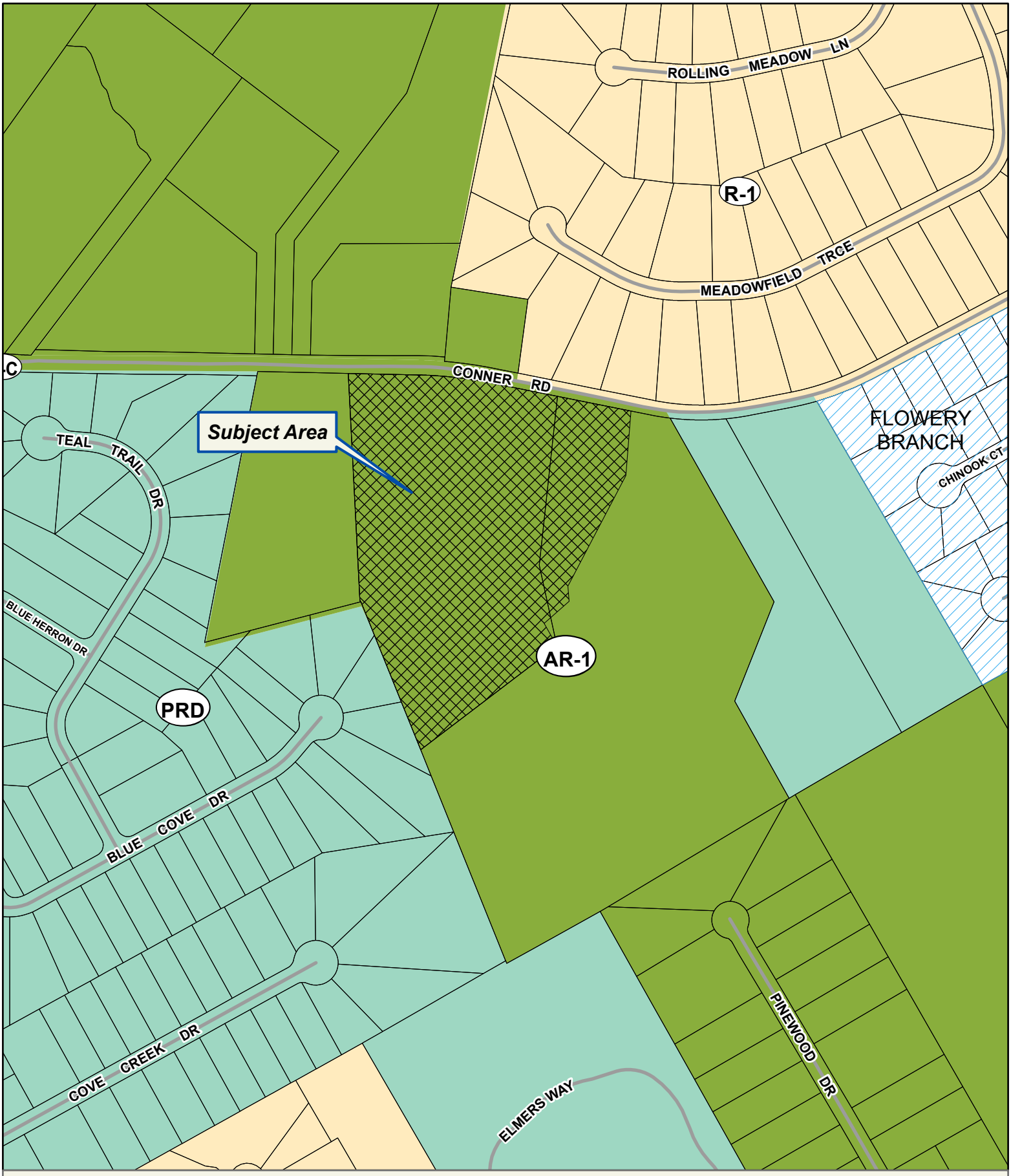


Applicant: DWAYNE BRADLEY WALTON
Tax Parcel #: 08110 000151, 08110 000015
Location: 5773 & 5769 CONNER ROAD, FLOWERY BRANCH, GA 30542
Commission District 2

0 100 200 400
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: DWAYNE BRADLEY WALTON
Tax Parcel #: 08110 000151, 08110 000015
Location: 5773 & 5769 CONNER ROAD, FLOWERY BRANCH, GA 30542
Commission District 2

0 100 200 400
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: DWAYNE BRADLEY WALTON
Tax Parcel #: 08110 000151, 08110 000015
Location: 5773 & 5769 CONNER ROAD, FLOWERY BRANCH, GA 30542
Commission District 2

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area

N

Outlook

HCBOC Tentative Agenda 1.22.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 12/16/2025 6:59 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

3610 Mountain View Road, Mosqueda: No comment. Public sewer.

2479A Broadway Place, Gray: Septic permit OSC-10379 was issued for a 1 bdrm ADU on August 25, 2025.

2479B Broadway Place, Gray: Septic permit OSC-10616 was issued for a 1 bdrm ADU on December 9, 2025.

1148 Hancock (A/B), Cordoba: 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.

5401 Old Winder Hwy (A/B), K2P Land Partners: No comment. Public sewer.

5773/5769 Conner Road (A/B), Walton: 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.

5953/5965 Yellow Creek Road, Stover: 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.

3294/3290 Athens Hwy, Rizqallah: Must meet all Environmental Health commercial septic system permitting requirements. 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 may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Outlook

RE: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 12/11/2025 4:30 PM
To Kaitlyn Elliott (Planning) <kelliott@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 Afternoon Kaitlyn,

Please see the below responses in red.

If you have any questions, please feel free to reach out.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

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, December 11, 2025 3:28 PM
Subject: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners 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,

Please see below for the Tentative Planning Agenda and Maps for the **January 22, 2026** Hall County Board of Commissioners meeting. Please use the links to review the documents and respond with comments to Hall County

Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, December 18, 2025.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
  Off system, no impacts to the state route expected.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  Off system, no impacts to the state route expected.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  Off system, no impacts to the state route expected.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

  (B) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**
  Off system, no impacts to the state route expected.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
  Off system, no impacts to the state route expected.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

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 Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Wednesday, December 17, 2025

Subject: January 22, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 22, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**

  - **Engineering**: No Comment
  - **Traffic: No** Comment
  - **Utilities:** Gainesville Sewer on the south side of Mt. View Road.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

  - **Engineering:** No Comment
  - **Traffic:** No Comment
  - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities**: Gainesville Sewer – Infrastructure on Marler Street.

- **(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance | Commission District 4 | Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic:** No Comment
    - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **(B) 5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, 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:** No Comments
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, 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.
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Mon 12/15/2025 3:39 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

A. **5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

Hall County Fire Comment: existing access to venue does not appear to meet the below fire code requirement, site plan will be required showing road width improvements.

International Fire Code SECTION 503 FIRE APPARATUS ACCESS ROADS

503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.

B. **5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

International Fire Code SECTION 503 FIRE APPARATUS ACCESS ROADS

503.2.1 Dimensions.

Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders.

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
GEORGIA
We have it all in Hall


HALL COUNTY
HIGHLANDS
EST.
1970
ISLANDS
FIRE
RESCUE

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BRUNS BRIDGE ROAD, GAINESVILLE, GA 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
O: 770-531-6809 | F: 770-531-3902

HALL COUNTY

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN DECEMBER 19, 2026 AND NO LATER THAN JANUARY 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 02, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Dwayne Bradley Watson **(Please Print Name), hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 12/28/25 **(Date) for** DWAYNE BRADLEY WATSON **(Name application filed as).**

Signature Brad Watson

(The original document is required)


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: DWAYNE BRADLEY WALTON
REQUEST: SPECIAL USE FOR AN AGRI-ENTERTAINMENT VENUE WITH VARIANCES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

To whomever is currently deciding planning and zoning request for Hall County,

This is my response to proposed agri entertainment site at 5769 and 5773 Conner Road.

I am against the approval of this request! This proposed site is in the middle of at least 3 neighborhoods. There are close to 60 homes within 500 feet of the proposed site. I feel it will have a negative impact property values on the quality of life for more than just these 60 homes.

Number 1 is the noise. On 1 or 2 occasions music was played from this site and it was very loud. Loud enough for me to go to the street in front of my house to see if my neighbor across the street was having a party in their backyard. Approval of this request means nights of having windows open or sitting outback in the fresh air will not be possible on days of events involving music. This will include more than just the 60 homes. It will be easily audible to houses two and three times the 500 foot distance.

I do not know what type of music that will be played. But some music such as rap and some rock lyrics contain profanity. I personally do not want to sit listen to "f" , "mf" and other such words from events.

My second reason is the number of people attending events where alchohol is served. We certainly do not need more inebriated drivers on the road. We all ready have the Branch House which is within a mile of our homes. This are is really a residential area. It is no longer an agricultural area. There will be even more houses built in this area. So this will be impacting even more homes in the future. What was approved as a small personal winery now wants to expand into events. What will they be asking for after this?

Robert Lathroum

5858 Meadowfield Trce

Flowery Branch, GA 30542

Jennifer Rivera (Administration)

From: Alden Woodside [redacted]
Sent: Thursday, January 15, 2026 12:34 PM
To: Jennifer Rivera (Administration)
Cc: Alden Woodside
Subject: (A) 5773 & 5769 Conner Road | Special Use and (B) 5773 & 5769 Conner Road | Variance to section 7.7.3

Categories: HOLD

You don't often get email from [redacted]. Learn why this is important

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.

Alden Woodside
5786 Conner Road
Flowery Branch, GA 30542
[redacted]
1-15-26

Hall County Board of Commissioners
P.O. Drawer 1435
Gainesville, GA 30503

Dear Members of the Hall County Board of Commissioners,

I am writing as a resident of Hall County to strongly oppose the special use permit and variance request for the proposed Flowery Branch Winery. While I appreciate efforts to support local businesses, I have serious concerns about the impact this project would have on our community's character, safety, and quality of life.

The proposed permit and variance raises multiple issues, including significantly increased traffic and frankly danger on an exceedingly narrow and frankly hazardous road. To be clear, Conner Road, the road granting access to the Applicant's property is already narrow. Two cars have difficulty passing each other under current conditions. Further, there is a personal care home at the end of the road, and emergency vehicles are frequently seen going to and from that property. Allowing numerous events on the Applicant's property will only exacerbate these problems and create an even more unsafe environment. Indeed, the Applicant has hosted several events on-site in the past, and cars parked on the lawn using a blind hill for access, providing a safety concern for drivers and an eyesore for nearby property owners. Granting the special use permit will only increase the hazards already faced by area residents. The added traffic would endanger pedestrians, cyclists, and children who frequently use Conner Road which is notably without a sidewalk on the bulk of the road.

The Board has ample grounds to deny the project for these reasons alone. It is unclear if the road's width currently meets standard safety requirements imposed by the International Fire Code as adopted by Hall County. At the very least, if the Applicant seeks to increase motor vehicle traffic

along the existing, narrow road, the Applicant should be required to widen it—at the Applicant's cost. Notably, a similar request was made by the Applicant in 2017 and was denied for these same reasons.

In addition to the objective safety risks associated with granting a special use permit, it is important to consider the exacerbation of noise pollution from ongoing events and gatherings. While we acknowledge that the Applicant is currently prohibited from using amplified sound outdoors, our observations suggest otherwise. We have documented instances, including videos of amplified music being played and images of unauthorized festivals that were held without permission. The Applicant has consistently disregarded existing regulations; thus, one must question what would prevent them from hosting events attracting 200 vehicles with loud music extending past midnight if a special use permit is granted.

Allowing this special use permit would significantly impact the quality of life for surrounding neighbors and likely lead to decreased property values. We urge you to consider these implications carefully.

Equally concerning is the change in land use that this permit and variance would enable. An event venue is fundamentally incompatible with the surrounding residential and rural environment. Granting these exceptions would set a troubling precedent that undermines existing zoning protections designed to preserve the tranquility and safety of our neighborhood.

I urge the Board to protect the interests of residents by denying the special use permit and variance request for the Flowery Branch Winery. Our community deserves thoughtful, responsible development that aligns with the area’s zoning, safety, and public welfare standards.

Jennifer Woodside will be testifying on my behalf.

Thank you for your consideration and for your continued service to the residents of Hall County.

Sincerely,
Alden Woodside

Kaitlyn and Jason Hickman
5840 Conner Road
Flowery Branch, GA 30542
[redacted]

January 16, 2026

Hall County Board of Commissioners
P.O. Drawer 1435
Gainesville, GA 30503

Dear Commissioners:

We are writing to express our concerns regarding the proposed expansion and rezoning of Flowery Branch Winery to an agri-event space.

My husband and I are currently residing temporarily with my parents on Conner Road. I grew up on this road and have long been familiar with the challenges created by its narrow width and multiple blind spots. Driving on Conner Road requires significant caution due to limited visibility and constrained space.

Since the addition of the winery, traffic on Conner Road has already increased, including drivers who are unfamiliar with the roadway and how to navigate it safely. I recently gave birth to my first child, and during neighborhood walks and routine travel, I have experienced vehicles traveling at excessive speeds. On one occasion, a driver traveling in the middle of the road around a blind curve forced me off the roadway. These incidents raise serious safety concerns for residents and drivers.

The winery has already increased the risk of accidents along Conner Road, and the prospect of expanding the venue—and thereby increasing traffic volume—causes significant concern. Driving on this road has become increasingly stressful, particularly when traveling with a newborn child.

For these reasons, we believe that expanding this space would negatively impact the safety and quality of life of those who live along Conner Road. We respectfully request that you deny the proposed expansion and rezoning of Flowery Branch Winery.

Thank you for your time and thoughtful consideration of our concerns.

Sincerely,

Kaitlyn and Jason Hickman

Kaitlyn and Jason Hickman
5840 Conner Road
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[redacted]

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January 16, 2026

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Sincerely,

Kaitlyn and Jason Hickman

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, January 20, 2026 10:43 AM
To: Philana Nowak
Cc: Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
Subject: RE: Please distribute as necessary for the permit request for Flowery Branch Winery & Vineyard

Your public comment was received and will be forwarded to the Board of Commissioners for their review.

Thank you.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

From: Philana Nowak [redacted]
Sent: Tuesday, January 20, 2026 10:29 AM
To: Jennifer Rivera (Administration) <jrivera@hallcounty.org>
Subject: Please distribute as necessary for the permit request for Flowery Branch Winery & Vineyard

You don't often get email from [redacted] Learn why this is important

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.

Dear Hall County Commissioners,

Although I am a resident of Gwinnett County, I live directly on the Hall County border and conduct much of my daily life in Hall County. I shop, dine, and run errands here because it is more convenient than traveling within Gwinnett. Our daughter plays volleyball for Lanier Volleyball Club, practicing in Hall County (Westminster Presbyterian and Element Church), so during those practice hours I am supporting Hall County businesses. Our family vehicle was purchased here (Jim Shorkey Kia), and we regularly patronize local merchants and restaurants. In many ways, Hall County is where we live our lives and choose to spend our dollars.

We are strong supporters of small business, and that appreciation began when we moved to Georgia eight years ago and discovered downtown Flowery Branch. Over the years, we have become loyal

customers of many local establishments—Moonie's, Prime Pickins, Consign & Design, Lakeside Market, Liberty Candy Company, Whole Being Café, Sample Pleasures Antiques, and Antebellum, where we have celebrated anniversaries. We have watched the downtown evolve and now enjoy Caroline's on Main. We attend the Farmers Market regularly and enjoy live music at Branch House Tavern. As time has passed some of these businesses are no longer there, but the small businesses are the heartbeat of the community, and their success and legacy strengthens the character and economy of Hall County.

It is for this reason that I write in strong support of granting the special event permit for Flowery Branch Winery and Vineyard.

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1787 Bonnett Point Ln.

Mulberry, GA 30548

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Tel: 770-297-2684
jrivera@hallcounty.org
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Cc: Katie G. Ahmed (Planning); Anael Dominguez (Administration); Kaitlyn Elliott (Planning)
Subject: RE: Flowery Branch Winery - Special Use

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Thank you.

Jennifer Rivera
Board of Commissioners Clerk
Hall County Government
Tel: 770-297-2684
jrivera@hallcounty.org
www.hallcounty.org

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January 20, 2026

RE: Community Notice: Concerns about Special Use Permit for a Flowery Branch Winery

FR: Rev. Dr. Renee DuBose & Ms. Dondi Vickers
Home Owners, Tax Payers & Active Voters of Hall County

To Whom It May Concern:
We are writing on behalf of our community of Belmont Place subdivision regarding our concerns for key properties that are near us that has a proposal for special use permit that, we believe, will negatively impact our community & neighborhood.

We are NOT IN FAVOR of the county granting this special use permit for another winery – less than 500 feet from our property. The application is for: 5773 & 5769 Conner Road to receive not only a special use permit for an "agri-entertainment venue". This venue would impact our neighborhood in extremely negative ways. For example:

- ***Impact on Quality of Life:*** We believe that granting this permit would lead to increased noise pollution from events & gatherings, disrupting the current peace & quiet in our family neighborhood & community.
- ***Community Character:*** Our neighborhood has worked hard to keep the majority of our tenants as owners of their homes. This neighborhood is a quiet, family oriented space where we know our neighbors & look out for each other. Many of us work full time both during the week & on weekends so when we are home, we value our peace of mind & quiet home life. We do not want (or need) a venue for nightlife activities – especially given that this applicant wants to stay open until MIDNIGHT!
- ***Decreased Property Values:*** As mentioned before, most of us live in our homes as our primary residences. When houses go on the market in Belmont Place, they sell very quickly due to the location, larger lots & quality of life in this space. Adding an unnecessary business/winery in the midst of a residential section is a bad idea & will cause property values to plummet. The outside world is already noisy, so when we get home we want to have a calm, tranquil space to call "home". A decrease in property values will also create a decrease in the tax base.
- ***Historical Non-Compliance From This Applicant:*** This applicant (Dwayne Bradley Walton) has a history of violating existing regulations by hosting unauthorized event with amplified music while asking to utilize this model until 12 midnight IN THE MIDDLE OF A RESIDENTIAL COMMUNITY!
- ***Venues Like This Are Already In the Area:*** This venue & this variance is not a necessity especially since there are easily 10-12 wineries and/or vineyards within a 25 mile radius from this exact location. Instead of forcing our neighborhood to have to deal with the noise, traffic & stress of this variance, please allow us to keep our community as it is. And if someone wants to visit a winery or venue, Hall County has plenty of options already in the county.

In conclusion, thank you for your consideration on this matter. And we request that members of the Board of Commissioners to ***DENY & VOTE "NO"*** on granting this special use permit for another winery.

Anael Dominguez (Administration)

From: Jennifer Rivera (Administration)
Sent: Tuesday, January 20, 2026 10:43 AM
To: Philana Nowak
Cc: Katie G. Ahmed (Planning); Kaitlyn Elliott (Planning); Anael Dominguez (Administration)
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We are strong supporters of small business, and that appreciation began when we moved to Georgia eight years ago and discovered downtown Flowery Branch. Over the years, we have become loyal

customers of many local establishments—Moonie's, Prime Pickins, Consign & Design, Lakeside Market, Liberty Candy Company, Whole Being Café, Sample Pleasures Antiques, and Antebellum, where we have celebrated anniversaries. We have watched the downtown evolve and now enjoy Caroline's on Main. We attend the Farmers Market regularly and enjoy live music at Branch House Tavern. As time has passed some of these businesses are no longer there, but the small businesses are the heartbeat of the community, and their success and legacy strengthens the character and economy of Hall County.

It is for this reason that I write in strong support of granting the special event permit for Flowery Branch Winery and Vineyard.

The winery has quickly become a favorite destination precisely because of the atmosphere it provides—peaceful, welcoming, and community-oriented. It is not a bar, nor a venue associated with disruptive behavior. It is a place primarily enjoyed by women, couples, and friends who come to relax, socialize, and enjoy a pleasant evening. I have attended events with live music, and they have been tasteful, not loud, and always respectful of the surrounding community. Events typically conclude by the expected time, no later than 8:30 pm, with limited exceptions on major holidays. Recently, I attended a paint-and-sip event and was home before 9:00 p.m.

The concern that this establishment would be disruptive or harm property values does not reflect reality. In fact, well-run wineries and similar venues tend to enhance the appeal of an area by providing desirable local entertainment and gathering spaces. By contrast, large-scale residential development has had a far greater impact on traffic, infrastructure, schools, and quality of life. I currently live near Spout Springs and Highway 124, where a large apartment complex is under construction. The increased congestion and strain on local resources has already affected our daily lives and property values. I would much rather see thoughtful, low-impact development like a winery than dense residential construction that brings hundreds of vehicles to roads that are already overburdened.

I also ask you to consider the positive economic impact wineries have had in communities such as Dahlonega and Ellijay. When visitors come to these wineries, they also shop in local stores, dine in local restaurants, and explore the surrounding towns. The benefit extends well beyond the winery itself and strengthens the entire local economy. Flowery Branch has the opportunity to enjoy similar benefits.

Change is inevitable in any growing community, and with growth come choices. Granting a special event permit to a responsible, community-minded business is a modest and reasonable accommodation—one that supports small business, local tourism, and quality of life. In balance, an occasional special event is far less disruptive than large-scale residential development that permanently alters traffic patterns and community resources.

For these reasons, I respectfully urge you to approve the special event permit for Flowery Branch Winery and Vineyard. It is an asset to the community, a responsible neighbor, and a positive contributor to the local economy and culture.

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AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 4/2026

SUBJECT: **1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 **| Proposed Use: Accessory dwelling unit |** Commission District 4 **| Santos Cordoba, applicant**

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicant's requests with the following condition:

1. The proposed expansion of the non-conforming use is approved as generally shown on the site plan dated October 28, 2025 and described in the project narrative dated October 15, 2025 modified as necessary for compliance with development standards enforced at the time of site plan approval.

Purpose of Request:

1148 Hancock Avenue | Conditional Use | expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 **| Proposed Use: Accessory dwelling unit |** Commission District 4 **| Santos Cordoba, applicant**

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Floor Plan
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Santos Cordoba
Request	(A) **Conditional Use** | expansion of a non-conforming use (B) **Variance** | to Section 5.3 | to reduce the minimum yards
Proposed Use	Accessory dwelling unit & to bring an existing structure into compliance.
Size	0.59± acres
Zoning	Highway Business (H-B) & Residential 1 (R-1)
Location	**1148 Hancock Avenue** | Tax Parcel 00031 005009
Commission District	Four
Commission Date	January 22, 2026
Staff Recommendation	(A) **Approval,** as hardship exists pursuant to criteria of 11.3.3; and (B) **Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11
Record Number(s)	(A) HZCU25-0058 (B) HVAR25-0062

(A) and (B) Staff recommends <u>APPROVAL</u> of the applicant's requests with the following condition:

1. The proposed expansion of the non-conforming use is approved as generally shown on the site plan dated October 28, 2025 and described in the project narrative dated October 15, 2025 modified as necessary for compliance with development standards enforced at the time of site plan approval.

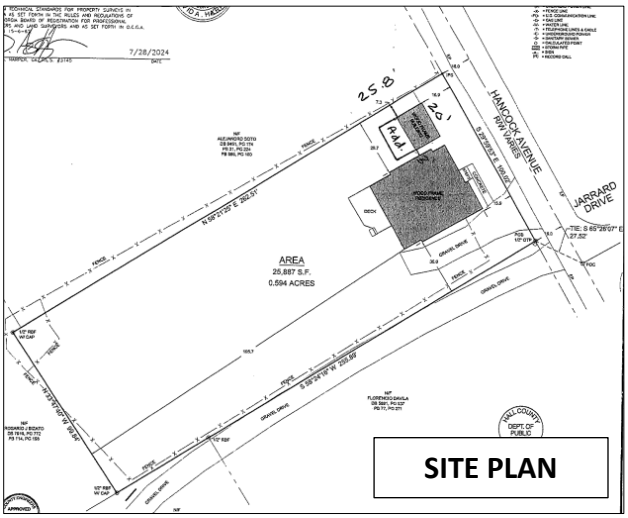
<u>Summary Analysis</u>

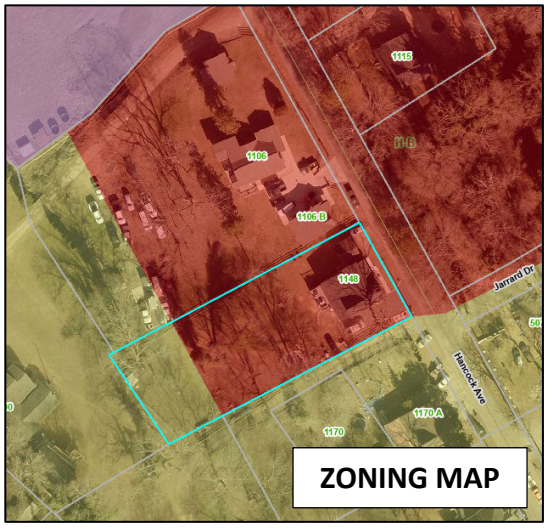
The applicant is requesting approval to expand an existing non-conforming residential use on a tract measuring approximately 0.69± acres with dual zoning classifications of Highway Business (H-B) and Residential 1 (R-1). The proposed expansion of the non-conforming use includes converting an existing accessory structure into an Accessory Dwelling Unit (ADU). A concurrent variance request from Section

5.3 is being requested to recognize the setbacks of the existing single family residence and existing accessory structure proposed to be converted into the ADU.
The surrounding properties are zoned and developed as outlined below:

North: Highway Business (H-B) & Residential 1 (R-1) – Developed with single-family residences built in 1890 & 1940.
East: Highway Business (H-B) – Developed with a warehouse complex constructed between 1945 and 1982.
Residential 1 (R-1) – Developed with single-family residences.
South: Residential 1 (R-1) – Developed with single-family residences.
West: Residential 1 (R-1) – Developed with single-family residences.

The majority of the subject property is zoned Highway Business which is the original zoning from the establishment of the County's zoning map in 1978. According to Hall County Tax Assessor records, the existing single-family dwelling was constructed in 1890 and an accessory structure added in 1980. A building permit was obtained in 2021 by the current property owner for the interior remodel of the single-family residence (RES2021-00621). Both structures appear to have been utilized for residential use since their construction.





The submitted site plan shows the existing residence situated 15.9 feet from the front property line where 30 feet is required. The residence meets all other setback requirements. The existing accessory structure, measuring 20 feet wide by 10 feet deep according to the recorded plat, is located 16.9 feet from the front property line and 7.3 feet from the side property line where 30 feet and 20 feet are required, respectively. An addition is proposed to the rear of the accessory structure.

The narrative states that the ADU is intended for occupancy by a family member.

Three (3) **variances** related to the front yard setback and north side yard setback will be required if the site plan, as presented, is approved.

- Front yard setback requirement of 30 feet from the property line as found in Table 5.3.1 for the Highway Business (H-B) zoning district.

  - A front yard setback of 15 feet from the front property line for the existing single family residence.
- Front yard setback requirement of 30 feet from the property line as found in Table 5.3.1 for the Highway Business (H-B) zoning district.
  - A front yard setback of 16 feet from the front property line for the accessory structure/proposed ADU.
- Side yard setback requirement of 20 feet from the side yard property line as found in Table 5.3.1 for the Highway Business (H-B) zoning district.
  - A side yard setback of 7 feet from the north side property line for the existing accessory structure and expansion of the structure for conversion to an ADU.

(A) <u>Zoning Analysis</u> – 11.3.3. Continuation of Nonconforming Use or Structure Due to Hardship

The Commission may grant the change, re-establishment or enlargement of a nonconforming use or the enlargement, rebuilding, alteration, repair or replacement of a nonconforming structure upon the following findings:

1. The change, re-establishment, enlargement, rebuilding, alteration, repair or replacement would be no more detrimental to the surrounding area than the existing or previous use. **The proposed enlargement of the existing accessory structure to accommodate an Accessory Dwelling Unit (ADU) is not anticipated to create impacts greater than those associated with the existing residential use. The expansion remains residential in nature and is unlikely to generate adverse effects on the surrounding area.**

2. The structure cannot economically be modified to be suitable for uses permitted in the district. **The applicant has not indicated any feasible means of converting the existing residential improvements to a use permitted within the Highway Business (H-B) district. Instead, the request seeks to continue and modestly expand the long-standing residential use, which reflects the historical development pattern of the property.**

3. The structure would have to be removed to permit development of the property for conforming uses. **Staff cannot determine that the existing structures could be reasonably adapted to support a conforming commercial use under the current zoning. It is likely that redevelopment for a permitted H-B use would necessitate significant work to the structures or removal of the existing residential improvements.**

4. The structure has such value that removal to permit development of conforming uses would cause economic hardship to the owner. **The owner purchased the property in 2018 for residential purposes. Requiring demolition of the existing structures to allow commercial redevelopment would impose a significant economic hardship, given the owner's investment and the intended residential use of the property.**

5. The proposed change, re-establishment, enlargement, rebuilding, alteration, repair or replacement would not cause substantial detriment to the public good or impair the purposes and intent of this UDC. **Although the residential use does not conform to the H-B zoning district, the proposed ADU expansion is not expected to negatively affect the public good or undermine the intent of the Unified Development Code. The use remains low-intensity and compatible with the established character of the immediate area.**

6. The requirements of this UDC for rezoning would prevent the current zoning from being changed to a classification that would allow the proposed change, re-establishment, enlargement, rebuilding, alteration, repair or replacement. **The property's current Highway Business (H-B) zoning does not permit residential uses by right. Based on the Comprehensive Plan future land use designation of Business Nodes and Corridor, rezoning to a residential district would not align with the planned commercial character of the corridor. As such, the UDC's rezoning requirements effectively prevent the property from being reclassified in a manner that would allow the proposed residential expansion.**

(B) Zoning Analysis – 11.1.1.11 Variances

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **Extraordinary and exceptional conditions exist as a result of the property's development history. The primary residence was constructed in 1890, predating modern land-use regulations, and the accessory structure was built in 1980 with a front setback consistent with the existing residence. These conditions create a unique physical context not shared by properties developed under current standards.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Because the residence predates zoning and the accessory structure was constructed with a setback matching the established pattern along Hancock Avenue, strict application of current setback requirements would impose an unusual hardship. The structures were legally established under earlier development conditions and cannot reasonably be brought into compliance without disproportionate impact.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **While several nearby homes along Hancock Avenue share similar setbacks, the combination of the property's age, development pattern, and the placement of both structures creates a condition that is uniquely tied to this parcel and not representative of properties developed under contemporary zoning standards.**

4. Such conditions are not the result of any actions of the property owner**; The primary residence was constructed in 1890 and the accessory structure in 1980, both long before the current owner acquired the property in January 2021. The existing setbacks and structural placements are therefore not attributable to any action taken by the current owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Approval of the requested variance would not negatively affect the public good, nor would it compromise the intent of the UDC. The request simply recognizes long-standing, historically established conditions and does not authorize any prohibited or previously denied use. The character of the area would remain unchanged.**

11.2.6.E. - Submission requirements

A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 11.2 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement, and the applicant understands that someone must be present at the Hall County Board of Commissioners' public hearing.**

B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

   1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 11.2. **The applicant has submitted a narrative; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

   2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district**. The applicant submitted a scaled site plan.**

C. For any application for a slow rate land treatment system (see chapter 7.6.9.D.1), the following additional requirements apply. **This standard is not applicable as the site will be served by an onsite septic system.**

D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **As there are not 100 or more residential dwelling units proposed, this criterion is not applicable.**

Development Support and Constraints

Hall County Environmental Health
In an email dated December 16, 2025, Emily McGahee stated "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."

Georgia Department of Transportation
In an email dated December 11, 2025, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Off-system, no impacts to the state route expected. "

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated December 17, 2025, Jason Skarda, Assistant Director of Public Works and Utilities provided the following comments:

Engineering:
No comment

Traffic:
No comment

Utilities:
Gainesville Sewer – Infrastructure on Marler Street.

Hall County Fire Marshal
In an email dated December 15, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)
Santos Cordoba
1148 Hancock Ave
Gainesville GA. 30501
Phone [redacted]
Email Address [redacted]

Property Owner (Name & Mailing Address)
Santos Cordoba
1148 Hancock
Gainesville GA. 30501
Phone [redacted]
Email Address [redacted]

Proposed Use Add an ADU to existing garage - Expansion of nonconforming use.

Contact Person (Name & Mailing Address)
Santos Cordoba
1148 Hancock Ave
Gainesville GA. 30501
Phone [redacted]
Email Address

Tax Parcel Number 00031 005009
Location Address 1148 Hancock Avenue

Status of Applicant
- [X] Owner
- [ ] Option to Purchase
- [ ] Area Resident
- [ ] Other

Zoning: H-B
Acreage 0.5924

Requested Action
Type of Request:
- [X] SU
- [ ] CUP

Fee:$
Receipt #:
Check #:

I hereby certify that the above information and all attached information are true and correct.

Print Santos Cordoba Date: 09/21/2025
Sign Santos C. Date: 09/21/2025

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Santos Cordoba **Date:** 10/16/2025

Applicant's/Owner's Name (Printed): Santos Cordoba

October 15, 2025

Santos Cordoba
1148 Hancock Avenue
Gainesville, GA 30501
[redacted]

To:
Hall County Planning Commission

Subject: Request for Variance – Expansion of Existing Storage Shed

Dear Members of the Planning Commission,

I am writing to formally request a variance to allow the expansion of an existing storage shed on my property, which I intend to convert into a small living space for my son. The request arises due to unique physical characteristics of my property that make strict compliance with the current zoning requirements an undue hardship.

The shed is permanently fixed in its current location and cannot be relocated elsewhere on the lot. Because of the property's layout and existing structures, the only feasible direction for expansion is toward the rear of the lot. This condition is unique to my parcel and not typical of neighboring properties.

Strict enforcement of the zoning setback requirements would prevent us from using the existing structure safely and efficiently. The proposed expansion is modest and will allow for a livable, code-compliant space without altering the residential character of the property or the surrounding neighborhood.

This hardship is not self-created. The position of the shed and the physical limitations of the lot existed prior to my ownership. Granting this variance will not cause any public detriment or impair the intent of the zoning regulations. The improvement will remain consistent with residential use, enhance the property's appearance, and provide a safe, independent space for a family member in need.

Thank you for your consideration of this request. I respectfully ask for your approval of this variance so that we may proceed with the planned improvements while maintaining the integrity of the community and compliance with all applicable safety codes.

Sincerely,

Santos Cordoba

RESERVED FOR CLERK OF COURT

TEXT LEGEND
OTPF = OPEN TOP FOUND
CTPF = CRIMPED TOP FOUND
RBF = REBAR FOUND
CMF = CONCRETE MONUMENT
IPS = IRON PIN SET (1/2" REBAR)
R/W = RIGHT OF WAY
BSL = BUILDING LINE
N/F = NOW OR FORMERLY
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
D.E. = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
PL = PROPERTY LINE
CL = CENTER LINE
TBM = BENCHMARK
FFE = FINISH FLOOR ELEVATION
AE = ACCESS EASEMENT

SURVEY NOTES:

1.) Field Data: Closure Precision-1'/24,932
Angular Error = 1"/STA.
2.) Measurements were taken July 2024, with a Topcon 9003A and Trimble R12 and adjustments were made using compass rule method.
3.) Plat Precision: 1'/100,000' +
4.) The north meridian shown hereon are Grid North Georgia West Zone 1002 & obtained using Trimble R12 and network vrs RTK solution.

UTILITY NOTES & INFORMATION:
Utilities shown are based on above ground and visible evidence. Surveyor does not warrant the exact size, type, or location of utilities shown and furthermore no guarantee is made that other utilities may exist on site that are not shown.

GENERAL NOTES
1. FIELD WORK PERFORMED IN JULY 2024
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. SURVEYOR DOES NOT WARRANT THE ACCURACY OF EASEMENTS AND BUFFERS THAT ARE ILLUSTRATED ON THE PLAT. THESE SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
4. UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS DRAWING IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. BUFFERS AND SETBACKS ARE NOT SHOWN AND SHOULD BE VERIFIED WITH THE LOCAL JURISDICTION.

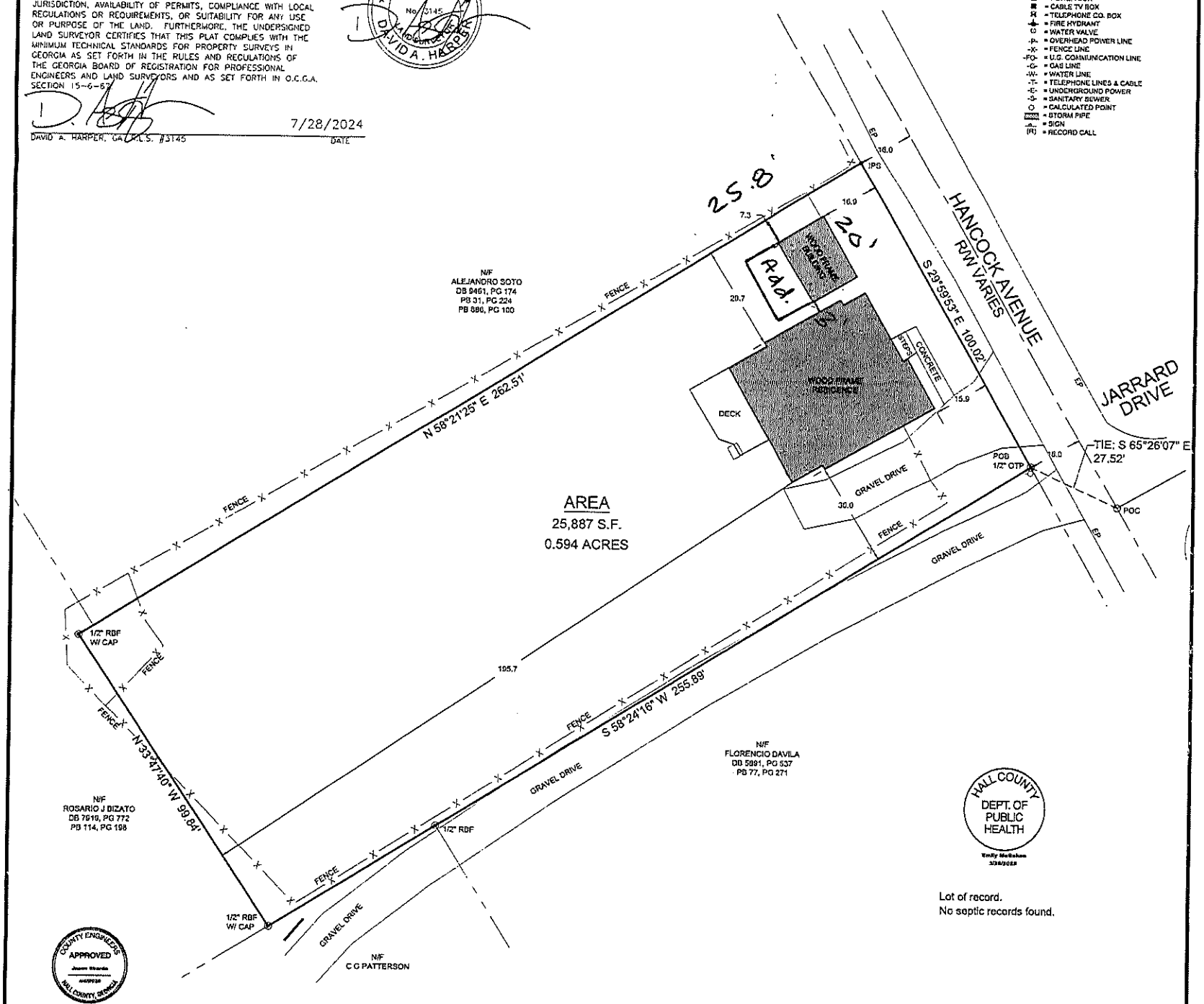
SYMBOL LEGEND
- = LIGHT POLE
- = SEWER LATERAL
- = WATER METER
- = POWER BOX
- = CABLE TV BOX
- = TELEPHONE CO. BOX
- = FIRE HYDRANT
- = WATER VALVE
-P- = OVERHEAD POWER LINE
-X- = FENCE LINE
-FO- = U.G. COMMUNICATION LINE
-G- = GAS LINE
-W- = WATER LINE
-T- = TELEPHONE LINES & CABLE
-E- = UNDERGROUND POWER
-S- = SANITARY SEWER
- = CALCULATED POINT
- = STORM PIPE
- = SIGN
(R) = RECORD CALL

SURVEY CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3145 LAND SURVEYOR DAVID A. HARPER

DAVID A. HARPER, GA R.L.S. #3145 — 7/28/2024 DATE



HALL COUNTY DEPT. OF PUBLIC HEALTH
Emily McMahon 3/26/2025

Lot of record.
No septic records found.

COUNTY ENGINEER'S APPROVED HALL COUNTY, GEORGIA

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
It's The Law !

RECORDING PERMIT
BY **Brittany Passmore**
HALL COUNTY PLANNING COMMISSION
DATE: 4/1/2025

17.240.100 - LOTS OF RECORD.

WHENEVER A LOT OR PLAT HAS BEEN LEGALLY AND DULY RECORDED WITH THE COUNTY CLERK OF SUPERIOR COURT PRIOR TO THE EFFECTIVE DATE OF THE RESOLUTION CODIFIED IN THIS CHAPTER (AUGUST 28, 1979) AND ACTUALLY EXISTS AS SO SHOWN OR DESCRIBED, IT SHALL BE DEEMED A LOT OF RECORD. IN ADDITION, LOTS LEGALLY RECORDED AFTER AUGUST 28, 1979, THAT MET ZONING STANDARDS IN PLACE AT THE TIME OF RECORDATION, BUT DO NOT MEET STANDARDS CURRENTLY IN PLACE ARE ALSO CONSIDERED LOTS OF RECORD. ALTHOUGH SAID LOT MAY NOT CONTAIN SUFFICIENT LAND AREA OR LOT FRONTAGE TO MEET THE MINIMUM LOT SIZE REQUIREMENTS OF THIS CHAPTER, SUCH LOT MAY BE USED AS A BUILDING SITE PROVIDED THAT ALL OTHER REQUIREMENTS OF THE DISTRICT ARE MET AND THAT BUILDING PLANS ARE CONSISTENT WITH ALL STATE AND LOCAL HEALTH CODES.

HALL COUNTY ENGINEERING PLAT NOTES

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 6.170.070)

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE §17.225.040)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0197G, HALL COUNTY GEORGIA, DATED 04/04/2018.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 6.160.160)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40

David A. Harper, RLS
5911 Waterway Place
Flowery Branch, GA 30542
Phone: 678.410.3004
Contact: Ashley Harper: aharper3145@gmail.com

RE-TRACEMENT SURVEY FOR:
1148 Hancock Avenue
DB 8703, PG 223
PIN: 00031 005009
Gainesville GMD (411)
Hall County, Georgia
Date: 7/28/24

GRID NORTH
GA WEST ZONE 1002

SCALE: 1" = 20'
0 20' 40'

eFiled and eRecorded
DATE: 04/08/2025
TIME: 11:05 AM
PLAT BOOK: 887
PAGE: 13 - 13
FILING FEES: $10.00
RECORDED BY: TH
Mark Pettitt
Hall County, GA

RESERVED FOR CLERK OF COURT

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GEORGIA REGISTERED No. 3145 LAND SURVEYOR DAVID A. HARPER

7/28/2024

DAVID A. HARPER, GA. R.L.S. #3145 — DATE

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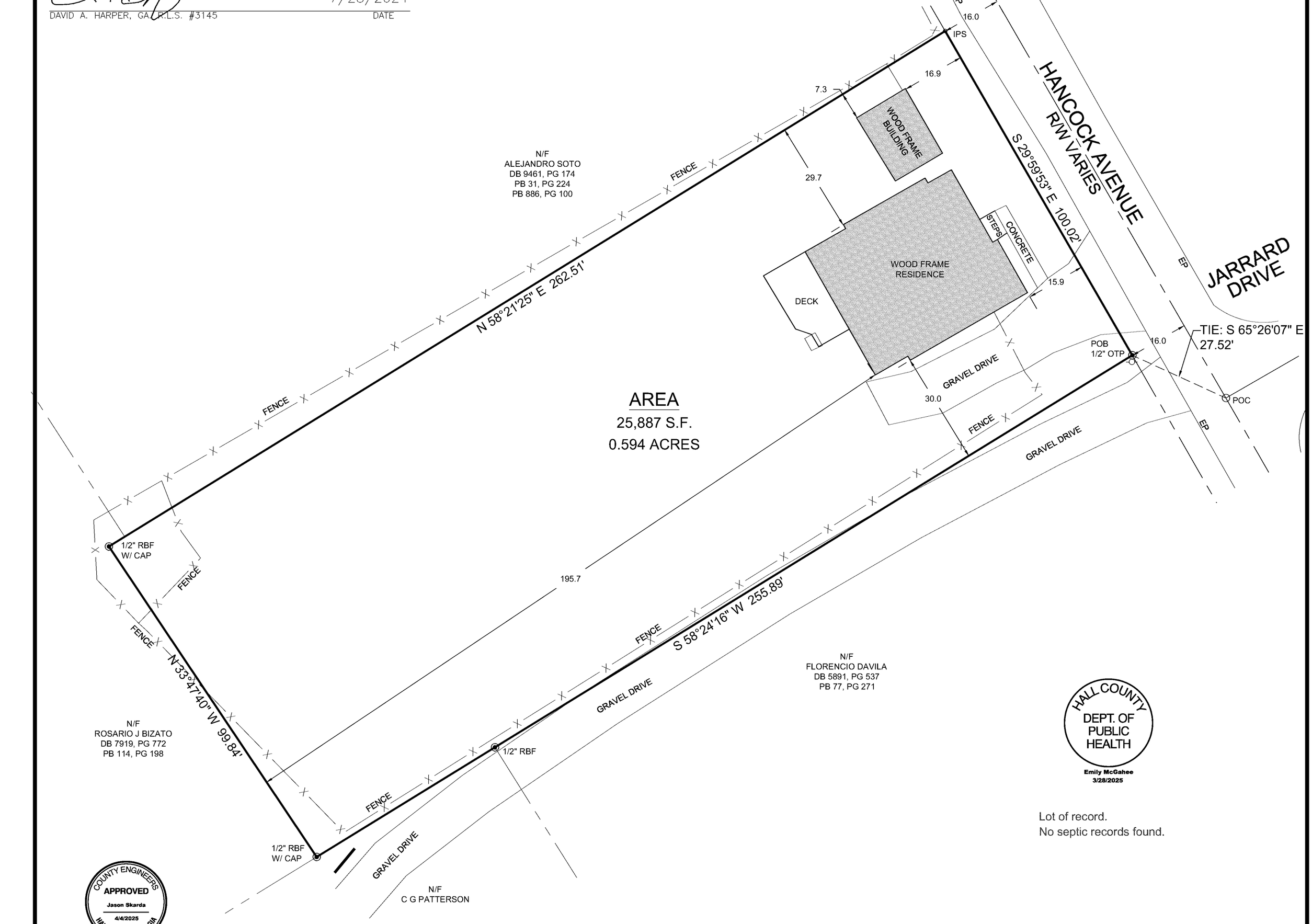
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. SURVEYOR DOES NOT WARRANT THE ACCURACY OF EASEMENTS AND BUFFERS THAT ARE ILLUSTRATED ON THE PLAT, THESE SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
4. UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS DRAWING IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. BUFFERS AND SETBACKS ARE NOT SHOWN AND SHOULD BE VERIFIED WITH THE LOCAL JURISDICTION.

SYMBOL LEGEND

	= LIGHT POLE
	= SEWER LATERAL
	= WATER METER
	= POWER BOX
	= CABLE TV BOX
	= TELEPHONE CO. BOX
	= FIRE HYDRANT
	= WATER VALVE
-P-	= OVERHEAD POWER LINE
-X-	= FENCE LINE
-FO-	= U.G. COMMUNICATION LINE
-G-	= GAS LINE
-W-	= WATER LINE
-T-	= TELEPHONE LINES & CABLE
-E-	= UNDERGROUND POWER
-S-	= SANITARY SEWER
	= CALCULATED POINT
	= STORM PIPE
	= SIGN
(R)	= RECORD CALL



AREA

25,887 S.F.
0.594 ACRES

HALL COUNTY DEPT. OF PUBLIC HEALTH
Emily McGahee
3/28/2025

Lot of record.
No septic records found.

COUNTY ENGINEERS APPROVED
Jason Skarda
4/4/2025
HALL COUNTY, GEORGIA

17.240.100 - LOTS OF RECORD.

WHENEVER A LOT OR PLAT HAS BEEN LEGALLY AND DULY RECORDED WITH THE COUNTY CLERK OF SUPERIOR COURT PRIOR TO THE EFFECTIVE DATE OF THE RESOLUTION CODIFIED IN THIS CHAPTER [AUGUST 28, 1978] AND ACTUALLY EXISTS AS SO SHOWN OR DESCRIBED, IT SHALL BE DEEMED A LOT OF RECORD. IN ADDITION, LOTS LEGALLY RECORDED AFTER AUGUST 28, 1978, THAT MET ZONING STANDARDS IN PLACE AT THE TIME OF RECORDATION, BUT DO NOT MEET STANDARDS CURRENTLY IN PLACE ARE ALSO CONSIDERED LOTS OF RECORD. ALTHOUGH SAID LOT MAY NOT CONTAIN SUFFICIENT LAND AREA OR LOT FRONTAGE TO MEET THE MINIMUM LOT SIZE REQUIREMENTS OF THIS CHAPTER, SUCH LOT MAY BE USED AS A BUILDING SITE PROVIDED THAT ALL OTHER REQUIREMENTS OF THE DISTRICT ARE MET AND THAT BUILDING PLANS ARE CONSISTENT WITH ALL STATE AND LOCAL HEALTH CODES.

HALL COUNTY ENGINEERING PLAT NOTES

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 8.170.070)

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE §17.225.040)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0187G, HALL COUNTY GEORGIA, DATED 04/04/2018.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 8.180.160)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40

UTILITIES PROTECTION CENTER, INC. 800-282-7411 CALL BEFORE YOU DIG ®

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
It's The Law !

RECORDING PERMIT

BY **Brittany Passmore**
HALL COUNTY PLANNING COMMISSION
DATE: 4/1/2025

David A. Harper, RLS

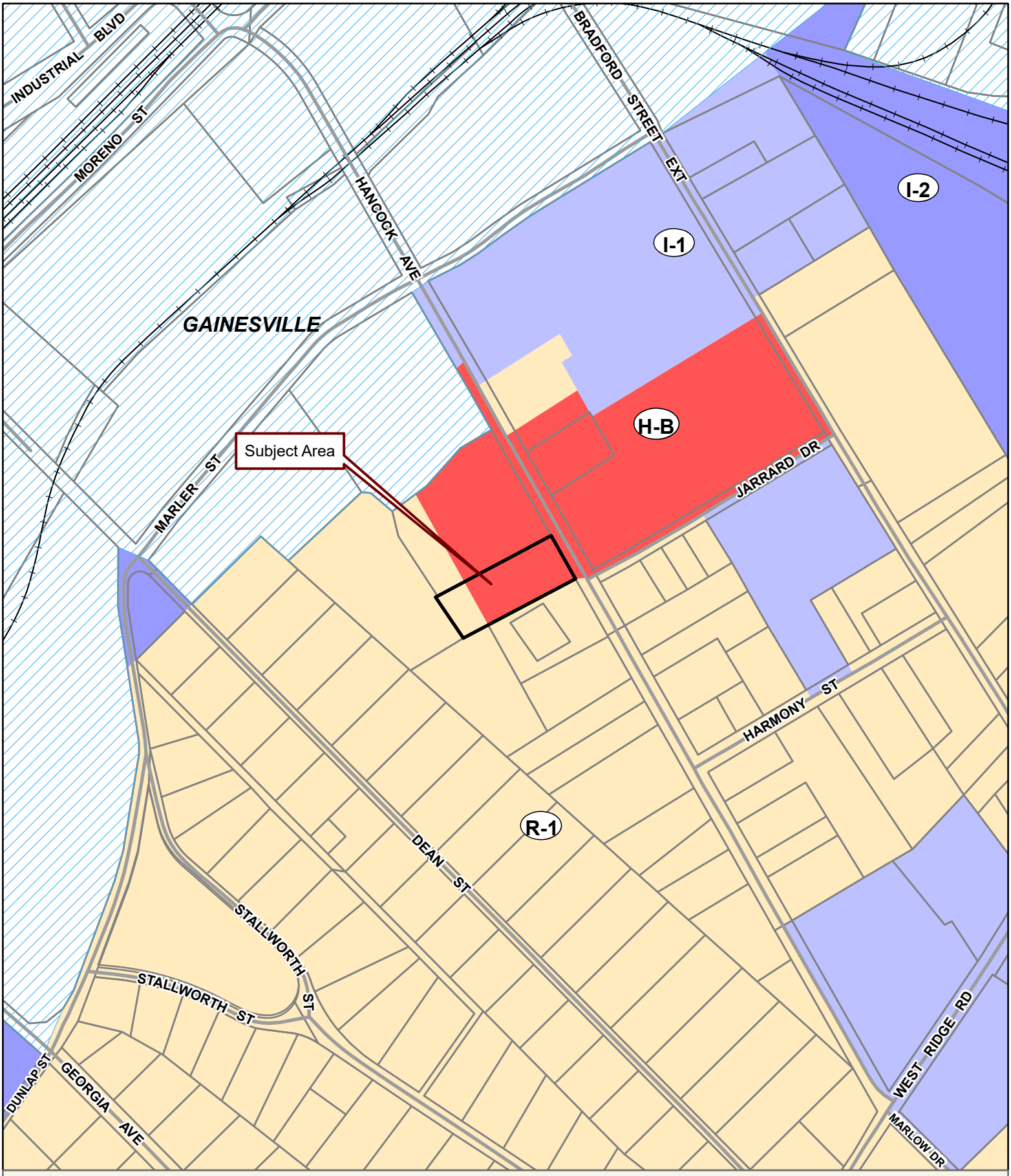
5911 Waterway Place
Flowery Branch, GA 30542
Phone 678.410.3004

Contact: Ashley Harper: aharper3145@gmail.com

RE-TRACEMENT SURVEY FOR:
1148 Hancock Avenue
DB 8703, PG 223
PIN: 00031 005009
Gainesville GMD (411)
Hall County, Georgia
Date: 7/28/24

N
GRID NORTH
GA WEST ZONE 1002

SCALE: 1"= 20'
0 20' 40'



Applicant: SANTOS CORDOBA

Tax Parcel #: 00031 005009

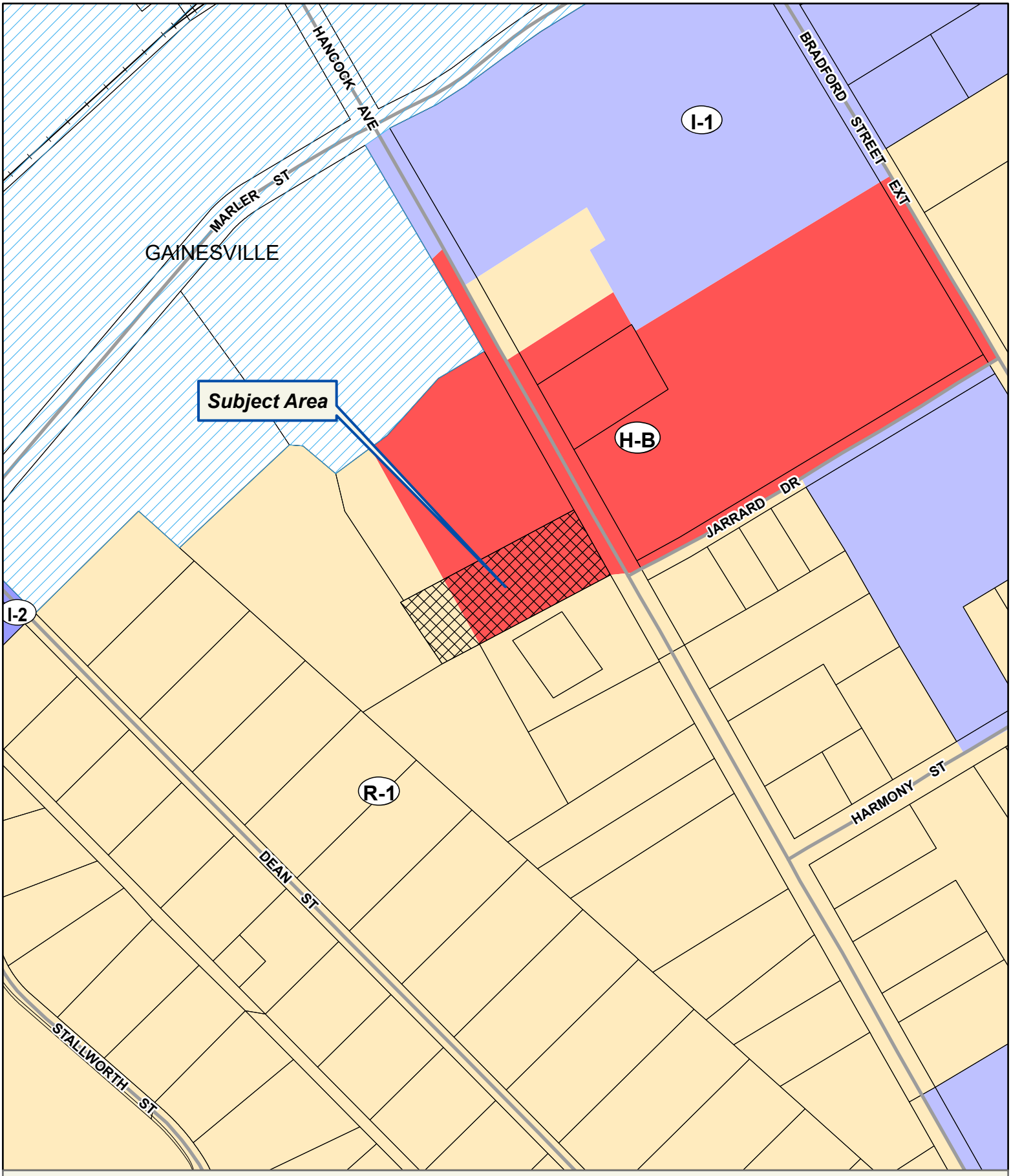
Location: 1148 HANCOCK AVEUE , GAINESVILLE, GA 30501

Commission District 4

0 37.5 75 150
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: SANTOS CORDOBA
Tax Parcel #: 00031 005009
Location: 1148 HANCOCK AVEUE , GAINESVILLE, GA 30501
Commission District 4

0 25 50 100
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

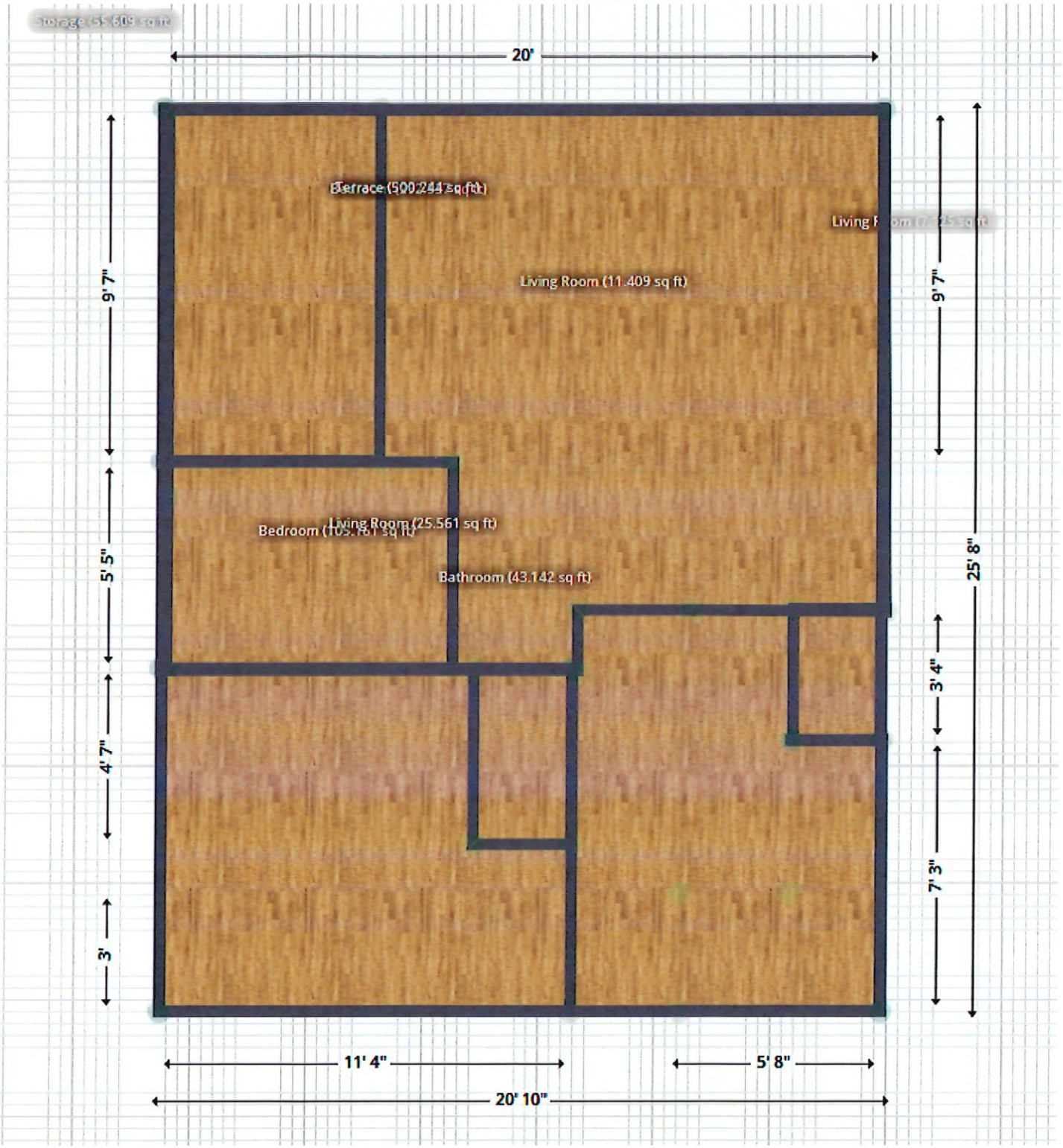


Applicant: SANTOS CORDOBA
Tax Parcel #: 00031 005009
Location: 1148 HANCOCK AVEUE , GAINESVILLE, GA 30501
Commission District 4

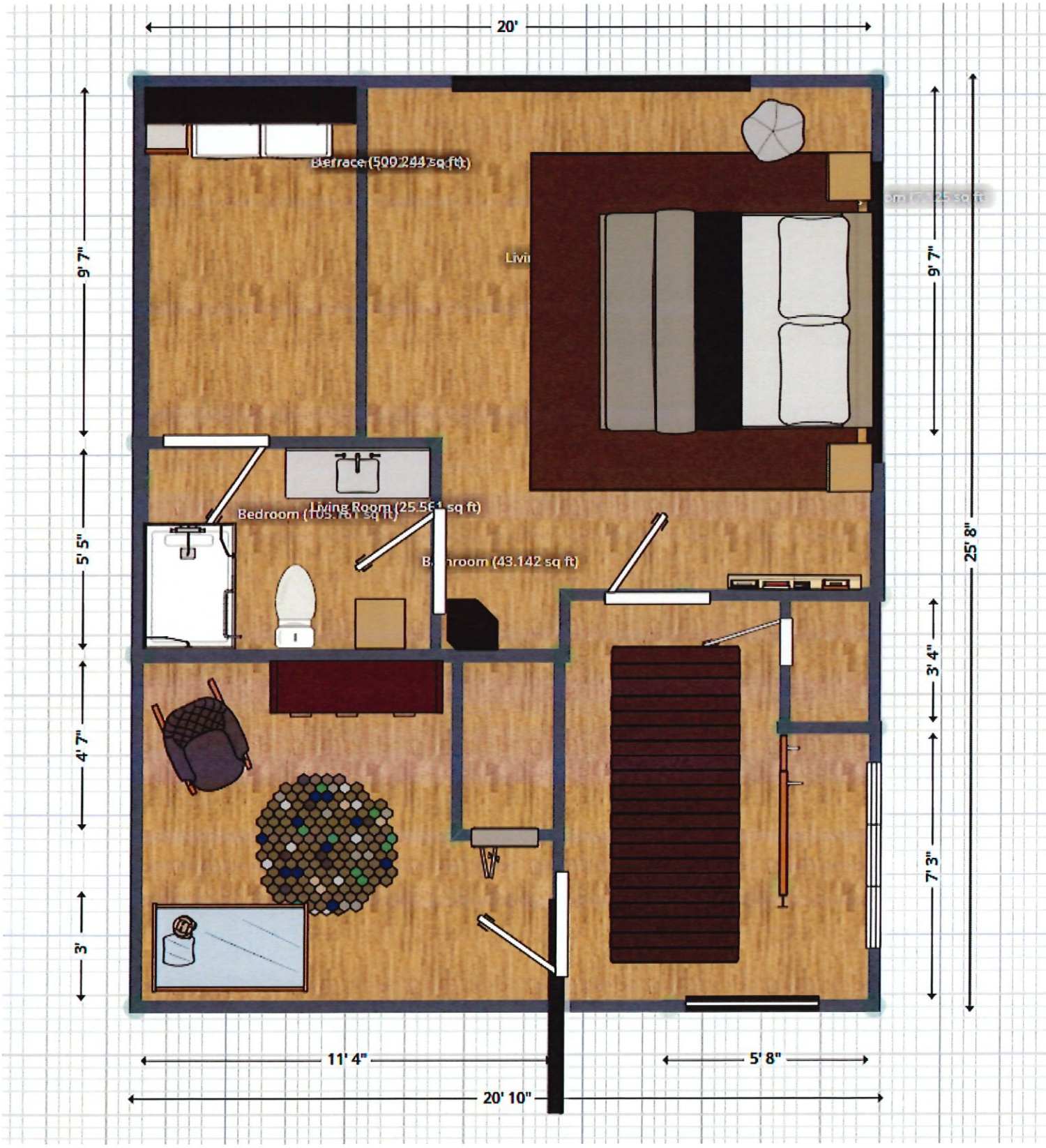
0 25 50 100
Feet

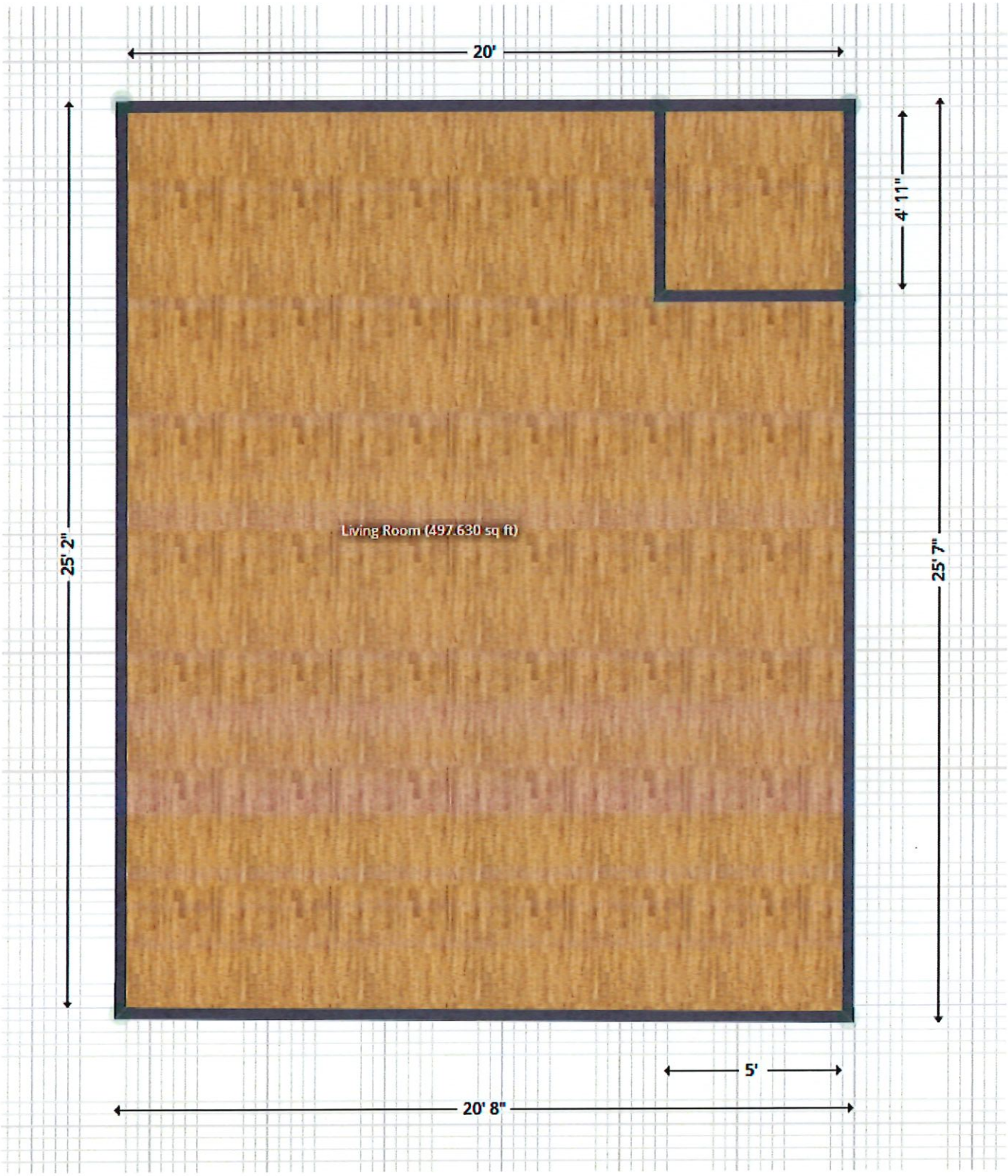
Zoning Boundary
City Limits
Subject Area

N

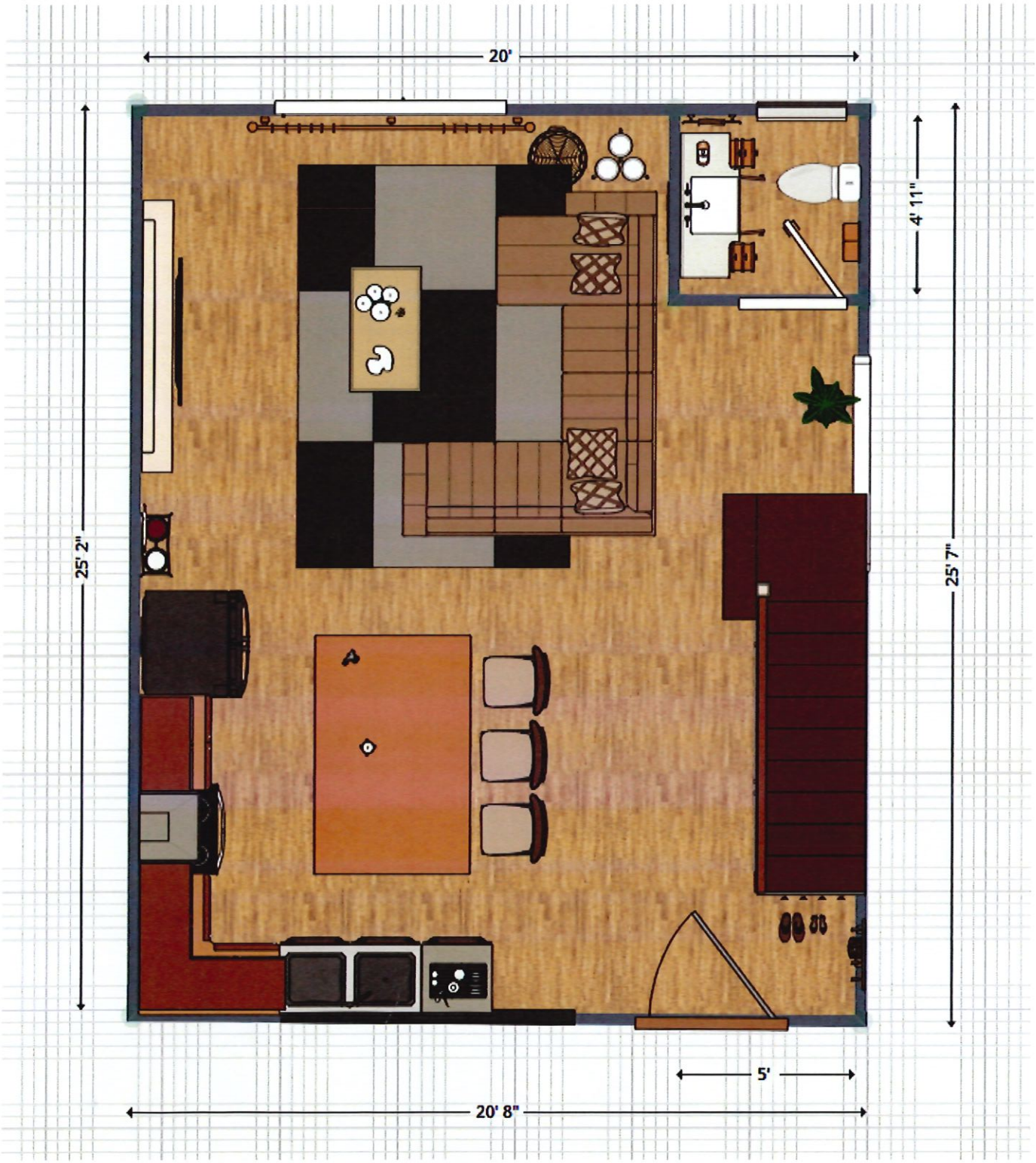

20'
Terrace (500.244 sq ft)
Living Room (11.409 sq ft)
Living Room (25.561 sq ft)
Bathroom (43.142 sq ft)
9' 7"
5' 5"
4' 7"
3'
9' 7"
3' 4"
7' 3"
25' 8"
11' 4"
5' 8"
20' 10"

Down stairs


20'
9' 7"
5' 5"
4' 7"
3'
9' 7"
3' 4"
7' 3"
25' 8"
Bedroom (103.761 sq ft)
Living Room (25.564 sq ft)
Bathroom (43.142 sq ft)
11' 4"
5' 8"
20' 10"



Upstairs


20'
25' 2"
4' 11"
25' 7"
5'
20' 8"

eFiled and eRecorded
DATE: 01/19/2021
TIME: 12:06 PM
DEED BOOK: 8703
PAGE: 223 - 224
FILING FEES: $25.00
TRANSFER TAX: $8.50
PARTICIPANT ID: 0391778872
PT61: 069-2021-00512
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

Return Recorded Document to:
PAVIELLE DORTCH, LLC
881 PONCE DE LEON AVENUE, STE 4
ATLANTA, GA 30306
PARCEL ID: Property 1:
00031-005009

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

FILE #: 20-12052

THIS INDENTURE made this January 18, 2021 between **Deborah Dewitt as the Executrix of the Estate of Randolph M. Eccles a/k/a Randolph Marvin Eccles, deceased,** of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Santos Cordoba and Martha Madrigal, husband and wife, as joint tenants,** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying, being and situate in GMD 411, Hall County, Georgia, and being part of Tract 5 on the west side of Hancock Avenue as shown by a plat prepared by Henw Grady Jarrard, Registered Surveyor, on May 18, 1961, and being more particularly described as follows:

BEGINNING at an iron pin stake on the west right of way of Hancock Avenue; thence South 59° 00' West 260.36 feet to a point; thence in a southerly direction 104 feet to a point; thence North 58° 57' East 256.85 feet to a point on the west side of Hancock Avenue; thence in a northerly direction 100 feet along the west right of way of Hancock Avenue to the BEGINNING POINT. This being all of Tract5 except a small portion previously deeded to Ralph Mitchel.

Tax ID#: 00031 005009

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**, subject, however, to all liens, exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which could be discovered or would be revealed by, respectively, an inspection or current survey of the Property, encumbrances, impositions (monetary and otherwise), access limitations, licenses, leases, prescriptive rights, rights of parties in possession, rights of tenants, co-tenants, or other co-owners, and any and all other matters or conditions affecting the Subject Property, as well as standby fees, real estate taxes, and assessments on the Property for the current year and prior and subsequent years, and subsequent taxes and assessments for prior years due to change in land usage or ownership, and any and all zoning laws, regulations, and ordinances of municipal and other governmental authorities affecting the Property (all of the foregoing being collectively referred to as the "Permitted Encumbrances").

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor, but not otherwise provided, however, that Grantor's conveyance of the Property and Grantor's warranties of title contained in this Deed are and shall be subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Danielle N. Colston-Couch
Witness

x Martha Bartles
Notary Public

My Commission Expires
2/19/2023

Deborah Dewitt as the Executrix of the
Estate of Randolph M. Eccles a/k/a 1/14/2021
Randolph Marvin Eccles, deceased

Martha Bartles
Columbia County Notary Public
Commission Expires 02/19/2023

Outlook

HCBOC Tentative Agenda 1.22.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 12/16/2025 6:59 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

3610 Mountain View Road, Mosqueda: No comment. Public sewer.

2479A Broadway Place, Gray: Septic permit OSC-10379 was issued for a 1 bdrm ADU on August 25, 2025.

2479B Broadway Place, Gray: Septic permit OSC-10616 was issued for a 1 bdrm ADU on December 9, 2025.

1148 Hancock (A/B), Cordoba: 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.

5401 Old Winder Hwy (A/B), K2P Land Partners: No comment. Public sewer.

5773/5769 Conner Road (A/B), Walton: 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.

5953/5965 Yellow Creek Road, Stover: 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.

3294/3290 Athens Hwy, Rizqallah: Must meet all Environmental Health commercial septic system permitting requirements. 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 may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

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Outlook

RE: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 12/11/2025 4:30 PM
To Kaitlyn Elliott (Planning) <kelliott@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 Afternoon Kaitlyn,

Please see the below responses in red.

If you have any questions, please feel free to reach out.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

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, December 11, 2025 3:28 PM
Subject: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners 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,

Please see below for the Tentative Planning Agenda and Maps for the **January 22, 2026** Hall County Board of Commissioners meeting. Please use the links to review the documents and respond with comments to Hall County

Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, December 18, 2025.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
  Off system, no impacts to the state route expected.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  Off system, no impacts to the state route expected.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  Off system, no impacts to the state route expected.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

  (B) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**
  Off system, no impacts to the state route expected.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
  Off system, no impacts to the state route expected.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

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 Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Wednesday, December 17, 2025

Subject: January 22, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 22, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**

  - **Engineering**: No Comment
  - **Traffic: No** Comment
  - **Utilities:** Gainesville Sewer on the south side of Mt. View Road.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

  - **Engineering:** No Comment
  - **Traffic:** No Comment
  - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities**: Gainesville Sewer – Infrastructure on Marler Street.

- **(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance | Commission District 4 | Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic:** No Comment
    - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **(B) 5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, 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:** No Comments
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, 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.
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Mon 12/15/2025 2:32 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

January 22, 2026 Hall County Board of Commissioners meeting.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**
  The Hall County Fire Marshal's Office has no comments as proposed.

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  The Hall County 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

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN DECEMBER 19, 2026 AND NO LATER THAN JANUARY 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 02, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Santos Cordoba **, hereby acknowledge that I have**
Please Print Name

read and understand the sign posting requirements. I further certify that the required public notice sign was posted on 12-19-2025 **for** Santos Cordoba.
Date (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: SANTOS CORDOBA
REQUEST:
CONDITIONAL USE TO EXPAND A NONCONFORMING USE OF AN ACCESSORY DWELLING UNIT INCLUDES VARIANCES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 5/2026

SUBJECT: **1148 Hancock Avenue | Variance to Section 5.3 |** to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 **| Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance |** Commission District 4 **| Santos Cordoba, applicant**

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicant's requests with the following condition:

1. The proposed expansion of the non-conforming use is approved as generally shown on the site plan dated October 28, 2025 and described in the project narrative dated October 15, 2025 modified as necessary for compliance with development standards enforced at the time of site plan approval.

Purpose of Request:

1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 **| Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance |** Commission District 4 **| Santos Cordoba, applicant**

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No

Has it been reviewed by the County Attorney? Yes
Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Statement of Hardship
Site Plan
Plat
Maps
Floor Plan
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant	Santos Cordoba
Request	(A) **Conditional Use** | expansion of a non-conforming use (B) **Variance** | to Section 5.3 | to reduce the minimum yards
Proposed Use	Accessory dwelling unit & to bring an existing structure into compliance.
Size	0.59± acres
Zoning	Highway Business (H-B) & Residential 1 (R-1)
Location	**1148 Hancock Avenue** | Tax Parcel 00031 005009
Commission District	Four
Commission Date	January 22, 2026
Staff Recommendation	(A) **Approval,** as hardship exists pursuant to criteria of 11.3.3; and (B) **Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11
Record Number(s)	(A) HZCU25-0058 (B) HVAR25-0062

(A) and (B) Staff recommends <u>APPROVAL</u> of the applicant's requests with the following condition:

1. The proposed expansion of the non-conforming use is approved as generally shown on the site plan dated October 28, 2025 and described in the project narrative dated October 15, 2025 modified as necessary for compliance with development standards enforced at the time of site plan approval.

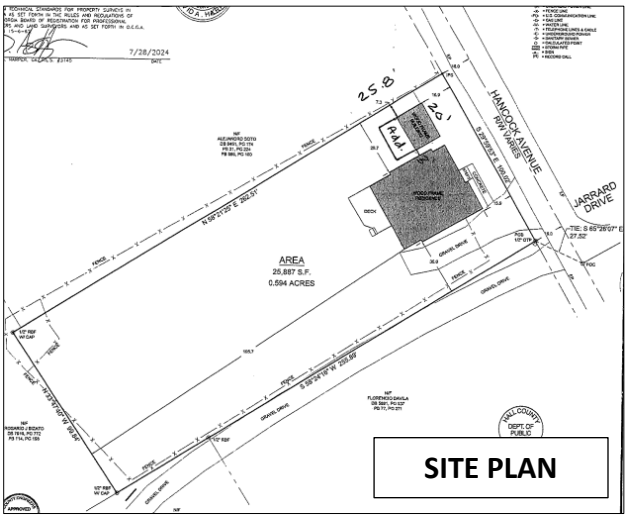
<u>Summary Analysis</u>

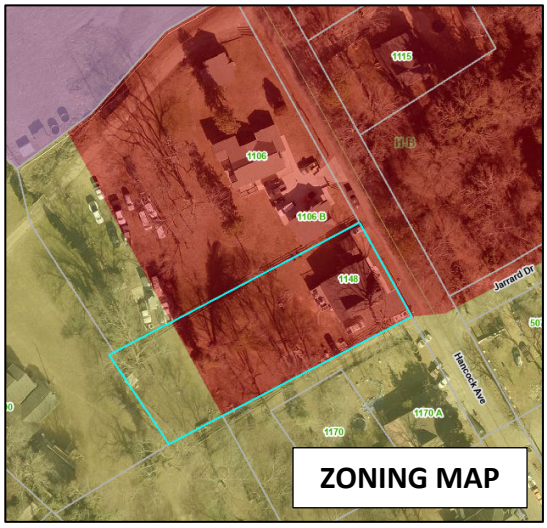
The applicant is requesting approval to expand an existing non-conforming residential use on a tract measuring approximately 0.69± acres with dual zoning classifications of Highway Business (H-B) and Residential 1 (R-1). The proposed expansion of the non-conforming use includes converting an existing accessory structure into an Accessory Dwelling Unit (ADU). A concurrent variance request from Section

5.3 is being requested to recognize the setbacks of the existing single family residence and existing accessory structure proposed to be converted into the ADU.
The surrounding properties are zoned and developed as outlined below:

North: Highway Business (H-B) & Residential 1 (R-1) – Developed with single-family residences built in 1890 & 1940.
East: Highway Business (H-B) – Developed with a warehouse complex constructed between 1945 and 1982.
Residential 1 (R-1) – Developed with single-family residences.
South: Residential 1 (R-1) – Developed with single-family residences.
West: Residential 1 (R-1) – Developed with single-family residences.

The majority of the subject property is zoned Highway Business which is the original zoning from the establishment of the County's zoning map in 1978. According to Hall County Tax Assessor records, the existing single-family dwelling was constructed in 1890 and an accessory structure added in 1980. A building permit was obtained in 2021 by the current property owner for the interior remodel of the single-family residence (RES2021-00621). Both structures appear to have been utilized for residential use since their construction.





The submitted site plan shows the existing residence situated 15.9 feet from the front property line where 30 feet is required. The residence meets all other setback requirements. The existing accessory structure, measuring 20 feet wide by 10 feet deep according to the recorded plat, is located 16.9 feet from the front property line and 7.3 feet from the side property line where 30 feet and 20 feet are required, respectively. An addition is proposed to the rear of the accessory structure.

The narrative states that the ADU is intended for occupancy by a family member.

Three (3) **variances** related to the front yard setback and north side yard setback will be required if the site plan, as presented, is approved.

- Front yard setback requirement of 30 feet from the property line as found in Table 5.3.1 for the Highway Business (H-B) zoning district.

  - A front yard setback of 15 feet from the front property line for the existing single family residence.
- Front yard setback requirement of 30 feet from the property line as found in Table 5.3.1 for the Highway Business (H-B) zoning district.
  - A front yard setback of 16 feet from the front property line for the accessory structure/proposed ADU.
- Side yard setback requirement of 20 feet from the side yard property line as found in Table 5.3.1 for the Highway Business (H-B) zoning district.
  - A side yard setback of 7 feet from the north side property line for the existing accessory structure and expansion of the structure for conversion to an ADU.

(A) <u>Zoning Analysis</u> – 11.3.3. Continuation of Nonconforming Use or Structure Due to Hardship

The Commission may grant the change, re-establishment or enlargement of a nonconforming use or the enlargement, rebuilding, alteration, repair or replacement of a nonconforming structure upon the following findings:

1. The change, re-establishment, enlargement, rebuilding, alteration, repair or replacement would be no more detrimental to the surrounding area than the existing or previous use. **The proposed enlargement of the existing accessory structure to accommodate an Accessory Dwelling Unit (ADU) is not anticipated to create impacts greater than those associated with the existing residential use. The expansion remains residential in nature and is unlikely to generate adverse effects on the surrounding area.**

2. The structure cannot economically be modified to be suitable for uses permitted in the district. **The applicant has not indicated any feasible means of converting the existing residential improvements to a use permitted within the Highway Business (H-B) district. Instead, the request seeks to continue and modestly expand the long-standing residential use, which reflects the historical development pattern of the property.**

3. The structure would have to be removed to permit development of the property for conforming uses. **Staff cannot determine that the existing structures could be reasonably adapted to support a conforming commercial use under the current zoning. It is likely that redevelopment for a permitted H-B use would necessitate significant work to the structures or removal of the existing residential improvements.**

4. The structure has such value that removal to permit development of conforming uses would cause economic hardship to the owner. **The owner purchased the property in 2018 for residential purposes. Requiring demolition of the existing structures to allow commercial redevelopment would impose a significant economic hardship, given the owner's investment and the intended residential use of the property.**

5. The proposed change, re-establishment, enlargement, rebuilding, alteration, repair or replacement would not cause substantial detriment to the public good or impair the purposes and intent of this UDC. **Although the residential use does not conform to the H-B zoning district, the proposed ADU expansion is not expected to negatively affect the public good or undermine the intent of the Unified Development Code. The use remains low-intensity and compatible with the established character of the immediate area.**

6. The requirements of this UDC for rezoning would prevent the current zoning from being changed to a classification that would allow the proposed change, re-establishment, enlargement, rebuilding, alteration, repair or replacement. **The property's current Highway Business (H-B) zoning does not permit residential uses by right. Based on the Comprehensive Plan future land use designation of Business Nodes and Corridor, rezoning to a residential district would not align with the planned commercial character of the corridor. As such, the UDC's rezoning requirements effectively prevent the property from being reclassified in a manner that would allow the proposed residential expansion.**

(B) Zoning Analysis – 11.1.1.11 Variances

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **Extraordinary and exceptional conditions exist as a result of the property's development history. The primary residence was constructed in 1890, predating modern land-use regulations, and the accessory structure was built in 1980 with a front setback consistent with the existing residence. These conditions create a unique physical context not shared by properties developed under current standards.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Because the residence predates zoning and the accessory structure was constructed with a setback matching the established pattern along Hancock Avenue, strict application of current setback requirements would impose an unusual hardship. The structures were legally established under earlier development conditions and cannot reasonably be brought into compliance without disproportionate impact.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **While several nearby homes along Hancock Avenue share similar setbacks, the combination of the property's age, development pattern, and the placement of both structures creates a condition that is uniquely tied to this parcel and not representative of properties developed under contemporary zoning standards.**

4. Such conditions are not the result of any actions of the property owner**; The primary residence was constructed in 1890 and the accessory structure in 1980, both long before the current owner acquired the property in January 2021. The existing setbacks and structural placements are therefore not attributable to any action taken by the current owner.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Approval of the requested variance would not negatively affect the public good, nor would it compromise the intent of the UDC. The request simply recognizes long-standing, historically established conditions and does not authorize any prohibited or previously denied use. The character of the area would remain unchanged.**

11.2.6.E. - Submission requirements

A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 11.2 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement, and the applicant understands that someone must be present at the Hall County Board of Commissioners' public hearing.**

B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:

   1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 11.2. **The applicant has submitted a narrative; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

   2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district**. The applicant submitted a scaled site plan.**

C. For any application for a slow rate land treatment system (see chapter 7.6.9.D.1), the following additional requirements apply. **This standard is not applicable as the site will be served by an onsite septic system.**

D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **As there are not 100 or more residential dwelling units proposed, this criterion is not applicable.**

Development Support and Constraints

Hall County Environmental Health
In an email dated December 16, 2025, Emily McGahee stated "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."

Georgia Department of Transportation
In an email dated December 11, 2025, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "Off-system, no impacts to the state route expected. "

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated December 17, 2025, Jason Skarda, Assistant Director of Public Works and Utilities provided the following comments:

Engineering:
No comment

Traffic:
No comment

Utilities:
Gainesville Sewer – Infrastructure on Marler Street.

Hall County Fire Marshal
In an email dated December 15, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

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VARIANCE APPLICATION

Applicant (Name and Mailing Address)
Santos Cordoba
1148 Hancock Ave
Gainesville Ga. 30501
Phone [redacted]
Email Address [redacted]

Property Owner (Name and Mailing Address)
Santos Cordoba
1148 Hancock ave
Gainesville GA. 30501
Phone [redacted]
Email Address [redacted]

Location of Property 1148 Hancock Ave (Tax Parcel: 00031 005009)
Present Zoning HB Existing Structures SFR + Storage Bldg.

Type of Appeal:

X	Setback Variance	X	Front Yard	From 30 ft. to 16 ft.
	Road Frontage Variance	X	Right Side Yard	From 20 ft. to 7 ft.
	Sign Variance		Left Side Yard	From ___ ft. to ___ ft.
	Hardship Mobile Home		Rear Yard	From ___ ft. to ___ ft.
	GCOD Variance		Road Frontage	From ___ ft. to ___ ft.
	Other:		Sign Area	From ___ ft. to ___ ft.
			Sign Height	From ___ ft. to ___ ft.
			Doctor's Letter	___ Terms Agreement

Supporting Documents:
- X Plat of Property
- X Deed of Property
- X Hardship Statement
- X Site Plan
- X Floor Plans
- ___ Other

Fee (Must be paid for application to be complete): $ _____

Hardship Mobile Home:
I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

_____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Santos Cordoba Date 10/28/2025
Sign Santos C. Date 10/28/2025

I hereby withdraw this application.

Date _____
Sign _____

Staff Use Only

Application Date: _____ Taken by: _____
Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____
County Commission District: _____

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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Santos Cordoba **Date:** 10/16/2025

Applicant's/Owner's Name (Printed): Santos Cordoba

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

The shed is fixed in place and cannot be relocated. Due to the lot's layout, it can only be extended toward the rear which makes expansion limited and unique to this property.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Without a variance, we cannot extended the shed in the only feasible direction to create a safe living space for my son. This restriction creates an unnecessary hardship.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

Unlike neighboring lots, mine does not allow flexibility in structure placement. The shed's fixed location and lot shape mean expansion is only possible at the rear.

4. Such conditions are not the result of any actions of the property owner.

The shed's location and the lot's constraints existed prior to my ownership. The hardship results from these conditions, not any actions of mine.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

Extending the shed to the rear will remain consistent with residential use, meet safety codes, and not harm neighbors or the public. It grants no special privilege.

I hereby certify that the above information and all attached information is true and correct.

Applicant [signature] **Date** 10/15/2025

RESERVED FOR CLERK OF COURT

TEXT LEGEND
OTPF = OPEN TOP FOUND
CTPF = CRIMPED TOP FOUND
RBF = REBAR FOUND
CMF = CONCRETE MONUMENT
IPS = IRON PIN SET (1/2" REBAR)
R/W = RIGHT OF WAY
BSL = BUILDING LINE
N/F = NOW OR FORMERLY
DB = DEED BOOK
PB = PLAT BOOK
PG = PAGE
D.E. = DRAINAGE EASEMENT
UE = UTILITY EASEMENT
P.O.C. = POINT OF COMMENCEMENT
P.O.B. = POINT OF BEGINNING
PL = PROPERTY LINE
CL = CENTER LINE
TBM = BENCHMARK
FFE = FINISH FLOOR ELEVATION
AE = ACCESS EASEMENT

SURVEY NOTES:

1.) Field Data: Closure Precision-1'/24,932
Angular Error = 1"/STA.
2.) Measurements were taken July 2024, with a Topcon 9003A and Trimble R12 and adjustments were made using compass rule method.
3.) Plat Precision: 1'/100,000' +
4.) The north meridian shown hereon are Grid North Georgia West Zone 1002 & obtained using Trimble R12 and network vrs RTK solution.

UTILITY NOTES & INFORMATION:
Utilities shown are based on above ground and visible evidence. Surveyor does not warrant the exact size, type, or location of utilities shown and furthermore no guarantee is made that other utilities may exist on site that are not shown.

GENERAL NOTES
1. FIELD WORK PERFORMED IN JULY 2024
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. SURVEYOR DOES NOT WARRANT THE ACCURACY OF EASEMENTS AND BUFFERS THAT ARE ILLUSTRATED ON THE PLAT. THESE SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
4. UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS DRAWING IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. BUFFERS AND SETBACKS ARE NOT SHOWN AND SHOULD BE VERIFIED WITH THE LOCAL JURISDICTION.

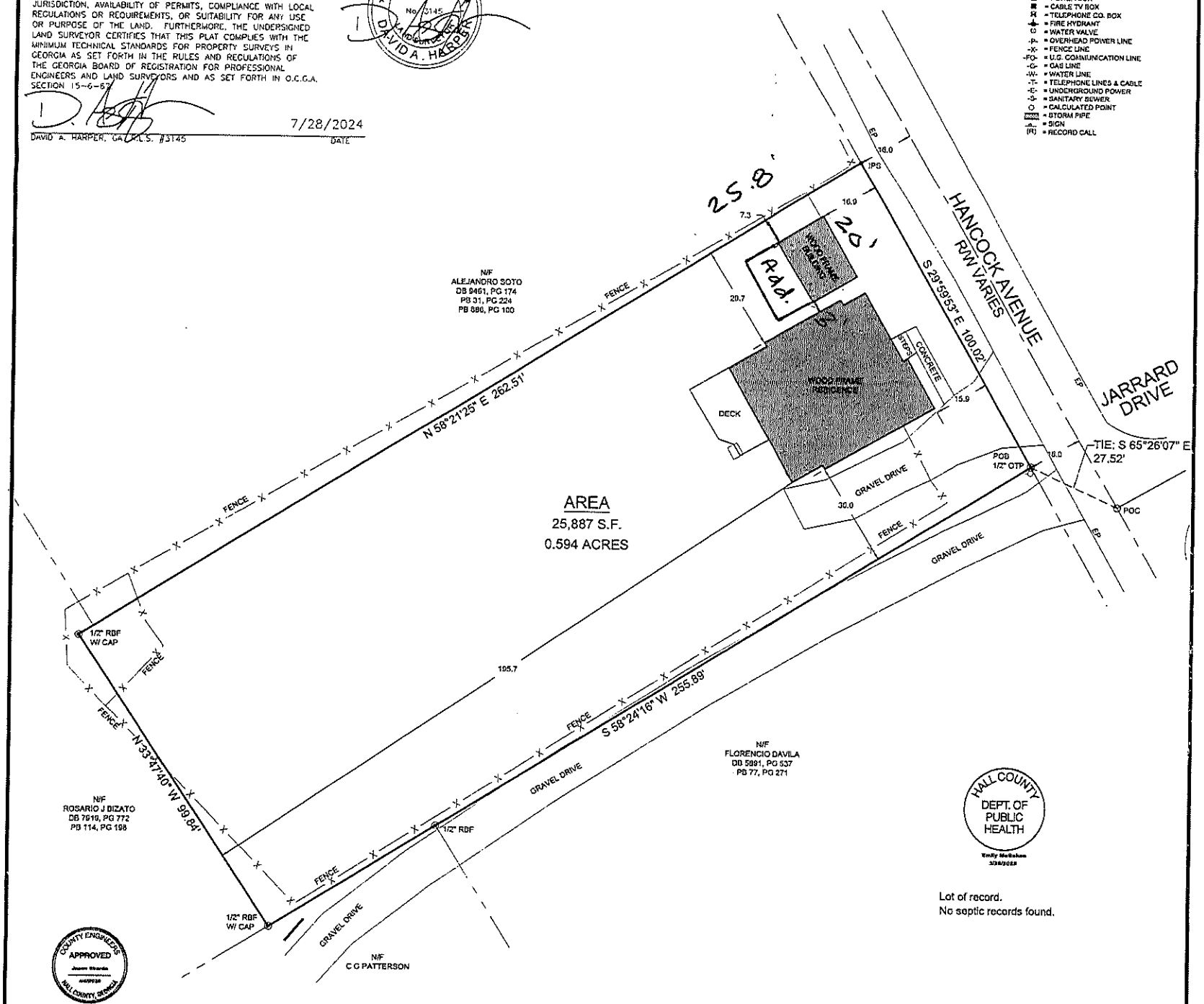
SYMBOL LEGEND
- = LIGHT POLE
- = SEWER LATERAL
- = WATER METER
- = POWER BOX
- = CABLE TV BOX
- = TELEPHONE CO. BOX
- = FIRE HYDRANT
- = WATER VALVE
-P- = OVERHEAD POWER LINE
-X- = FENCE LINE
-FO- = U.G. COMMUNICATION LINE
-G- = GAS LINE
-W- = WATER LINE
-T- = TELEPHONE LINES & CABLE
-E- = UNDERGROUND POWER
-S- = SANITARY SEWER
- = CALCULATED POINT
- = STORM PIPE
- = SIGN
(R) = RECORD CALL

SURVEY CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION. AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3145 LAND SURVEYOR DAVID A. HARPER

DAVID A. HARPER, GA R.L.S. #3145 — 7/28/2024 DATE



HALL COUNTY DEPT. OF PUBLIC HEALTH
Emily McMahon 3/26/2025

Lot of record.
No septic records found.

COUNTY ENGINEER'S APPROVED HALL COUNTY, GEORGIA

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
It's The Law !

RECORDING PERMIT
BY **Brittany Passmore**
HALL COUNTY PLANNING COMMISSION
DATE: 4/1/2025

17.240.100 - LOTS OF RECORD.

WHENEVER A LOT OR PLAT HAS BEEN LEGALLY AND DULY RECORDED WITH THE COUNTY CLERK OF SUPERIOR COURT PRIOR TO THE EFFECTIVE DATE OF THE RESOLUTION CODIFIED IN THIS CHAPTER (AUGUST 28, 1979) AND ACTUALLY EXISTS AS SO SHOWN OR DESCRIBED, IT SHALL BE DEEMED A LOT OF RECORD. IN ADDITION, LOTS LEGALLY RECORDED AFTER AUGUST 28, 1979, THAT MET ZONING STANDARDS IN PLACE AT THE TIME OF RECORDATION, BUT DO NOT MEET STANDARDS CURRENTLY IN PLACE ARE ALSO CONSIDERED LOTS OF RECORD. ALTHOUGH SAID LOT MAY NOT CONTAIN SUFFICIENT LAND AREA OR LOT FRONTAGE TO MEET THE MINIMUM LOT SIZE REQUIREMENTS OF THIS CHAPTER, SUCH LOT MAY BE USED AS A BUILDING SITE PROVIDED THAT ALL OTHER REQUIREMENTS OF THE DISTRICT ARE MET AND THAT BUILDING PLANS ARE CONSISTENT WITH ALL STATE AND LOCAL HEALTH CODES.

HALL COUNTY ENGINEERING PLAT NOTES

ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK. (HALL COUNTY CODE § 6.170.070)

IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE §17.225.040)

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN ON FLOOD INSURANCE RATE MAP #13139C0197G, HALL COUNTY GEORGIA, DATED 04/04/2018.

THIS PROPERTY OR A PORTION THEREOF IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.

IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 6.160.160)

ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40

David A. Harper, RLS
5911 Waterway Place
Flowery Branch, GA 30542
Phone: 678.410.3004
Contact: Ashley Harper: aharper3145@gmail.com

RE-TRACEMENT SURVEY FOR:
1148 Hancock Avenue
DB 8703, PG 223
PIN: 00031 005009
Gainesville GMD (411)
Hall County, Georgia
Date: 7/28/24

GRID NORTH
GA WEST ZONE 1002

SCALE: 1" = 20'
0 20' 40'

eFiled and eRecorded
DATE: 04/08/2025
TIME: 11:05 AM
PLAT BOOK: 887
PAGE: 13 - 13
FILING FEES: $10.00
RECORDED BY: TH
Mark Pettitt
Hall County, GA

RESERVED FOR CLERK OF COURT

TEXT LEGEND

OTPF	= OPEN TOP FOUND
CTPF	= CRIMPED TOP FOUND
RBF	= REBAR FOUND
CMF	= CONCRETE MONUMENT
IPS	= IRON PIN SET (1/2" REBAR)
R/W	= RIGHT OF WAY
BSL	= BUILDING LINE
N/F	= NOW OR FORMERLY
DB	= DEED BOOK
PB	= PLAT BOOK
PG	= PAGE
D.E.	= DRAINAGE EASEMENT
UE	= UTILITY EASEMENT
P.O.C.	= POINT OF COMMENCEMENT
P.O.B.	= POINT OF BEGINNING
P/L	= PROPERTY LINE
C/L	= CENTER LINE
TBM	= BENCHMARK
FFE	= FINISH FLOOR ELEVATION
AE	= ACCESS EASEMENT

SURVEY CERTIFICATION:

THIS PLAT IS A RETRACEMENT OF AN EXISTING PARCEL OR PARCELS OF LAND AND DOES NOT SUBDIVIDE OR CREATE A NEW PARCEL OR MAKE ANY CHANGES TO ANY REAL PROPERTY BOUNDARIES. THE RECORDING INFORMATION OF THE DOCUMENTS, MAPS, PLATS, OR OTHER INSTRUMENTS WHICH CREATED THE PARCEL OR PARCELS ARE STATED HEREON. RECORDATION OF THIS PLAT DOES NOT IMPLY APPROVAL OF ANY LOCAL JURISDICTION, AVAILABILITY OF PERMITS, COMPLIANCE WITH LOCAL REGULATIONS OR REQUIREMENTS, OR SUITABILITY FOR ANY USE OR PURPOSE OF THE LAND. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

GEORGIA REGISTERED No. 3145 LAND SURVEYOR DAVID A. HARPER

7/28/2024

DAVID A. HARPER, GA. R.L.S. #3145 — DATE

SURVEY NOTES:

1.) Field Data: Closure Precision-1'/24,932
Angular Error = 1"/STA.
2.) Measurements were taken July 2024, with a Topcon 9003A and Trimble R12 and adjustments were made using compass rule method.
3.) Plat Precision: 1'/100,000' +
4.) The north meridian shown hereon are Grid North Georgia West Zone 1002 & obtained using Trimble R12 and network vrs RTK solution.

UTILITY NOTES & INFORMATION:

Utilities shown are based on above ground and visible evidence. Surveyor does not warrant the exact size, type, or location of utilities shown and furthermore no guarantee is made that other utilities may exist on site that are not shown.

GENERAL NOTES

1. FIELD WORK PERFORMED IN JULY 2024
2. THIS PROPERTY IS SUBJECT TO ADDITIONAL EASEMENTS OR RESTRICTIONS OF RECORD.
3. SURVEYOR DOES NOT WARRANT THE ACCURACY OF EASEMENTS AND BUFFERS THAT ARE ILLUSTRATED ON THE PLAT, THESE SHOULD BE VERIFIED PRIOR TO ANY CONSTRUCTION.
4. UTILITY EASEMENTS HAVE NOT BEEN FIELD VERIFIED BY SURVEYOR. CONTACT UTILITY CONTRACTOR FOR LOCATION PRIOR TO CONSTRUCTION. (IF APPLICABLE)
5. THIS DRAWING IS FOR EXCLUSIVE USE BY CLIENT. USE BY THIRD PARTIES IS AT THEIR OWN RISK.
6. BUFFERS AND SETBACKS ARE NOT SHOWN AND SHOULD BE VERIFIED WITH THE LOCAL JURISDICTION.

SYMBOL LEGEND

	= LIGHT POLE
	= SEWER LATERAL
	= WATER METER
	= POWER BOX
	= CABLE TV BOX
	= TELEPHONE CO. BOX
	= FIRE HYDRANT
	= WATER VALVE
-P-	= OVERHEAD POWER LINE
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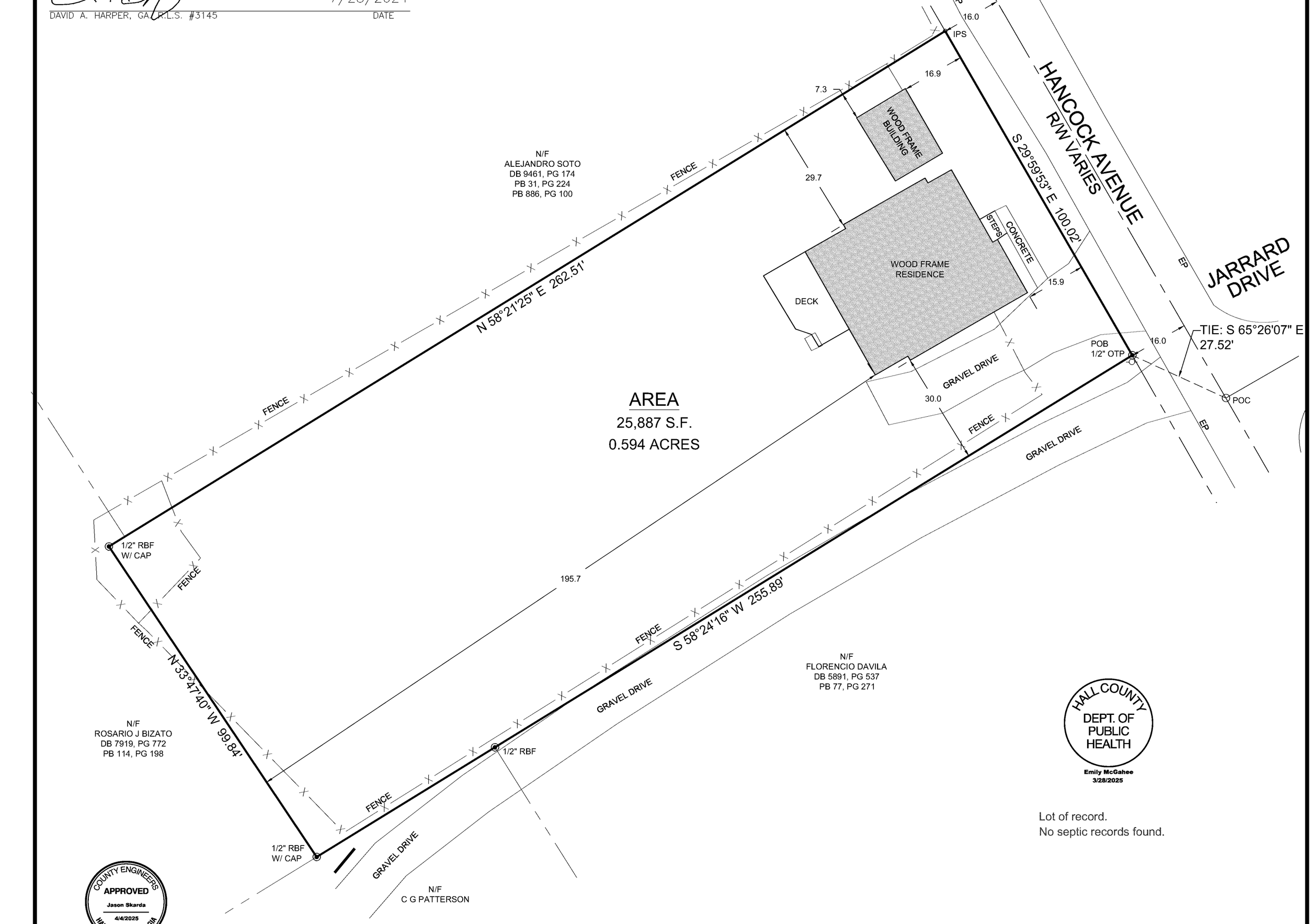

AREA

25,887 S.F.
0.594 ACRES

HALL COUNTY DEPT. OF PUBLIC HEALTH
Emily McGahee
3/28/2025

Lot of record.
No septic records found.

COUNTY ENGINEERS APPROVED
Jason Skarda
4/4/2025
HALL COUNTY, GEORGIA

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ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE § 12.40

UTILITIES PROTECTION CENTER, INC. 800-282-7411 CALL BEFORE YOU DIG ®

IF YOU DIG GEORGIA...
CALL US FIRST!
1-800-282-7411
UTILITIES PROTECTION CENTER
It's The Law !

RECORDING PERMIT

BY **Brittany Passmore**
HALL COUNTY PLANNING COMMISSION
DATE: 4/1/2025

David A. Harper, RLS

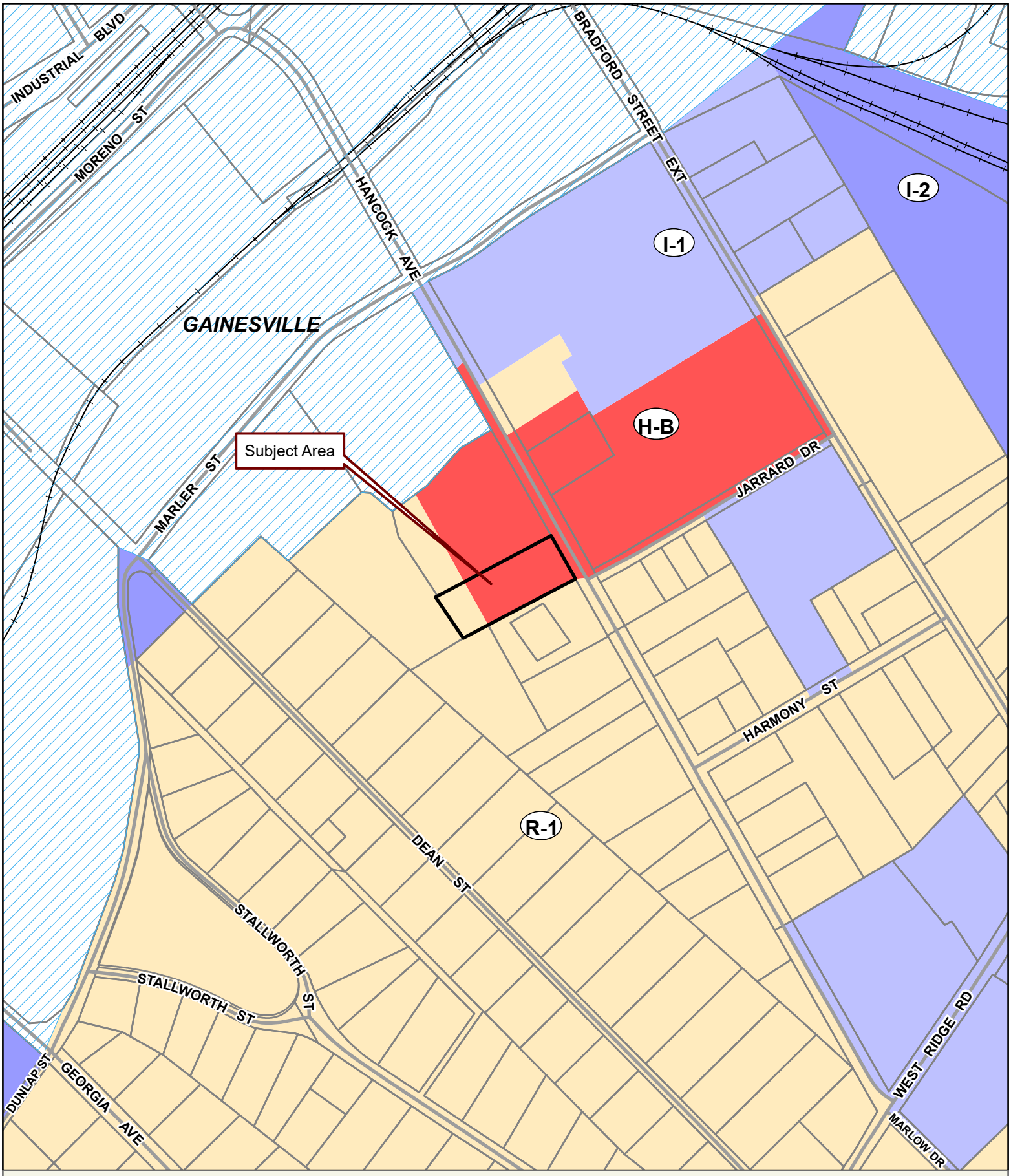
5911 Waterway Place
Flowery Branch, GA 30542
Phone 678.410.3004

Contact: Ashley Harper: aharper3145@gmail.com

RE-TRACEMENT SURVEY FOR:
1148 Hancock Avenue
DB 8703, PG 223
PIN: 00031 005009
Gainesville GMD (411)
Hall County, Georgia
Date: 7/28/24

N
GRID NORTH
GA WEST ZONE 1002

SCALE: 1"= 20'
0 20' 40'



Applicant: SANTOS CORDOBA

Tax Parcel #: 00031 005009

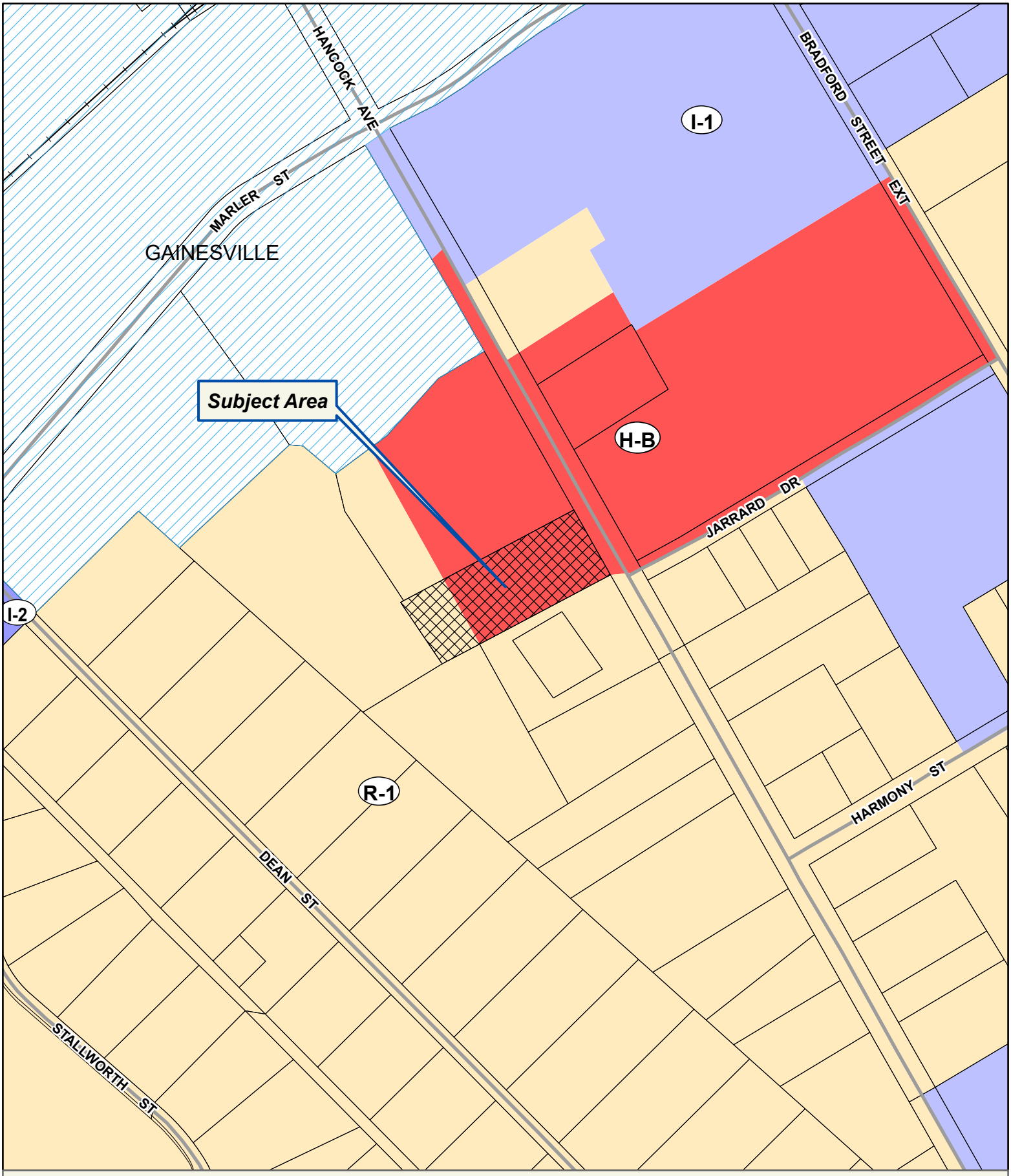
Location: 1148 HANCOCK AVEUE , GAINESVILLE, GA 30501

Commission District 4

0 37.5 75 150
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: SANTOS CORDOBA
Tax Parcel #: 00031 005009
Location: 1148 HANCOCK AVEUE , GAINESVILLE, GA 30501
Commission District 4

0 25 50 100
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

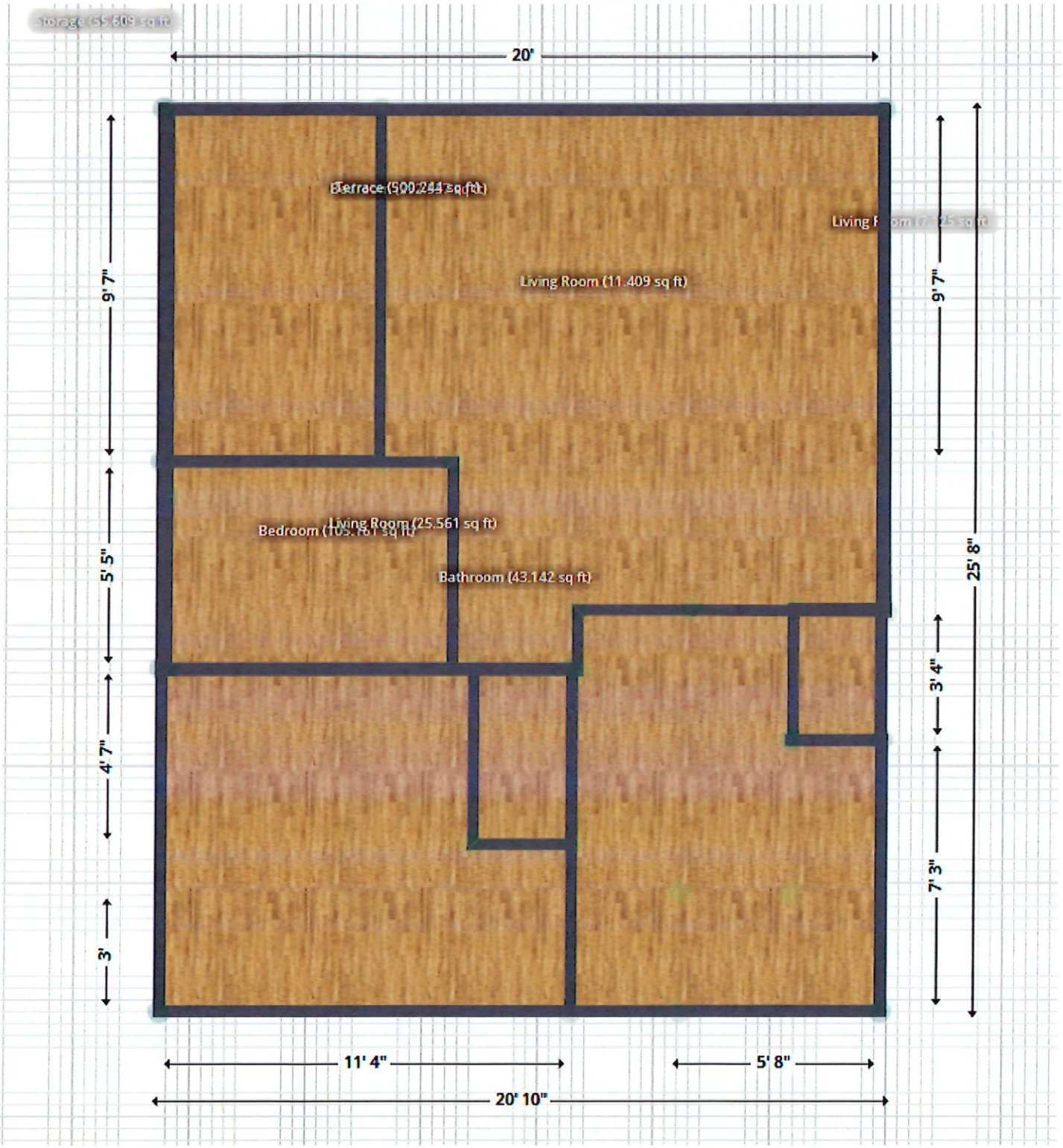


Applicant: SANTOS CORDOBA
Tax Parcel #: 00031 005009
Location: 1148 HANCOCK AVEUE , GAINESVILLE, GA 30501
Commission District 4

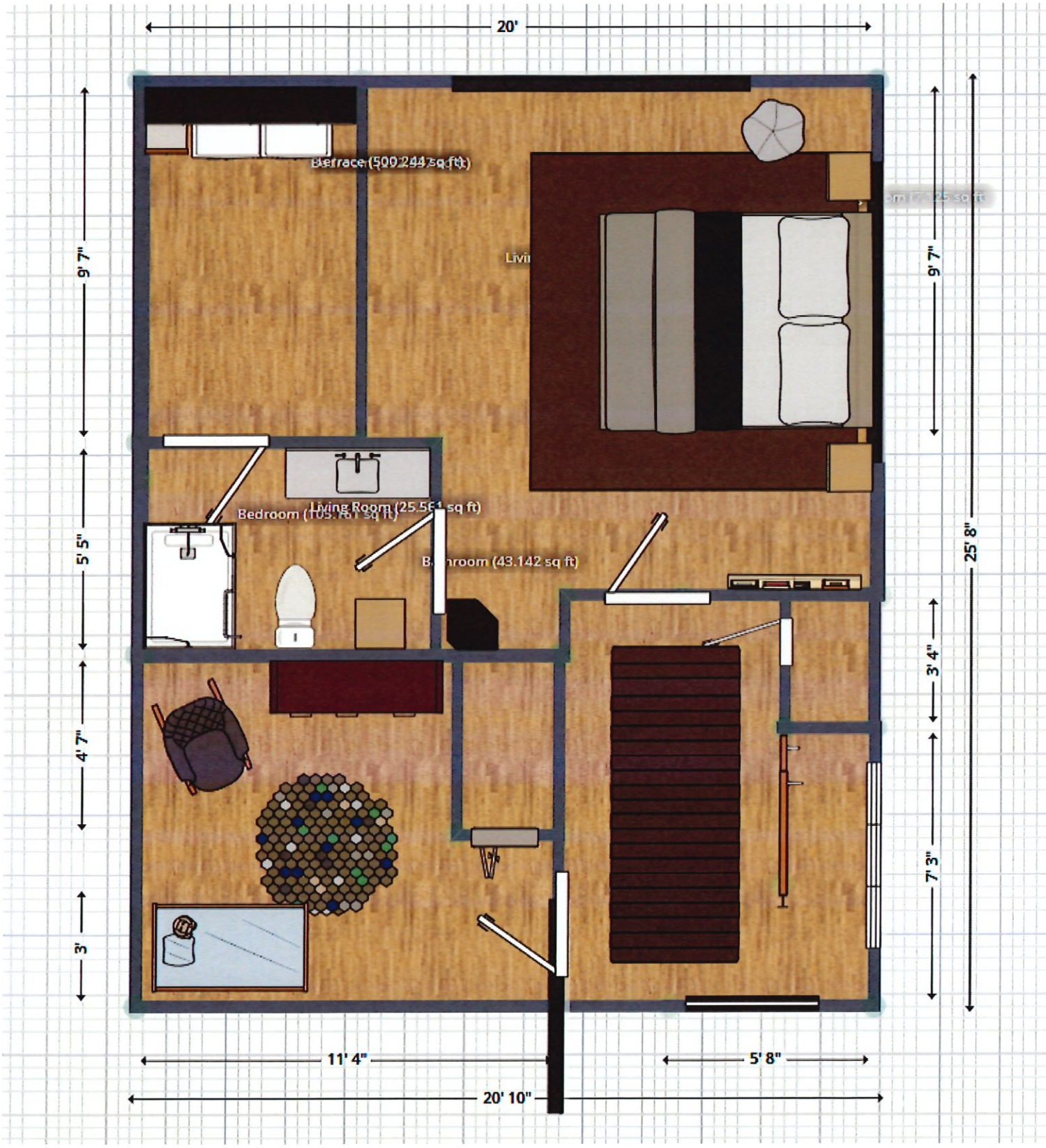
0 25 50 100
Feet

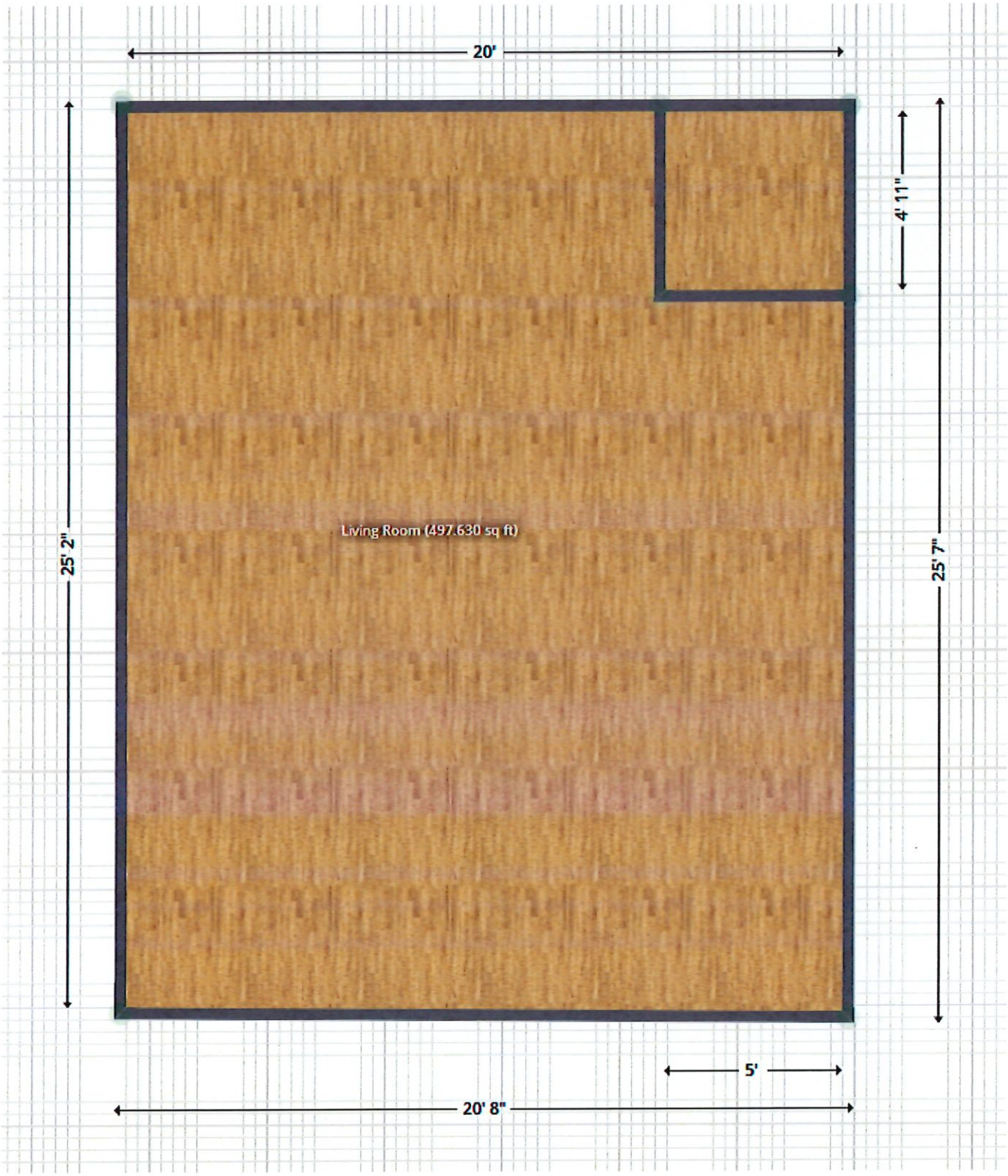
Zoning Boundary
City Limits
Subject Area

N

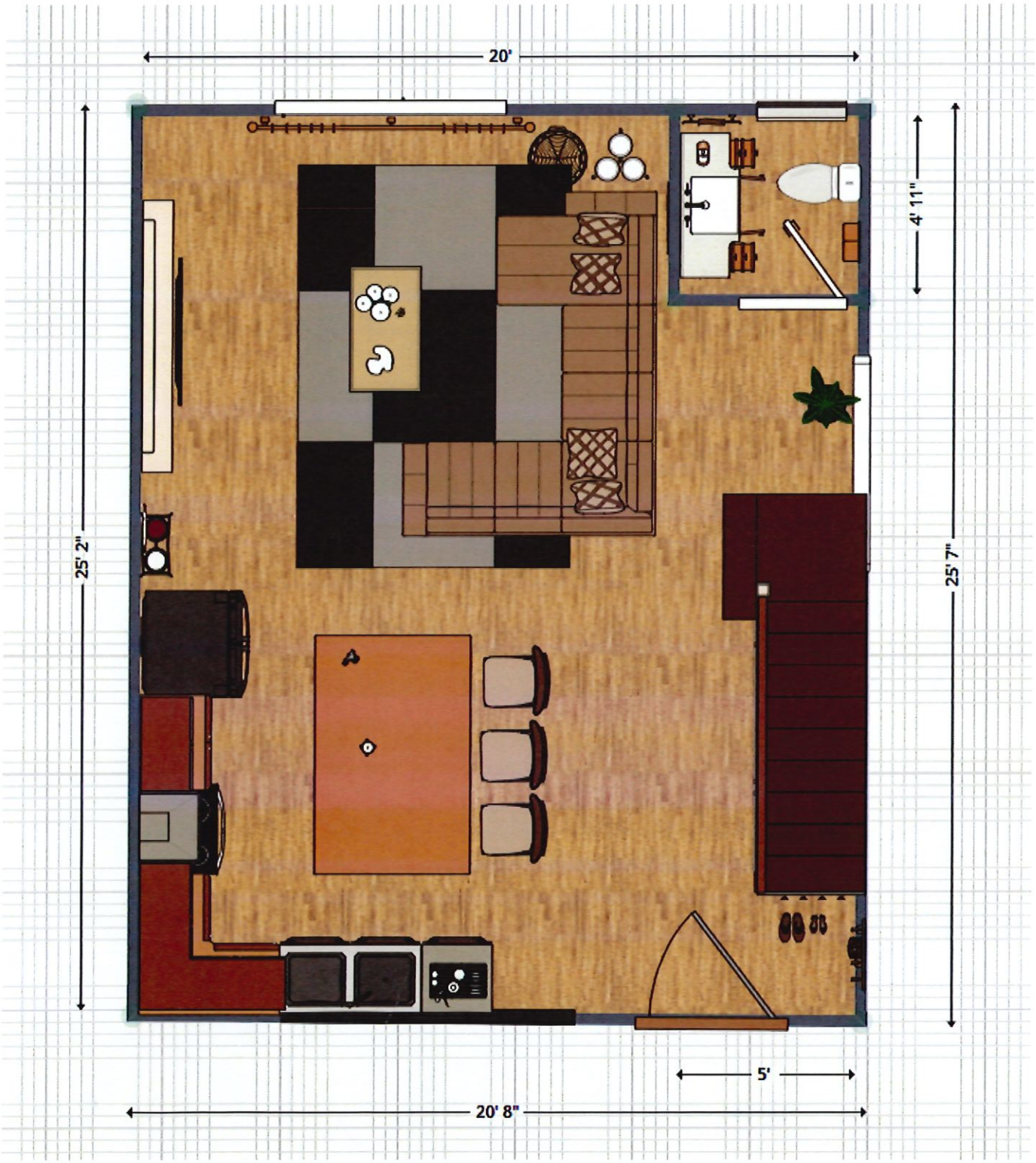

20'
Terrace (500.244 sq ft)
Living Room (11.409 sq ft)
Living Room (25.561 sq ft)
Bathroom (43.142 sq ft)
9' 7"
5' 5"
4' 7"
3'
9' 7"
3' 4"
7' 3"
25' 8"
11' 4"
5' 8"
20' 10"

Down stairs


20'
9' 7"
5' 5"
4' 7"
3'
9' 7"
3' 4"
7' 3"
25' 8"
Bedroom (103.761 sq ft)
Living Room (25.564 sq ft)
Bathroom (43.142 sq ft)
11' 4"
5' 8"
20' 10"



Upstairs


20'
25' 2"
4' 11"
25' 7"
5'
20' 8"

eFiled and eRecorded
DATE: 01/19/2021
TIME: 12:06 PM
DEED BOOK: 8703
PAGE: 223 - 224
FILING FEES: $25.00
TRANSFER TAX: $8.50
PARTICIPANT ID: 0391778872
PT61: 069-2021-00512
RECORDED BY: CH
CLERK: Charles Baker, C.S.C
Hall County, GA

Return Recorded Document to:
PAVIELLE DORTCH, LLC
881 PONCE DE LEON AVENUE, STE 4
ATLANTA, GA 30306
PARCEL ID: Property 1:
00031-005009

LIMITED WARRANTY DEED

STATE OF GEORGIA
COUNTY OF FULTON

FILE #: 20-12052

THIS INDENTURE made this January 18, 2021 between **Deborah Dewitt as the Executrix of the Estate of Randolph M. Eccles a/k/a Randolph Marvin Eccles, deceased,** of the State of Georgia, as party or parties of the first part, hereinunder called Grantor, and **Santos Cordoba and Martha Madrigal, husband and wife, as joint tenants,** as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN AND NO/100 DOLLARS ($10.00) and other good and valuable considerations in hand paid, at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee.

All that tract or parcel of land lying, being and situate in GMD 411, Hall County, Georgia, and being part of Tract 5 on the west side of Hancock Avenue as shown by a plat prepared by Henw Grady Jarrard, Registered Surveyor, on May 18, 1961, and being more particularly described as follows:

BEGINNING at an iron pin stake on the west right of way of Hancock Avenue; thence South 59° 00' West 260.36 feet to a point; thence in a southerly direction 104 feet to a point; thence North 58° 57' East 256.85 feet to a point on the west side of Hancock Avenue; thence in a northerly direction 100 feet along the west right of way of Hancock Avenue to the BEGINNING POINT. This being all of Tract5 except a small portion previously deeded to Ralph Mitchel.

Tax ID#: 00031 005009

This Deed is given subject to all easements and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, together with all and singular the rights, members and appurtenances thereof, to the same being, belonging or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, forever in **FEE SIMPLE**, subject, however, to all liens, exceptions, easements, rights-of-way, covenants, conditions, restrictions, reservations, encroachments, protrusions, shortages in area, boundary disputes and discrepancies, matters which could be discovered or would be revealed by, respectively, an inspection or current survey of the Property, encumbrances, impositions (monetary and otherwise), access limitations, licenses, leases, prescriptive rights, rights of parties in possession, rights of tenants, co-tenants, or other co-owners, and any and all other matters or conditions affecting the Subject Property, as well as standby fees, real estate taxes, and assessments on the Property for the current year and prior and subsequent years, and subsequent taxes and assessments for prior years due to change in land usage or ownership, and any and all zoning laws, regulations, and ordinances of municipal and other governmental authorities affecting the Property (all of the foregoing being collectively referred to as the "Permitted Encumbrances").

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor, but not otherwise provided, however, that Grantor's conveyance of the Property and Grantor's warranties of title contained in this Deed are and shall be subject to the Permitted Encumbrances.

IN WITNESS WHEREOF, Grantor has hereunto set grantor's hand and seal this day and year first above written.

Signed, sealed and delivered in the presence of:

Danielle N. Colston-Couch
Witness

x Martha Bartles
Notary Public

My Commission Expires
2/19/2023

Deborah Dewitt as the Executrix of the
Estate of Randolph M. Eccles a/k/a 1/14/2021
Randolph Marvin Eccles, deceased

Martha Bartles
Columbia County Notary Public
Commission Expires 02/19/2023

Outlook

HCBOC Tentative Agenda 1.22.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 12/16/2025 6:59 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

3610 Mountain View Road, Mosqueda: No comment. Public sewer.

2479A Broadway Place, Gray: Septic permit OSC-10379 was issued for a 1 bdrm ADU on August 25, 2025.

2479B Broadway Place, Gray: Septic permit OSC-10616 was issued for a 1 bdrm ADU on December 9, 2025.

1148 Hancock (A/B), Cordoba: 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.

5401 Old Winder Hwy (A/B), K2P Land Partners: No comment. Public sewer.

5773/5769 Conner Road (A/B), Walton: 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.

5953/5965 Yellow Creek Road, Stover: 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.

3294/3290 Athens Hwy, Rizqallah: Must meet all Environmental Health commercial septic system permitting requirements. 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 may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Outlook

RE: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 12/11/2025 4:30 PM
To Kaitlyn Elliott (Planning) <kelliott@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 Afternoon Kaitlyn,

Please see the below responses in red.

If you have any questions, please feel free to reach out.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

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, December 11, 2025 3:28 PM
Subject: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners 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,

Please see below for the Tentative Planning Agenda and Maps for the **January 22, 2026** Hall County Board of Commissioners meeting. Please use the links to review the documents and respond with comments to Hall County

Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, December 18, 2025.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
  Off system, no impacts to the state route expected.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  Off system, no impacts to the state route expected.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  Off system, no impacts to the state route expected.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

  (B) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**
  Off system, no impacts to the state route expected.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
  Off system, no impacts to the state route expected.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

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 Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Wednesday, December 17, 2025

Subject: January 22, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 22, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**

  - **Engineering**: No Comment
  - **Traffic: No** Comment
  - **Utilities:** Gainesville Sewer on the south side of Mt. View Road.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

  - **Engineering:** No Comment
  - **Traffic:** No Comment
  - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities**: Gainesville Sewer – Infrastructure on Marler Street.

- **(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance | Commission District 4 | Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic:** No Comment
    - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **(B) 5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, 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:** No Comments
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, 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.
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Mon 12/15/2025 2:32 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

January 22, 2026 Hall County Board of Commissioners meeting.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**
  The Hall County Fire Marshal's Office has no comments as proposed.

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  The Hall County 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

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.
2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.
3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN DECEMBER 19, 2026 AND NO LATER THAN JANUARY 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 02, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Santos Cordoba **, hereby acknowledge that I have**
Please Print Name

read and understand the sign posting requirements. I further certify that the required public notice sign was posted on 12-19-2025 **for** Santos Cordoba.
Date (Name application filed as)

Signature _____
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: SANTOS CORDOBA
REQUEST:
CONDITIONAL USE TO EXPAND A NONCONFORMING USE OF AN ACCESSORY DWELLING UNIT INCLUDES VARIANCES
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 2/2026

SUBJECT: **2479A Broadway Place | Variance to Section 7.8.3 |** Accessory Dwelling Unit (ADU) standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 **| Proposed Use: Accessory dwelling unit |** Commission District 4 **| Amelia Gray, LLC, applicant**

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends APPROVAL of the applicant's request

Purpose of Request:
2479A Broadway Place | Variance to Section 7.8.3 | Accessory Dwelling Unit (ADU) standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit |** Commission District 4 | **Amelia Gray, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Statement of Hardship
Site Plan
Plat
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works
Fire Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Amelia Gray, LLC

Request ..... **Variance** | to Section 7.8.3 ADU Standards

Proposed Use ..... Accessory dwelling unit

Size ..... .0.29± acres

Zoning ..... Residential 1 (R-1)

Location ..... **2479A Broadway Place** | Tax Parcel 00121 005001

Commission District ..... Four

Commission Date ..... January 22, 2026

Staff Recommendation ..... **Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR25-0068

Staff recommends <u>APPROVAL</u> of the applicant's request.

<u>Summary Analysis</u>

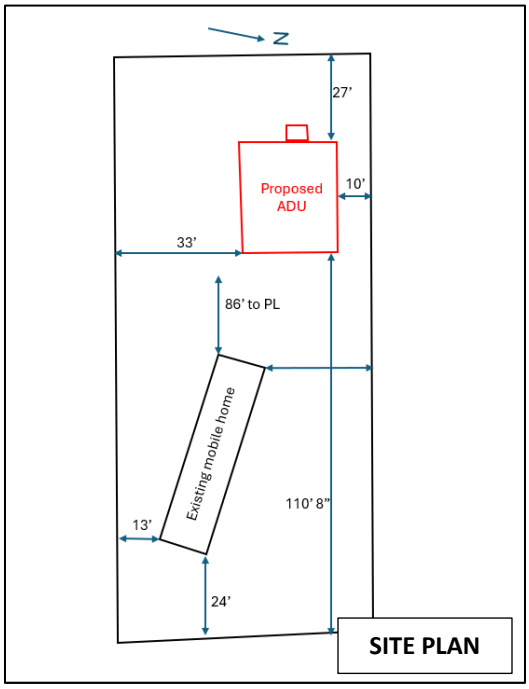
The applicant is requesting a variance from Section 7.8.3 regarding the location of an accessory dwelling unit (ADU) in relation to the primary residence. The subject property is approximately 0.29± acres in size and is zoned Residential 1 (R-1).



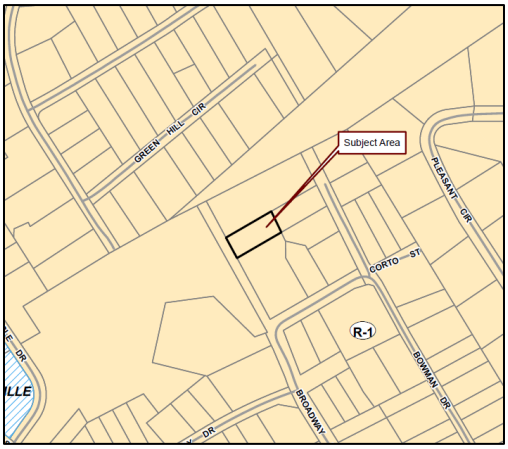
The property at 2288 Bowman Drive (identified with a pink star) is currently developed with a 784-square-foot single-wide mobile home, established in 1998 according to Hall County records. This lot is considered unconventional because access is provided via an easement from Bowman Drive (highlighted in yellow), while the designated front yard abuts an undeveloped right-of-way (highlighted in blue). This unique layout

results in the "front" property line functioning as the rear lot line, as the primary residence faces the rear property line. Practical access to Bowman Drive is achieved through an easement across the adjoining parcel at 2266 Bowman Drive.

A building permit (HRNEW25-1401) was issued in October 2025 to allow construction of an accessory dwelling unit (ADU) on the subject property, located "behind" the existing mobile home. When the property owner of the subject property applied for a building permit for an ADU on the adjacent property at 2479B Broadway Place/2299 Bowman Drive, it was discovered that the building permit for 2479A Broadway Place was issued in error as the "front" of the property is technically Broadway Place. Section 7.8.3.B.5. states that "If not attached to the principal dwelling, the building containing the ADU must be located in the rear or side yard. "



The property owner is constructing an access driveway within the undeveloped right-of-way fronting the subject parcel, known as Broadway Place extension, extending from the paved portion of Broadway Place. This driveway is proposed to serve both the subject property and the adjacent parcel to the north, allowing each to accommodate access to an ADU (the northern parcel being the subject of a separate ADU variance request). Access from Bowman Drive is not feasible without disturbing the existing septic system serving the mobile home. The Broadway Place "extension" right-of-way terminates at the end of the parcel immediately north of the subject property.



One (1) **variance** related to the location of the ADU will be required if the site plan, as presented, is approved.

- A detached ADU must be located in the rear or side yard.
    - The ADU is located 27 feet from the front property line whereas the primary residence is located approximately 70 feet from the front property line.

Zoning Analysis

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **Extraordinary and exceptional conditions exist due to the property's unique development history. When placement of the primary residence was originally approved, access from the fronting right-of-way was not available. As a result, the primary residence was oriented toward the rear property line, with its functional access point and address located on Bowman Drive. This atypical orientation stems directly from the physical and access-related characteristics of the lot rather than any personal or economic hardship.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Because the County historically permitted access to the property through a private easement across the neighboring parcel, including a Bowman Drive address, effectively establishing an alternative "front" yard, strict application of Article 11 would impose an unusual hardship.**

3. Such conditions are particular to the property involved and are not common to other properties in the neighborhood; **The property's original access orientation and reliance on a rear easement are unique within the surrounding area. Only the subject parcel and the adjacent property at 2479B Broadway Place / 2299 Bowman Road share this unusual configuration, making the condition distinctly uncommon in the neighborhood.**

4. Such conditions are not the result of any actions of the property owner**; The placement and access orientation of the primary residence was permitted by the County. Although the construction of an ADU is a voluntary improvement, the unconventional development pattern of the parcel, created by historical access constraints, limits feasible placement options for the ADU.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Granting the requested variance would not create any substantial detriment to the public good, nor would it undermine the purposes or intent of The UDC. The relief sought pertains solely to accommodating the property's unique physical and historical access conditions and does not authorize any prohibited or previously denied use.**

Development Support and Constraints

Hall County Environmental Health
In an email dated December 16, 2025, Emily McGahee stated "Septic permit OSC-10379 was issued for a 1 bdrm ADU on August 25, 2025."

Georgia Department of Transportation
In an email dated December 11, 2025, Christopher M Hash, D1 Traffic Operations Supervisor stated "Off system, no impacts to the state route expected."

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated December 17, 2025, Assistant Director Jason Skarda stated the following:

Engineering:
No comment

Traffic:
No comment

Utilities:
Gainesville Sewer - No infrastructure in vicinity.

Hall County Fire Marshal
In an email dated December 15, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 | f: 770-531-3902

HALL COUNTY
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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Amelia Gray L.L.C.
P.O. Box 907843
Gainesville, GA. 30501

Phone [redacted]

Email Address [redacted]

Property Owner (Name and Mailing Address)

~~Same as Applicant~~ Scott Wright
same
same

Phone [redacted]

Email Address [redacted]

Location of Property 2479 A Broadway Place

Present Zoning B-1 Existing Structures mobile home 14x60

Tax Parcel: 00121005001

Type of Appeal:

_____ Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
_____ Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
_____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
_____ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
_____ GCOD Variance	___ Road Frontage	From ___ ft. to ___ ft.
X Other: ADU	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

ADU located infront of primary residence

Supporting Documents: ✓ Plat of Property ✓ Site Plan
___ Deed of Property ___ Floor Plans
___ Hardship Statement ___ Other

Fee (Must be paid for application to be complete): $ _____

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

_____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Timothy Scott Wright Date Nov. 18, 25

Sign Scott Wright Date Nov. 18, 25

I hereby withdraw this application. Date _____

Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

OPERATING AGREEMENT
OF
AMELIA GRAY, LLC

ANY SECURITIES CREATED BY THIS OPERATING AGREEMENT HAVE NOT BEEN REGISTERED UNDER THE GEORGIA SECURITIES ACT OF 1973, AS AMENDED, IN RELIANCE UPON THE EXEMPTION FROM REGISTRATION SET FORTH IN SECTION 10-5-9(13) OF SUCH ACT. IN ADDITION, ANY SECURITIES CREATED BY THIS OPERATING AGREEMENT, IF ANY, HAVE NOT BEEN REGISTERED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION IN RELIANCE UPON AN EXEMPTION FROM SUCH REGISTRATION SET FORTH IN THE SECURITIES ACT OF 1933 PROVIDED BY SECTION 4(2) THEREOF, NOR HAVE THEY BEEN REGISTERED UNDER THE SECURITIES OR BLUE SKY LAWS OF ANY OTHER JURISDICTION. THE INTERESTS CREATED HEREBY HAVE BEEN ACQUIRED FOR INVESTMENT PURPOSES ONLY AND MAY NOT BE OFFERED FOR SALE, PLEDGED, HYPOTHECATED, SOLD OR TRANSFERRED EXCEPT IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS OPERATING AGREEMENT AND IN A TRANSACTION WHICH IS EITHER EXEMPT FROM REGISTRATION UNDER SUCH ACTS OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT UNDER SUCH ACTS.

THIS OPERATING AGREEMENT is made and entered into effective the 12th day of October, 200 5, by the parties who have executed counterparts of this Operating Agreement as indicated on the signature pages attached.

ARTICLE I.
DEFINITIONS

The following terms used in this Operating Agreement shall have the following meanings (unless otherwise expressly provided herein);

1.1 "Affiliate." With respect to any Person, (i) in the case of an individual, any relative of such Person, (ii) any officer, director, trustee, partner, member, manager, employee or holder of ten percent (10%) or more of any class of the voting securities of or equity interest in such Person; (iii) any corporation, partnership, limited liability company, trust or other entity controlling, controlled by or under common control with such Person; or (iv) any officer, director, trustee, partner, member, manager, employee or holder of ten percent (10%) or more of the outstanding voting securities of any corporation, partnership, limited liability company, trust or other entity controlling, controlled by or under common control with such Person.

1.2 "Articles of Organization." The Articles of Organization of AMELIA GRAY, LLC, as filed with the Secretary of State of Georgia, as the same may be amended from time to time.

15.21 Time. TIME IS OF THE ESSENCE OF THIS OPERATING AGREEMENT, AND TO ANY PAYMENTS, ALLOCATIONS AND DISTRIBUTIONS PROVIDED FOR UNDER THIS OPERATING AGREEMENT.

15.22 Initial Execution By a Single Member. The within Operating Agreement may be initially executed by a single member, in contemplation of subsequently admitting additional members. In such event this Operating Agreement shall constitute an Operating Declaration, but shall constitute an Operating Agreement within the meaning of O.C.G.A.§ 14-11-101(18). At such time as additional members are admitted, this Operating Agreement shall cease to be an Operating Declaration and shall then constitute the Operating Agreement between the members.

15.23 Single Member. At any such time as the number of members of the Company shall have been reduced to one (1) member, the Company shall continue to exist as a single member limited liability company with the remaining member as the sole member. During such time this Operating Agreement shall constitute an Operating Declaration, but shall continue to constitute an Operating Agreement within the meaning of O.C.G.A.§ 14-11-101(18).

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of the date first above written.

MEMBERS:

Timothy Scott Wright (SEAL)
Timothy Scott Wright, Member

Cheryl LeAnn Wright (SEAL)
Cheryl LeAnn Wright, Member

_____(SEAL)
_____, Member

_____(SEAL)
_____, Member

_____(SEAL)
_____, Member

_____(SEAL)

Company, to the effect that neither the sale nor the proposed transfer results in a violation of the Securities Act of 1933, the Georgia Securities Act of 1973, or any other applicable law of which said counsel is aware. Subscriber agrees that a legend to this effect may be placed on the certificate or certificates delivered to Subscriber or any substitutes therefore. Subscriber hereby acknowledges that the Company is under no obligation to assist Subscriber financially or otherwise in registering the Interest under the Securities Act of 1933 or any applicable Blue Sky Law, or in obtaining said opinion of counsel, and Subscriber agrees to bear the entire cost of obtaining any such opinion.

This Agreement and the covenants made herein shall survive the closing of the purchase of the Interest.

This Subscription Agreement and Investment Letter may be accepted at any time within a reasonable time hereafter. This Subscription Agreement and Investment letter shall be construed in accordance with and governed by the laws of the State of Georgia.

IN WITNESS WHEREOF, The hand and seal of each Subscriber is set forth below.

Subscriber	Interest	Capital Contribution
Timothy Scott Wright	50%	$500
Cheryl LeAnn Wright	50%	$500

This 28th day of Sept, 2005.

Timothy Scott Wright, Subscriber

Cheryl LeAnn Wright, Subscriber

_____, Subscriber

_____, Subscriber

Accepted by the Company or its duly authorized attorney-in-fact, this the 28th day of Sept, 2005.

AMELIA GRAY, LLC

BY: _____
Timothy Scott Wright, Member

BY: _____
Cheryl Lynn Wright, Member

(COMPANY SEAL)

Secretary of State
Corporations Division
315 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CONTROL NUMBER: 0569206
EFFECTIVE DATE: 10/12/2005
JURISDICTION : GEORGIA
REFERENCE : 0024
PRINT DATE : 10/19/2005
FORM NUMBER : 356

CHERYL WRIGHT
4062 SUMMERHILL DRIVE
GAINESVILLE, GA 30506

CERTIFICATE OF ORGANIZATION

I, Cathy Cox, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

AMELIA GRAY, LLC
A GEORGIA LIMITED LIABILITY COMPANY

has been duly organized under the laws of the State of Georgia on the effective date stated above by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on the date set forth above.

Cathy Cox
Secretary of State

ARTICLES OF ORGANIZATION
OF
AMELIA GRAY, LLC

I.

The name of the limited liability company is: AMELIA GRAY, INC

II.

Management of the Company is vested in its members.

These articles have been adopted this 28th day of September 2005

CHERYL WRIGHT

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Scott Wright

Address 1086 Glenwood Drive
Gainesville GA. 30501

Phone Number [redacted]

Name of applicant(s) Amelia Gray LLC.

Address P.O. Box 907843
Gainesville Ga. 30501

Phone Number [redacted]

Scott Cheryl

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s) Scott Wright

Personally appeared before me Liliana Cortez

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

11/18/25
Date

LILIANA CORTEZ NOTARY PUBLIC HALL COUNTY, GEORGIA
My Comm. Expires Jan. 10, 2027

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Scott Wright **Date:** Dec. 18. 25

Applicant's/Owner's Name (Printed): Timothy Scott Wright

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

When main dewelling was built, Bowman DR. was the only road open and developed. The main dwelling fronts Bowman DR. To add ADU behind the house is the most suitable option, including access.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

Due to the home facing Bowman Drive and home move closer to Bowman DR. and ability to install sewer properly with recovery and maintain.

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

Due to lots being created over many years and lot layouts changed the land was developed to face the only open road at time of construction, with limited access to the property. To develop the ADU home, it is best to use and undeveloped road beside property to better access it.

4. Such conditions are not the result of any actions of the property owner.

Bowman Dr. it was the only available developed road at time of construction with limited access to the property. Therefore the home was placed to face Bowman Dr. and address was assigned as such. The unopen road will be used as a driveway access.

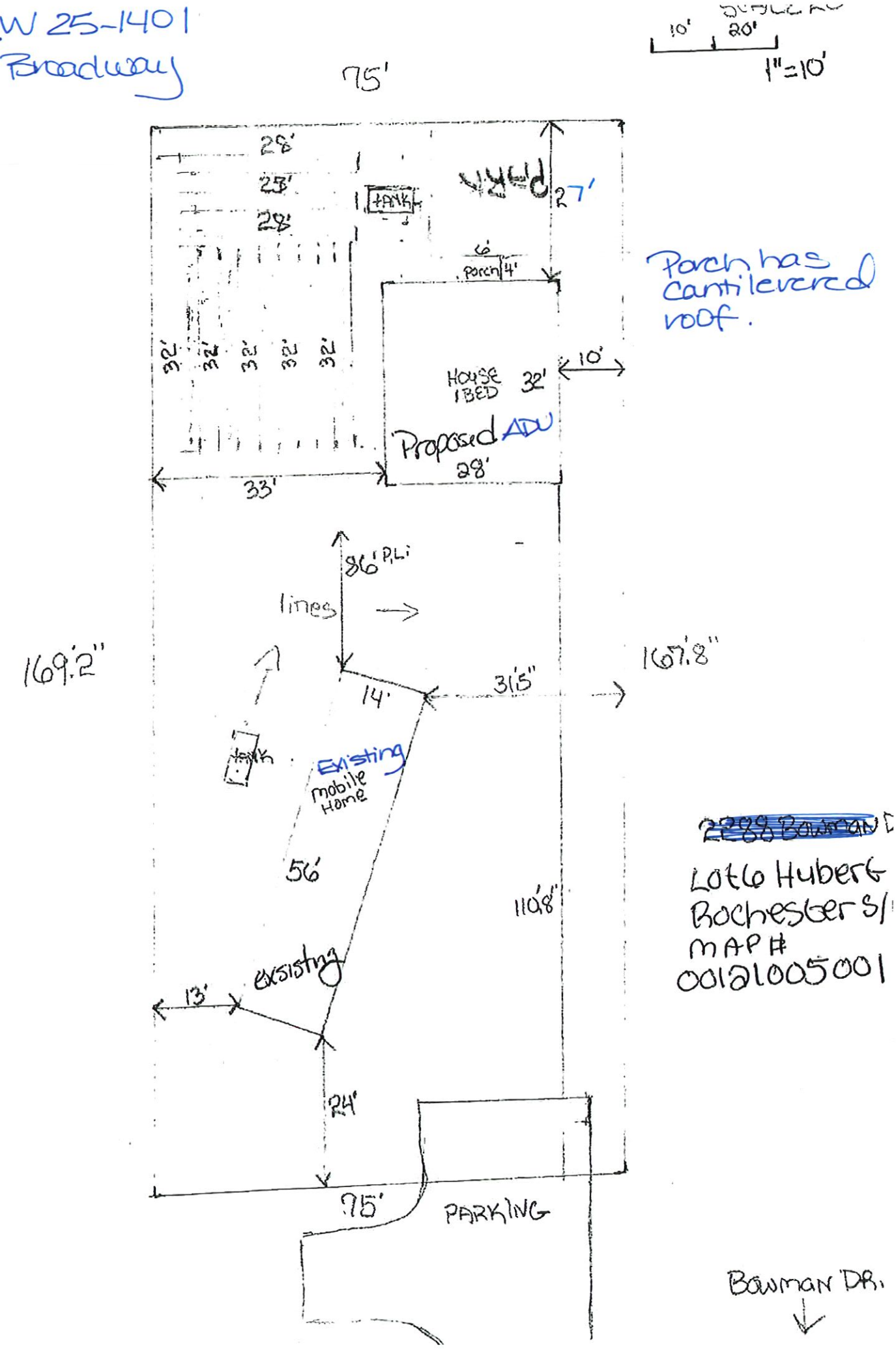
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

I feel this would not be a negative impact on the area but an improvement.

I hereby certify that the above information and all attached information is true and correct.

Applicant Scott Wright **Date** Dec 18, 25

HRNEW 25-1401
2479 Broadway



WRIGHT PLAT

Recorded Aug. 1, 1974 - M. Judy Watson, Clerk

57 / PB / P 89

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=5

10/8/2020, 2:52



Applicant: AMELIA GRAY, LLC

Tax Parcel #: 00121 005001

Location: 2479A BROADWAY PLACE, GAINESVILLE, GA 30504

Commission District 4

0 75 150 300
Feet

- Zoning Boundary
- City Limits
- Subject Area
- Structure

N



Applicant: AMELIA GRAY, LLC
Tax Parcel #: 00121 005001
Location: 2479A BROADWAY PLACE, GAINESVILLE, GA 30504
Commission District 4

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: AMELIA GRAY, LLC
Tax Parcel #: 00121 005001
Location: 2479A BROADWAY PLACE, GAINESVILLE, GA 30504
Commission District 4

0 25 50 100
Feet

Zoning Boundary
City Limits
Subject Area

N

RETURN TO: STEWART ... P.O. ... GAINESVILLE, GA 30503

WARRANTY DEED

GEORGIA, COUNTY OF Hall

194

THIS INDENTURE, made this 11th day of June in the Year of Our Lord One Thousand Nine Hundred and Ninety-Seven between

Mitchell E. Hulsey, Jr.

of the State of Georgia and County of Hall (hereinafter called "GRANTOR"), and

Scott Wright

of the State of Georgia and County of Hall (hereinafter called "GRANTEE"),

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten Dollars and other valuable considerations ($10.00)---------- DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE the following described property, to-wit:

All that tract or parcel of land lying and being about one-half mile west of the City limits of Gainesville, Hall County, Georgia, and being all of lots 4, 5 and 6 of the S. C. Moon and Fred Stringer Subdivision, as shown by a plat recorded in Plat Book 57, page 89, Hall County, Georgia Plat Records. Reference to said plat and the record thereof is hereby made for a more complete description of said property.

Georgia, Hall County, Clerk Superior Court
Filed in office, this 13 day of June
19 97 at 10:25 a.m. Recorded in
Book 2897 page(s) 194
this 16 day of June 19 97.
DWIGHT S. WOOD, CLERK, by: mm
14808

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 34.50
Date 6-13-97
DWIGHT S. WOOD
Clerk Superior Court
By mm

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said GRANTEE, forever, in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property, unto the said GRANTEE against the claims of all persons whomsoever.

WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, the day and year above written.

WITNESSETH: That the said GRANTOR, for and in consideration of the sum of Ten Dollars and other valuable considerations ($10.00)---------- DOLLARS, in hand paid at and before the sealing and delivery of these presents, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and by these presents does grant, bargain, sell and convey unto the said GRANTEE the following described property, to-wit:

All that tract or parcel of land lying and being about one-half mile west of the City limits of Gainesville, Hall County, Georgia, and being all of lots 4, 5 and 6 of the S. C. Moon and Fred Stringer Subdivision, as shown by a plat recorded in Plat Book 57, page 89, Hall County, Georgia Plat Records. Reference to said plat and the record thereof is hereby made for a more complete description of said property.

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DWIGHT S. WOOD, CLERK, by: mm
14808

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 34.50
Date 6-13-97
DWIGHT S. WOOD
Clerk Superior Court
By mm

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said GRANTEE, forever, in FEE SIMPLE.

AND THE SAID GRANTOR will warrant and forever defend the right and title to the above described property, unto the said GRANTEE against the claims of all persons whomsoever.

WHEREVER there is a reference herein to the GRANTOR or the GRANTEE, the singular includes the plural and the masculine includes the feminine and the neuter, and said terms include and bind the heirs, executors, administrators, successors and assigns of the parties hereto.

IN WITNESS WHEREOF, the said GRANTOR has hereunto set his hand and seal, the day and year above written.

Signed, sealed and delivered in presence of:

Unofficial Witness

Mitchell E. Hulsey, Jr. (SEAL)

(SEAL)

Notary Public, Hall County, GA

My Commission Expires: 1-1-98

Date signed by Notary: 6-12-97

(SEAL)

Expires January 12, 1998

Outlook

HCBOC Tentative Agenda 1.22.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 12/16/2025 6:59 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

3610 Mountain View Road, Mosqueda: No comment. Public sewer.

2479A Broadway Place, Gray: Septic permit OSC-10379 was issued for a 1 bdrm ADU on August 25, 2025.

2479B Broadway Place, Gray: Septic permit OSC-10616 was issued for a 1 bdrm ADU on December 9, 2025.

1148 Hancock (A/B), Cordoba: 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.

5401 Old Winder Hwy (A/B), K2P Land Partners: No comment. Public sewer.

5773/5769 Conner Road (A/B), Walton: 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.

5953/5965 Yellow Creek Road, Stover: 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.

3294/3290 Athens Hwy, Rizqallah: Must meet all Environmental Health commercial septic system permitting requirements. 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 may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Outlook

RE: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 12/11/2025 4:30 PM
To Kaitlyn Elliott (Planning) <kelliott@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 Afternoon Kaitlyn,

Please see the below responses in red.

If you have any questions, please feel free to reach out.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

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, December 11, 2025 3:28 PM
Subject: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners 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,

Please see below for the Tentative Planning Agenda and Maps for the **January 22, 2026** Hall County Board of Commissioners meeting. Please use the links to review the documents and respond with comments to Hall County

Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, December 18, 2025.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
  Off system, no impacts to the state route expected.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  Off system, no impacts to the state route expected.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  Off system, no impacts to the state route expected.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

  (B) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**
  Off system, no impacts to the state route expected.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
  Off system, no impacts to the state route expected.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

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 Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Wednesday, December 17, 2025

Subject: January 22, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 22, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**

  - **Engineering**: No Comment
  - **Traffic: No** Comment
  - **Utilities:** Gainesville Sewer on the south side of Mt. View Road.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

  - **Engineering:** No Comment
  - **Traffic:** No Comment
  - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities**: Gainesville Sewer – Infrastructure on Marler Street.

- **(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance | Commission District 4 | Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic:** No Comment
    - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **(B) 5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, 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:** No Comments
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, 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.
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Mon 12/15/2025 2:23 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

January 22, 2026 Hall County Board of Commissioners meeting.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  The Hall County Fire Marshal's Office has no comments as proposed.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  The Hall County 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

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN DECEMBER 19, 2026 AND NO LATER THAN JANUARY 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 02, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Timothy Scott Wright **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 12/31/2025 **for** Amelia Gray LLC.

Please Print Name

Date

(Name application filed as)

Signature Timothy Scott Wright

(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: AMELIA GRAY, LLC
REQUEST: VARIANCE TO ADU STANDARDS TO ALLOW AN ACCESSORY DWELLING UNIT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: AMELIA GRAY, LLC
REQUEST: VARIANCE TO ADU STANDARDS TO ALLOW AN ACCESSORY DWELLING UNIT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 [illegible] BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: AMELIA GRAY, LLC
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PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Parks Lumber
678-450-4961
ArmorWrap

AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 3/2026

SUBJECT: **2479B Broadway Place | Variance to Section 7.8.3 |** Accessory Dwelling Unit (ADU) standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) **| Proposed Use: Accessory dwelling unit |** Commission District 4 **| Amelia Gray, LLC, applicant**

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends APPROVAL of the applicant's request

Purpose of Request:
2479B Broadway Place | Variance to Section 7.8.3 | Accessory Dwelling Unit (ADU) standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit |** Commission District 4 | **Amelia Gray, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Statement of Hardship
Site Plan
Plat
Maps
Deed
Legal Description
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Amelia Gray, LLC

Request ..... **Variance** | to Section 7.8.3 ADU Standards

Proposed Use ..... Accessory dwelling unit

Size ..... .0.51± acres

Zoning ..... Residential 1 (R-1)

Location ..... **2479B Broadway Place** | Tax Parcel 00121 005007 (pt)

Commission District ..... Four

Commission Date ..... January 22, 2026

Staff Recommendation ..... **Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR25-0071

Staff recommends <u>APPROVAL</u> of the applicant's request.

<u>Summary Analysis</u>

The applicant is requesting a variance from Section 7.8.3 regarding the location of an accessory dwelling unit (ADU) in relation to the primary residence. The subject property is approximately 0.51± acres in size and is zoned Residential 1 (R-1).

The property is currently developed with a 1,135 square foot single family residence constructed in 2022 with an address of 2299 Bowman Drive and identified with a pink star (RES2021-02435/HRNEW25-1402). This lot is considered unconventional because

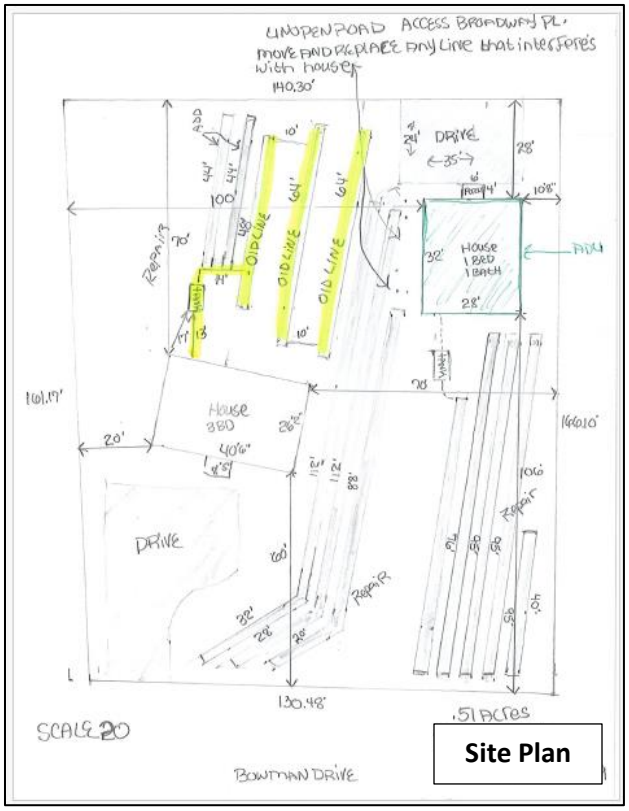


ACCESS EXHIBIT

the access is provided via an easement from Bowman Drive (highlighted in yellow), while the designated front yard abuts an undeveloped right-of-way (highlighted in blue). This unique layout results in the "front" property line functioning as the rear lot line, as the primary residence faces the rear property line. Practical access to Bowman Drive is achieved through an easement across the adjoining parcel at 2266 Bowman Drive.

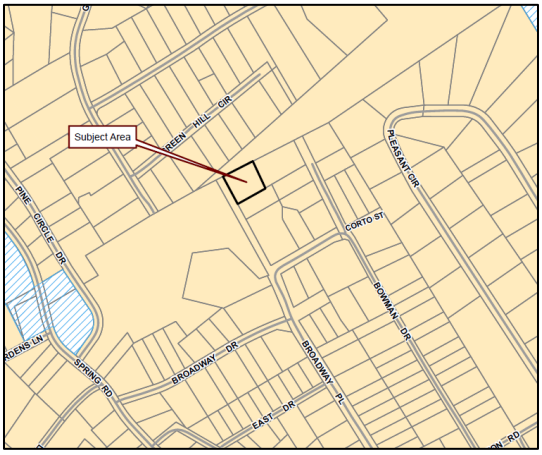
A property condition was placed on this parcel and the adjacent parcel at 2295 Bowman Drive in connection with building permits for single-family residences on each lot (RES2021-02434 / HRNEW25-1403 and RES2021-02435 / HRNEW25-1402, respectively). The condition states:

"Hall County Planning Tag – Zoning verification for the building permit applications for 2295 and 2299 Bowman Drive was approved based on a recorded plat dated October 22, 2021. The plat indicates that each lot has frontage on a public way, although 2299 fronts an unopened road. The current property owner also owns 2286 and 2288 Bowman Drive, which share a driveway from Bowman Drive. Hall County Planning has confirmed with the County Traffic Engineer that the existing driveway may also serve as access for 2295 and 2299. However, if ownership of any of these lots changes, an easement must be recorded to provide access, or the new owner may be responsible for making improvements necessary to establish access to their property."



Site Plan

The applicant proposes to add an ADU to the rear of the existing residence which is technically the front of the parcel. Section 7.8.3.B.5. states that "If not attached to the principal dwelling, the building containing the ADU must be located in the rear or side yard. "



The property owner is constructing an access driveway within the undeveloped right-of-way fronting the subject parcel, known as Broadway Place extension, extending from the paved portion of Broadway Place. This driveway is proposed to serve both the subject property and the adjacent parcel to the south, allowing each to accommodate access to an ADU (the southern parcel being the subject of a separate ADU variance request). Access from Bowman Drive is not feasible without disturbing the existing septic system serving the existing residence. The Broadway Place "extension" right-of-way terminates at the north end of this parcel.

One (1) **variance** related to the location of the ADU will be required if the site plan, as presented, is approved.

- A detached ADU must be located in the rear or side yard.
    - The ADU is located 27 feet from the front property line whereas the primary residence is located approximately 70 feet from the front property line.

Zoning Analysis

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **Extraordinary and exceptional conditions exist due to the property's unique development history. When placement of the primary residence was originally approved, access from the fronting right-of-way was not available. As a result, the primary residence was oriented toward the rear property line, with its functional access point and address located on Bowman Drive. This atypical orientation stems directly from the physical and access-related characteristics of the lot rather than any personal or economic hardship.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Because the County permitted access to the property through a private easement across the neighboring parcel, including a Bowman Drive address, effectively establishing an alternative "front" yard, strict application of Article 11 would impose an unusual hardship.**

3. Such conditions are particular to the property involved and are not common to other properties in the neighborhood; **The property's original access orientation and reliance on a rear easement are unique within the surrounding area. Only the subject parcel and the adjacent property at 2479A Broadway Place / 2288 Bowman Road share this unusual configuration, making the condition distinctly uncommon in the neighborhood.**

4. Such conditions are not the result of any actions of the property owner**; The placement and access orientation of the primary residence was permitted by the County. Although the construction of an ADU is a voluntary improvement, the unconventional development pattern of the parcel, created by historical access constraints, limits feasible placement options for the ADU.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited or for a Conditional Use Permit which has been denied by the Planning Commission; **Granting the requested variance would not create any substantial detriment to the public good, nor would it undermine the purposes or intent of this UDC. The relief sought pertains solely to accommodating the property's unique physical and historical access conditions and does not authorize any prohibited or previously denied use.**

Development Support and Constraints

Hall County Environmental Health
In an email dated December 16, 2025, Emily McGahee stated "Septic permit OSC-10616 was issued for a 1 bdrm ADU on December 9, 2025."

Georgia Department of Transportation
In an email dated December 11, 2025, Christopher M Hash, D1 Traffic Operations Supervisor, stated "Off system, no impacts to the state route expected."

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated December 17, 2025, Assistant Director Jason Skarda stated the following:

Engineering:
No comment

Traffic:
No comment

Utilities:
Gainesville Sewer - No infrastructure in vicinity.

Hall County Fire Marshal
In an email dated December 15, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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t: 770-531-6809 I f: 770-531-3902

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VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Amelia Gray L.L.C.
P.O. Box 907843
Gainesville, Ga. 30501

Phone [redacted]

Email Addres [redacted]

Property Owner (Name and Mailing Address)

Scott Wright
1086 Glenwood Drive
Gainesville, Ga. 30501

Phone [redacted]

Email Address [redacted]

Location of Property 2479 B Broadway Place

Present Zoning R-1 Existing Structures Site Built home 40x26

Tax Parcel: 00121 005007 (part)

Type of Appeal:

_____ Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
_____ Road Frontage Variance	___ Right Side Yard	From ___ ft. to ___ ft.
_____ Sign Variance	___ Left Side Yard	From ___ ft. to ___ ft.
_____ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
_____ GCOD Variance	___ Road Frontage	From ___ ft. to ___ ft.
X Other: ADU Standard	___ Sign Area	From ___ ft. to ___ ft.
ADU located in front of primary residence	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

Supporting Documents: ✓ Plat of Property ✓ Site Plan
___ Deed of Property ___ Floor Plans
___ Hardship Statement ___ Other

Fee (Must be paid for application to be complete): $ _____

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

_____
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Timothy Scott Wright Date Nov. 13 25

Sign Scott Wright Date Nov. 13 25

I hereby withdraw this application. Date _____

Sign _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ If Appealed County Commission Date: _____

County Commission District: _____

OPERATING AGREEMENT
OF
AMELIA GRAY, LLC

ANY SECURITIES CREATED BY THIS OPERATING AGREEMENT HAVE NOT BEEN REGISTERED UNDER THE GEORGIA SECURITIES ACT OF 1973, AS AMENDED, IN RELIANCE UPON THE EXEMPTION FROM REGISTRATION SET FORTH IN SECTION 10-5-9(13) OF SUCH ACT. IN ADDITION, ANY SECURITIES CREATED BY THIS OPERATING AGREEMENT, IF ANY, HAVE NOT BEEN REGISTERED WITH THE UNITED STATES SECURITIES AND EXCHANGE COMMISSION IN RELIANCE UPON AN EXEMPTION FROM SUCH REGISTRATION SET FORTH IN THE SECURITIES ACT OF 1933 PROVIDED BY SECTION 4(2) THEREOF, NOR HAVE THEY BEEN REGISTERED UNDER THE SECURITIES OR BLUE SKY LAWS OF ANY OTHER JURISDICTION. THE INTERESTS CREATED HEREBY HAVE BEEN ACQUIRED FOR INVESTMENT PURPOSES ONLY AND MAY NOT BE OFFERED FOR SALE, PLEDGED, HYPOTHECATED, SOLD OR TRANSFERRED EXCEPT IN COMPLIANCE WITH THE TERMS AND CONDITIONS OF THIS OPERATING AGREEMENT AND IN A TRANSACTION WHICH IS EITHER EXEMPT FROM REGISTRATION UNDER SUCH ACTS OR PURSUANT TO AN EFFECTIVE REGISTRATION STATEMENT UNDER SUCH ACTS.

THIS OPERATING AGREEMENT is made and entered into effective the 12th day of October, 200 5, by the parties who have executed counterparts of this Operating Agreement as indicated on the signature pages attached.

ARTICLE I.
DEFINITIONS

The following terms used in this Operating Agreement shall have the following meanings (unless otherwise expressly provided herein);

1.1 "Affiliate." With respect to any Person, (i) in the case of an individual, any relative of such Person, (ii) any officer, director, trustee, partner, member, manager, employee or holder of ten percent (10%) or more of any class of the voting securities of or equity interest in such Person; (iii) any corporation, partnership, limited liability company, trust or other entity controlling, controlled by or under common control with such Person; or (iv) any officer, director, trustee, partner, member, manager, employee or holder of ten percent (10%) or more of the outstanding voting securities of any corporation, partnership, limited liability company, trust or other entity controlling, controlled by or under common control with such Person.

1.2 "Articles of Organization." The Articles of Organization of AMELIA GRAY, LLC, as filed with the Secretary of State of Georgia, as the same may be amended from time to time.

15.21 Time. TIME IS OF THE ESSENCE OF THIS OPERATING AGREEMENT, AND TO ANY PAYMENTS, ALLOCATIONS AND DISTRIBUTIONS PROVIDED FOR UNDER THIS OPERATING AGREEMENT.

15.22 Initial Execution By a Single Member. The within Operating Agreement may be initially executed by a single member, in contemplation of subsequently admitting additional members. In such event this Operating Agreement shall constitute an Operating Declaration, but shall constitute an Operating Agreement within the meaning of O.C.G.A.§ 14-11-101(18). At such time as additional members are admitted, this Operating Agreement shall cease to be an Operating Declaration and shall then constitute the Operating Agreement between the members.

15.23 Single Member. At any such time as the number of members of the Company shall have been reduced to one (1) member, the Company shall continue to exist as a single member limited liability company with the remaining member as the sole member. During such time this Operating Agreement shall constitute an Operating Declaration, but shall continue to constitute an Operating Agreement within the meaning of O.C.G.A.§ 14-11-101(18).

IN WITNESS WHEREOF, the undersigned have set their hands and seals as of the date first above written.

MEMBERS:

Timothy Scott Wright (SEAL)
Timothy Scott Wright, Member

Cheryl LeAnn Wright (SEAL)
Cheryl LeAnn Wright, Member

_____(SEAL)
_____, Member

_____(SEAL)
_____, Member

_____(SEAL)
_____, Member

_____(SEAL)

Company, to the effect that neither the sale nor the proposed transfer results in a violation of the Securities Act of 1933, the Georgia Securities Act of 1973, or any other applicable law of which said counsel is aware. Subscriber agrees that a legend to this effect may be placed on the certificate or certificates delivered to Subscriber or any substitutes therefore. Subscriber hereby acknowledges that the Company is under no obligation to assist Subscriber financially or otherwise in registering the Interest under the Securities Act of 1933 or any applicable Blue Sky Law, or in obtaining said opinion of counsel, and Subscriber agrees to bear the entire cost of obtaining any such opinion.

This Agreement and the covenants made herein shall survive the closing of the purchase of the Interest.

This Subscription Agreement and Investment Letter may be accepted at any time within a reasonable time hereafter. This Subscription Agreement and Investment letter shall be construed in accordance with and governed by the laws of the State of Georgia.

IN WITNESS WHEREOF, The hand and seal of each Subscriber is set forth below.

Subscriber	Interest	Capital Contribution
Timothy Scott Wright	50%	$500
Cheryl LeAnn Wright	50%	$500

This 28th day of Sept, 2005.

Timothy Scott Wright, Subscriber

Cheryl LeAnn Wright, Subscriber

_____, Subscriber

_____, Subscriber

Accepted by the Company or its duly authorized attorney-in-fact, this the 28th day of Sept, 2005.

AMELIA GRAY, LLC

BY: _____
Timothy Scott Wright, Member

BY: _____
Cheryl Lynn Wright, Member

(COMPANY SEAL)

Secretary of State
Corporations Division
315 West Tower
#2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

CONTROL NUMBER: 0569206
EFFECTIVE DATE: 10/12/2005
JURISDICTION : GEORGIA
REFERENCE : 0024
PRINT DATE : 10/19/2005
FORM NUMBER : 356

CHERYL WRIGHT
4062 SUMMERHILL DRIVE
GAINESVILLE, GA 30506

CERTIFICATE OF ORGANIZATION

I, Cathy Cox, the Secretary of State of the State of Georgia, do hereby certify under the seal of my office that

AMELIA GRAY, LLC
A GEORGIA LIMITED LIABILITY COMPANY

has been duly organized under the laws of the State of Georgia on the effective date stated above by the filing of articles of organization in the Office of the Secretary of State and by the paying of fees as provided by Title 14 of the Official Code of Georgia Annotated.

WITNESS my hand and official seal in the City of Atlanta and the State of Georgia on the date set forth above.

Cathy Cox
Secretary of State

ARTICLES OF ORGANIZATION
OF
AMELIA GRAY, LLC

I.

The name of the limited liability company is: AMELIA GRAY, INC

II.

Management of the Company is vested in its members.

These articles have been adopted this 28th day of September 2005

CHERYL WRIGHT

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Scott Wright

Address 1086 Glenwood Drive
Gainesville GA. 30501

Phone Number [redacted]

Name of applicant(s) Amelia Gray LLC.

Address P.O. Box 907843
Gainesville Ga. 30501

Phone Number [redacted]

Scott Cheryl

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s) Scott Wright

Personally appeared before me Liliana Cortez

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Notary Public

11/18/25
Date

LILIANA CORTEZ NOTARY PUBLIC HALL COUNTY, GEORGIA
My Comm. Expires Jan. 10, 2027

PLANNING AND ZONING DEPARTMENT
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HALL COUNTY
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Scott Wright **Date:** Dec. 18. 25

Applicant's/Owner's Name (Printed): Timothy Scott Wright

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).
When main dwelling was built, Bowman DR. was the only road open and developed. The main dwelling faces Bowman DR. To add ADU behind the house is the most suitable location, including access & layout of land.

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.
Due to the house facing Bowman Drive, the lay of the land and ability to install sewer properly with accessory and maintain

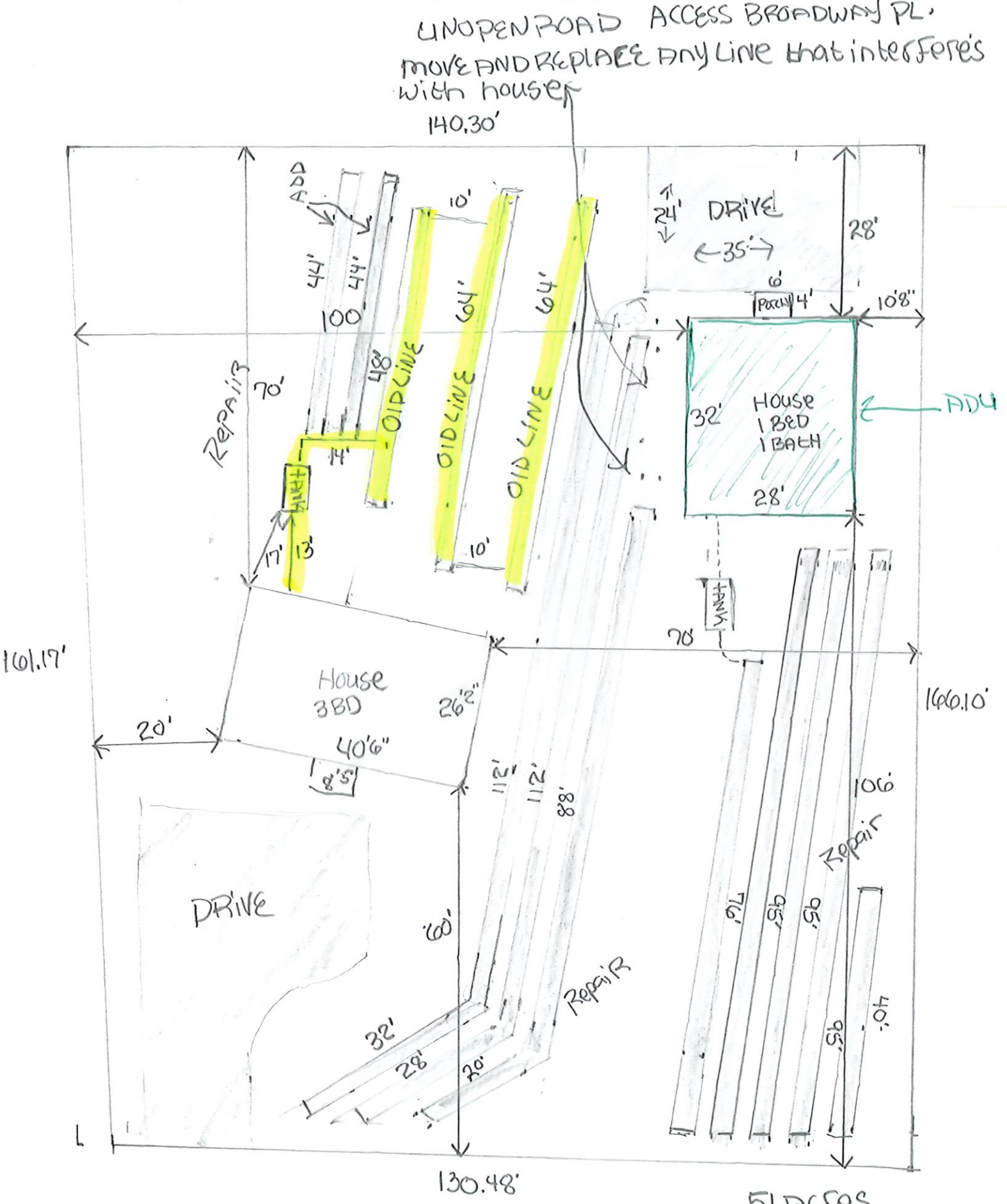
3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.
The land was developed to face the only open road at time of construction, with limited access to the property. To develop the ADU home it is best to use an undeveloped road beside property to better access it.

4. Such conditions are not the result of any actions of the property owner.
Bowman Drive was the only available developed road at time of construction so home was built to face Bowman DR. and address was assigned as such.

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.
I feel this would not be a negative impact on the area but an improvement

I hereby certify that the above information and all attached information is true and correct.

Applicant Scott Wright **Date** Nov. 13, 25


UNOPEN ROAD ACCESS BROADWAY PL.
MOVE AND REPLACE ANY LINE that interferes with house
140.30'
ADD
44'
44'
100'
10'
64'
64'
48'
OID LINE
OID LINE
OID LINE
Repair
70'
14'
TANK
17'
13'
10'
24'
DRIVE
35'
28'
6'
PORCH
4'
10'8"
32'
House
1 BED
1 BATH
28'
ADU
TANK
70'
161.17'
House
3BD
26'2"
20'
40'6"
8'5"
112'
112'
88'
166.10'
106'
Repair
DRIVE
60'
76'
95'
95'
95'
40'
Repair
32'
28'
20'
130.48'
.51 Acres
S.C. MOON & FRED
STRINGER SUB.
PLAT BOOK 6 PG. 129
BOWMAN DRIVE

SCALE 20

eFiled and eRecorded
DATE: 10/22/2021
TIME: 11:57 AM
PLAT BOOK: 881
PAGE: 36 - 36
FILING FEES: $10.00
PART ID: 9576554662
RECORDED BY: CH
Charles Baker, C.S.C
Hall County, GA

THIS BLOCK IS RESERVED FOR THE CLERK OF THE SUPERIOR COURT

SURVEYOR'S NOTES:

1. THIS PROPERTY IS NOT LOCATED WITHIN A FLOOD HAZARD AREA AS PER FIRM FLOOD INSURANCE RATE MAP HALL COUNTY, GA. COMMUNITY PANEL NO. 130468 0185 G, EFFECTIVE DATE: APRIL 4, 2018. THIS OPINION IS NOT A CERTIFICATION OF FLOOD HAZARD STATUS, BUT IS AN INTERPRETATION OF THE REFERENCED MAP AND PUBLIC DATA. IF THE EXACT LOCATION OR ELEVATIONS OF THE FLOOD HAZARD BOUNDARIES ARE NECESSARY, A MORE DETAILED STUDY MAY BE NEEDED. THIS FIRM ASSUMES NO RESPONSIBILITY OR LIABILITY FOR THE ACCURACY OF THE REFERENCED MAP OR PUBLIC DATA.

2. THIS PROPERTY IS NOT AFFECTED BY THE HALL COUNTY FUTURE FLOOD AREA AS SHOWN ON HALL COUNTY GIS WEB SITE LOCATED AT: https://hallgis.maps.arcgis.com/apps/webappviewer

3. IF THIS PROPERTY CONTAINS FEMA AND/OR LOCAL FLOOD HAZARD AREAS, BOTH FEDERAL AND LOCAL RESTRICTIONS MAY APPLY.

4. THIS SURVEY WAS PREPARED ON THE GEORGIA STATE PLANE COORDINATE SYSTEM, TRANSVERSE MERCATOR PROJECTION, WEST ZONE, NORTH AMERICAN DATUM OF 1983/2007 ADJUSTMENT. THE SCALE FACTOR FOR THIS SITE IS: 0.999910000. (GRID DISTANCE/SCALE FACTOR=GROUND DISTANCE). ALL COORDINATES SHOWN HEREON ARE GRID COORDINATES UNLESS OTHERWISE STATED.

5. THIS SURVEY COMPLIES WITH BOTH THE RULES OF THE GEORGIA BOARD OF REGULATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND THE OFFICIAL CODE OF GEORGIA ANNOTATED (OCGA) 15-6-67 AS AMENDED BY HB76 (2012).

6. CONVENTIONAL EQUIPMENT USED FOR MEASUREMENT WAS A TOPCON PS 103. GPS EQUIPMENT USED FOR MEASUREMENT WAS A CHAMPION HD GNSS RECEIVER USING REALTIME KINEMATIC OBSERVATIONS PROCESSED THROUGH THE EGPS NETWORK.

7. THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 28,037 FEET AND AN ANGULAR CLOSURE OF 90°00'00" PER ANGLE POINT, AND WAS ADJUSTED USING LEAST SQUARES RULE FIELD PARTY J.M.J. & S.W.

8. TRACT 'A' HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 76,625 FEET.
TRACT "B" HAS BEEN CALCULATED FOR CLOSURE AND WAS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 84,653 FEET.

9. THIS SURVEY WAS PREPARED WITHOUT THE BENEFIT OF TITLE REVIEW AND IS SUBJECT TO ANY RESERVATIONS, RESTRICTIONS, RIGHTS-OF-WAY AND EASEMENTS OF RECORD.

10. THIS PLAT OF SURVEY IS FOR THE EXCLUSIVE USE OF THE PARTIES LISTED HEREON THE PLATTING SURVEYOR SHALL NOT BE LIABLE FOR ANY THIRD PARTY USE TO BE AT THEIR OWN RISK.

11. THIS PROPERTY DOES NOT CONTAIN STATE WATERS REQUIRING AN UNDISTURBED NATURAL BUFFER. LOCAL ORDINANCES MAY ALSO REQUIRE ADDITIONAL BUFFERS FOR THESE AREAS.

12. IF THE PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE § 17.223.040).

13. THE FIELD SURVEY WAS CONDUCTED ON 09/13/2021, 08/17/2021 AND 10/01/2021.

14. THE UNDERGROUND UTILITIES SHOWN HEREON WERE LOCATED BASED ON SURFACE EVIDENCE AND FROM INFORMATION TAKEN FROM G.I.S./UTILITY WEB SITES. THERE MAY BE OTHER SUBSURFACE UTILITIES THAT SERVICE THE PROPERTY THAT ARE NOT SHOWN ON THIS SURVEY.

REFERENCES:
1. DEED BOOK 8915, PAGES 534-535
2. PLAT BOOK 6, PAGE 129

SURVEYOR'S CERTIFICATION:

AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR. THIS PLAT HAS BEEN APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS THAT REQUIRE PRIOR APPROVAL FOR RECORDING THIS TYPE OF PLAT OR ONE OR MORE OF THE APPLICABLE LOCAL JURISDICTIONS DO NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT. FOR ANY APPLICABLE LOCAL JURISDICTION THAT REQUIRES APPROVAL OF THIS TYPE OF PLAT, THE NAMES OF THE INDIVIDUALS SIGNING OR APPROVING THIS PLAT, THE AGENCY OR OFFICE OF THAT INDIVIDUAL, AND THE DATE OF APPROVAL ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON. FOR ANY APPLICABLE LOCAL JURISDICTION THAT DOES NOT REQUIRE APPROVAL OF THIS TYPE OF PLAT, THE NAME OF SUCH LOCAL JURISDICTION AND THE NUMBER OF THE APPLICABLE ORDINANCE OR RESOLUTION PROVIDING THAT NO SUCH APPROVAL IS REQUIRED ARE LISTED IN THE APPROVAL TABLE SHOWN HEREON.

THE FOLLOWING GOVERNMENTAL BODIES HAVE APPROVED THIS MAP, PLAT OR PLAN FOR FILING:

HALL COUNTY DEPARTMENT OF PUBLIC HEALTH	DATE: 10/22/21
HALL COUNTY PLANNING COMMISSION	DATE: 10/22/21
HALL COUNTY ENGINEERING	DATE: 10/13/2021

SUCH APPROVALS, AFFIRMATIONS, OR ORDINANCE OR RESOLUTION NUMBERS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FURTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

CHRIS M. PATTON, GA. R.L.S. #2647 — DATE: 10/01/2021

HALL COUNTY DEPT. OF PUBLIC HEALTH 10/22/21 EPM
Combining lots of record Mill Creek Subs

GEORGIA REGISTERED PROFESSIONAL No. 2647 LAND SURVEYOR CHRIS M. PATTON
HALL COUNTY SURVEYOR

RECORDING PERMIT
BY 10-22-21
HALL COUNTY PLANNING COMMISSION

ZONING AND BUILDING SETBACKS (S/B):
INFORMATION PROVIDED BY HALL COUNTY G.I.S. WEB SITE LOCATED AT: http://gismaps.hallcounty.org/Public/WebPages/Map/Turnby/viewer.aspx

CURRENT HALL COUNTY ZONING:
R-1 - RESIDENTIAL

BUILDING SETBACKS:
FRONT: 30' FROM RIGHT-OF-WAY LINE OR 55' FROM CENTERLINE ROAD (WHICHEVER IS GREATER)
SIDE: 10' FROM PROPERTY LINE
REAR: 20' FROM PROPERTY LINE

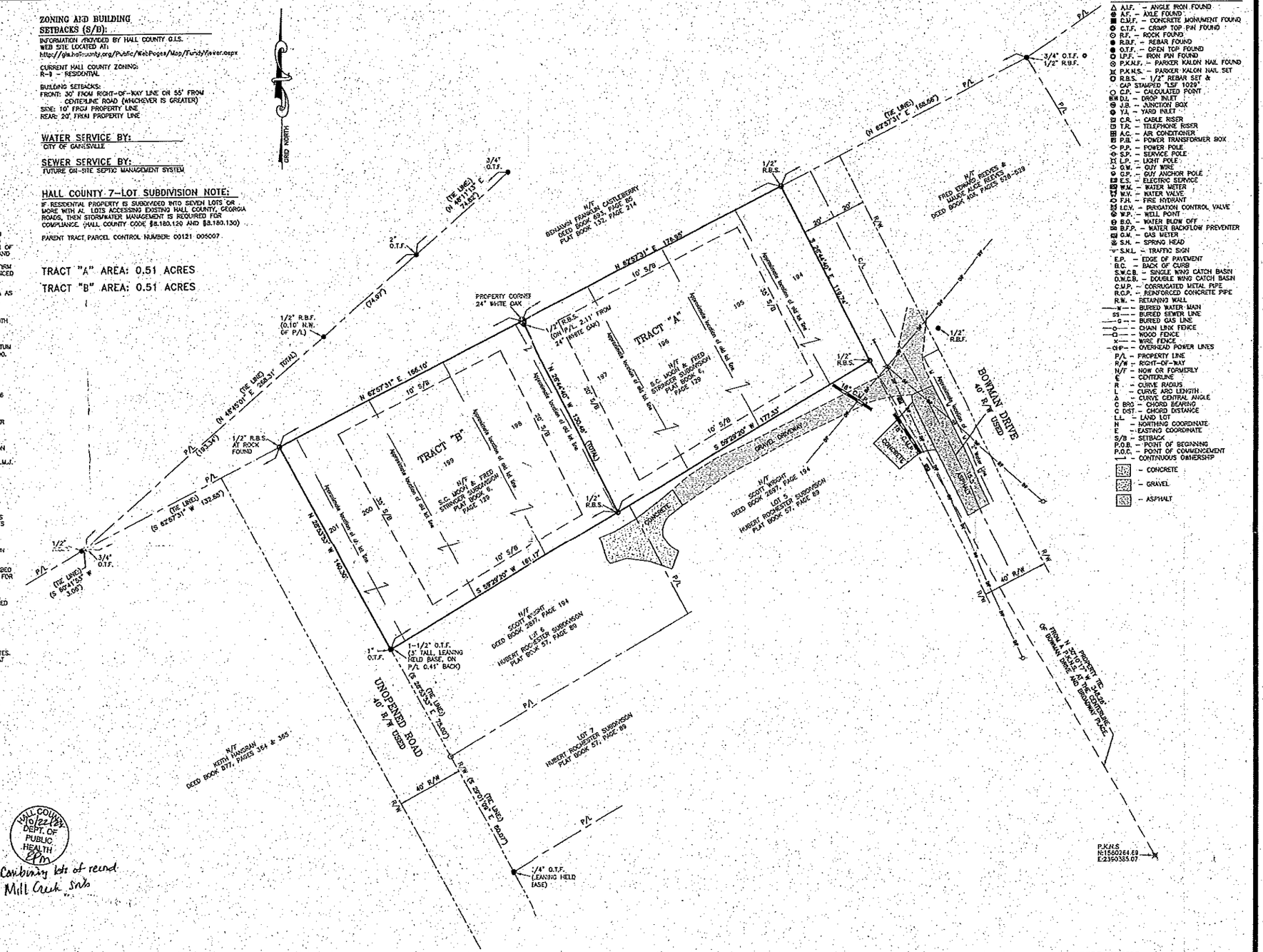
WATER SERVICE BY:
CITY OF GAINESVILLE

SEWER SERVICE BY:
FUTURE ON-SITE SEPTIC MANAGEMENT SYSTEM

HALL COUNTY 7-LOT SUBDIVISION NOTE:
IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH AT LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE §8.180.120 AND §8.180.130)

PARENT TRACT, PARCEL CONTROL NUMBER: 00121 005007

TRACT "A" AREA: 0.51 ACRES
TRACT "B" AREA: 0.51 ACRES



LEGEND:
- A.I.F. - ANGLE IRON FOUND
- A.F. - AXLE FOUND
- C.M.F. - CONCRETE MONUMENT FOUND
- C.T.F. - CRIMP TOP PIN FOUND
- R.F. - ROCK FOUND
- R.B.F. - REBAR FOUND
- O.T.F. - OPEN TOP FOUND
- I.P.F. - IRON PIN FOUND
- P.K.N.F. - PARKER KALON NAIL FOUND
- P.K.N.S. - PARKER KALON NAIL SET
- R.B.S. - 1/2" REBAR SET & CAP STAMPED "LSF 1029"
- C.P. - CALCULATED POINT
- D.I. - DROP INLET
- J.B. - JUNCTION BOX
- Y.I. - YARD INLET
- C.R. - CABLE RISER
- T.R. - TELEPHONE RISER
- A.C. - AIR CONDITIONER
- P.B. - POWER TRANSFORMER BOX
- P.P. - POWER POLE
- S.P. - SERVICE POLE
- L.P. - LIGHT POLE
- G.W. - GUY WIRE
- G.P. - GUY ANCHOR POLE
- E.S. - ELECTRIC SERVICE
- W.M. - WATER METER
- W.V. - WATER VALVE
- F.H. - FIRE HYDRANT
- I.C.V. - IRRIGATION CONTROL VALVE
- W.P. - WELL POINT
- B.O. - WATER BLOW OFF
- B.F.P. - WATER BACKFLOW PREVENTER
- G.M. - GAS METER
- S.H. - SPRING HEAD
- S.N.I. - TRAFFIC SIGN
- E.P. - EDGE OF PAVEMENT
- B.C. - BACK OF CURB
- S.W.C.B. - SINGLE WING CATCH BASIN
- D.W.C.B. - DOUBLE WING CATCH BASIN
- C.M.P. - CORRUGATED METAL PIPE
- R.C.P. - REINFORCED CONCRETE PIPE
- R.W. - RETAINING WALL
- W — BURIED WATER MAIN
- SS — BURIED SEWER LINE
- G — BURIED GAS LINE
- CHAIN LINK FENCE
- WOOD FENCE
- WIRE FENCE
- OHP — OVERHEAD POWER LINES
- P/L - PROPERTY LINE
- R/W - RIGHT-OF-WAY
- N/F - NOW OR FORMERLY
- ℄ - CENTERLINE
- R - CURVE RADIUS
- L - CURVE ARC LENGTH
- Δ - CURVE CENTRAL ANGLE
- C BRG - CHORD BEARING
- C DIST - CHORD DISTANCE
- L.L. - LAND LOT
- N - NORTHING COORDINATE
- E - EASTING COORDINATE
- S/B - SETBACK
- P.O.B. - POINT OF BEGINNING
- P.O.C. - POINT OF COMMENCEMENT
- CONTINUOUS OWNERSHIP
- CONCRETE
- GRAVEL
- ASPHALT

STATE WATERS BUFFER:
AN UNDISTURBED VEGETATIVE BUFFER MEETING CITY OR COUNTY AND STATE REGULATIONS WILL BE PRESERVED ADJACENT TO ALL STREAMS AND LAKES. THERE SHALL BE A 50-FOOT UNDISTURBED BUFFER AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. THERE SHALL BE A 75-FOOT IMPERVIOUS SET-BACK AS MEASURED HORIZONTALLY FROM POINT WHERE VEGETATION HAS BEEN WRESTED BY NORMAL STREAM FLOW OR WAVE ACTION. (HALL COUNTY CODE § 8.170.070)

30' 0' 30' 60' 90'
GRAPHIC SCALE - 1 INCH = 30 FEET

REGISTERED PROFESSIONAL LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA. 30503
PHONE: (770) 532-6492
FAX: (770) 532-1995
www.pattonsurveying.com
LAND SURVEYING FIRM CERTIFICATE OF AUTHORIZATION NUMBER LSF 001029
PATTON LAND SURVEYING, LLC

COMPUTATIONS BY: R.G.W.
SURVEYED BY: J.M.J. & S.W.
DRAFTED BY: R.G.W.
CHECKED BY: C.M.P.

SUBDIVIDE SURVEY FOR:
SQUIRREL KEY, LLC
(BEING A PORTION OF LOTS 104-201 OF THE S.C. WOOD & FRED STRICKER SUBDIVISION (PLAT BOOK 6, PAGE 129)
- LOCATED IN -
LAND LOT 170, 9TH LAND DISTRICT
HALL COUNTY, GEORGIA

REVISIONS

No.	DATE	DESCRIPTION

SHEET NUMBER: 1 of 1
SCALE: 1" = 30'
SURVEY DATE: 10/01/2021
PLAT DATE: 10/01/2021
21-203.dwg
JN. 21-203



Applicant: AMELIA GRAY, LLC

Tax Parcel #: 00121 005007 (pt)

Location: 2479B BROADWAY PLACE, GAINESVILLE, GA 30504

Commission District 4

0 100 200 400
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: AMELIA GRAY, LLC

Tax Parcel #: 00121 005007 (pt)

Location: 2479B BROADWAY PLACE, GAINESVILLE, GA 30504

Commission District 4



Applicant: AMELIA GRAY, LLC
Tax Parcel #: 00121 005007 (pt)
Location: 2479B BROADWAY PLACE, GAINESVILLE, GA 30504
Commission District 4

0 25 50 100
Feet

Zoning Boundary
City Limits
Subject Area

N

After Recording Return To:
Amelia Gray, LLC
Attn: Cheryl Wright
P.O. Box 907843
Gainesville, GA 30501

eFiled and eRecorded
DATE: 10/29/2025
TIME: 1:43 PM
DEED BOOK: 9745
PAGE: 434 - 436
FILING FEES: $25.00
TRANSFER TAX: $0.00
PT61: 069-2025-007386
RECORDED BY: CH
CLERK: Mark Pettitt
Hall County, GA

Warranty Deed

STATE OF GEORGIA

COUNTY OF HALL

THIS INDENTURE, Made the 29th day of October in the year two thousand twenty-five, between SQUIRREL KEY, LLC

of the County of Hall, and State of Georgia, as party or parties of the first part, hereinafter called Grantor, and

SCOTT WRIGHT

as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor, for and in consideration of the sum of TEN DOLLARS ($10.00) AND OTHER VALUABLE CONSIDERATION in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee, the following described property:

See Exhibit "A" which is attached hereto and by reference made a part hereof for a complete description of the subject property.

Subject to all easements, covenants and restrictions of record, if any.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only property use, benefit and behoof of the said Grantee forever in FEE SIMPLE AND THE SAID Grantor will warranty and

forever defend the right and title to the above described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above written.

Signed, sealed and delivered in the presence of:

SQUIRREL KEY, LLC

By : Cheryl Wright

CHERYL WRIGHT

MANAGING MEMBER

Joan Stokes

WITNESS

Rhonda J Lyft

NOTARY PUBLIC

My commission expires: April 10, 2026

(Affix Notary Seal)

RHONDA J. WRIGHT NOTARY PUBLIC EXPIRES GEORGIA April 10, 2026 HALL COUNTY, GA

"EXHIBIT A"

All that lot, tract, parcel of land lying and being in Hall County, Georgia being bounded on the East by the right-of-way of Bowman Drive on the South by the property of Scott Wright, on the West by the right-of-way of Broadway Place to the North by the property of Benjamin Franklin Castleberry, said property being Tract "A" and Tract "B", and lying directly North of lots 4, 5 and 6 of the S. C. Moon and Fred Stringer Subdivision, as shown in Plat Book 881, Page 36, Hall County, Georgia Plat Records.

More commonly known as: 2295 Bowman Drive and 2299 Bowman Drive , Gainesville, GA

Outlook

HCBOC Tentative Agenda 1.22.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 12/16/2025 6:59 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

3610 Mountain View Road, Mosqueda: No comment. Public sewer.

2479A Broadway Place, Gray: Septic permit OSC-10379 was issued for a 1 bdrm ADU on August 25, 2025.

2479B Broadway Place, Gray: Septic permit OSC-10616 was issued for a 1 bdrm ADU on December 9, 2025.

1148 Hancock (A/B), Cordoba: 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.

5401 Old Winder Hwy (A/B), K2P Land Partners: No comment. Public sewer.

5773/5769 Conner Road (A/B), Walton: 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.

5953/5965 Yellow Creek Road, Stover: 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.

3294/3290 Athens Hwy, Rizqallah: Must meet all Environmental Health commercial septic system permitting requirements. 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 may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Outlook

RE: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 12/11/2025 4:30 PM
To Kaitlyn Elliott (Planning) <kelliott@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 Afternoon Kaitlyn,

Please see the below responses in red.

If you have any questions, please feel free to reach out.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

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, December 11, 2025 3:28 PM
Subject: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners 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,

Please see below for the Tentative Planning Agenda and Maps for the **January 22, 2026** Hall County Board of Commissioners meeting. Please use the links to review the documents and respond with comments to Hall County

Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, December 18, 2025.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
  Off system, no impacts to the state route expected.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  Off system, no impacts to the state route expected.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  Off system, no impacts to the state route expected.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

  (B) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**
  Off system, no impacts to the state route expected.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
  Off system, no impacts to the state route expected.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
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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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

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 Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Wednesday, December 17, 2025

Subject: January 22, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 22, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**

  - **Engineering**: No Comment
  - **Traffic: No** Comment
  - **Utilities:** Gainesville Sewer on the south side of Mt. View Road.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

  - **Engineering:** No Comment
  - **Traffic:** No Comment
  - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities**: Gainesville Sewer – Infrastructure on Marler Street.

- **(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance | Commission District 4 | Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic:** No Comment
    - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **(B) 5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, 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:** No Comments
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, 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.
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

Outlook

Fire Comments

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Mon 12/15/2025 2:23 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

January 22, 2026 Hall County Board of Commissioners meeting.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  The Hall County Fire Marshal's Office has no comments as proposed.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  The Hall County 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

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN DECEMBER 19, 2026 AND NO LATER THAN JANUARY 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 02, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Timothy Scott Wright **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 12/31/2025 **for** Amelia Gray LLC.

Please Print Name

Date

(Name application filed as)

Signature Timothy Scott Wright

(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: AMELIA GRAY, LLC
REQUEST: VARIANCE TO ADU STANDARDS TO ALLOW AN ACCESSORY DWELLING UNIT
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
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APPLICANT: AMELIA GRAY, LLC
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PUBLIC HEARINGS WILL BE HELD ON:
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Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 [illegible] BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE
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Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
Parks Lumber
678-450-4961
ArmorWrap

AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 1/2026

SUBJECT: **3610 Mountain View Road | Variance to Section 3.2 |** to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 **| Proposed Use: To bring an existing structure into compliance |** Commission District 4 **| Marcial Mosqueda, applicant**

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: KA

Recommendation:
Staff recommends APPROVAL of the applicant's request

Purpose of Request:
3610 Mountain View Road | Variance to Section 3.2 | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance |** Commission District 4 | **Marcial Mosqueda, applicant**

History:

Facts and Issues:

Options:

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Statement of Hardship
Site Plan
Plat
Maps
Site Photos
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Marcial Mosqueda

Request ..... **Variance to section 3.2** | to reduce the minimum yards

Proposed Use ..... To bring an existing structure into compliance

Size ..... 0.16± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **3610 Mountain View Road** | Tax Parcel 08031 003013

Commission District ..... Four

Commission Date ..... January 22, 2026

Staff Recommendation ..... **Approval,** as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR25-0065

Staff recommends <u>APPROVAL</u> of the applicant's request.

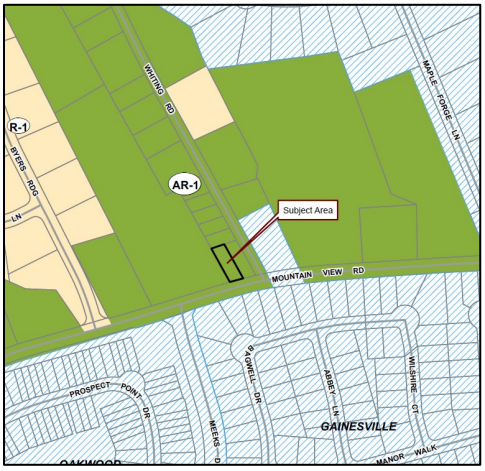
<u>Summary Analysis</u>

The applicant is requesting a variance to section 3.2 to reduce the side yard setbacks from 15 feet to 11 feet for 4 covered porches on a tract measuring approximately 0.16± acres zoned Agricultural Residential 1 (AR-1). The property is currently developed with a single-family residence and an attached accessory dwelling unit.

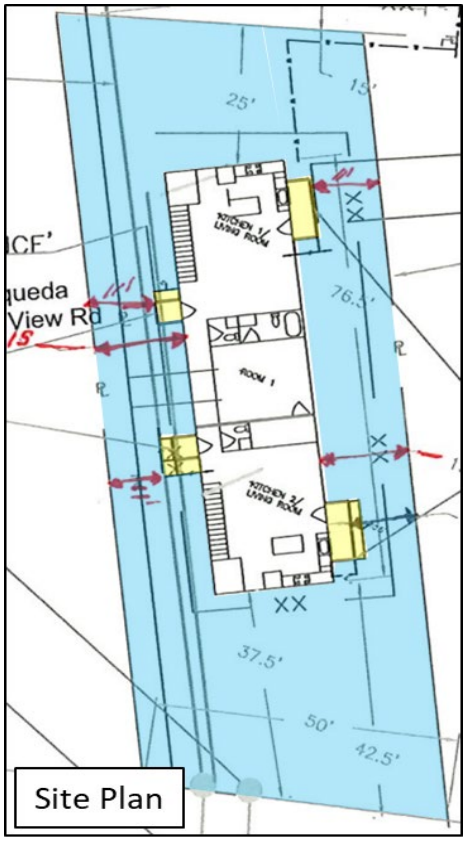
The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential 1 (R-1) – Developed with single-family residences.
East: Agricultural Residential 1 (R-1) – Vacant.
South: City of Gainesville Planned Unit Development (PUD) – Developed single-family residential subdivision.

West: Agricultural Residential 1 (R-1) – Developed with single-family residence.



On September 4, 2025, the applicant was approved for a building permit consisting of a 2 story single-family residence with an attached accessory dwelling unit, not including covered porches (HRNEW25-1111). The front entrance for both the single-family residence and the attached accessory dwelling unit is oriented toward the eastern side property line and the rear entrance is oriented toward the western side property line. During a site inspection, it was observed that 4 covered porches (shown in yellow) were constructed and encroach into the side yard setbacks. The applicant was promptly informed of the encroachment and has subsequently submitted a variance request to address the encroachment. The elevations submitted by the applicant reflect the current appearance of the single-family dwelling, the attached accessory dwelling unit, and the covered porches.



The subject property was created in October 1956, prior to the establishment of zoning regulations in 1978, and its original zoning designation is Agricultural Residential 1 (AR-1). The minimum lot size within the AR-1 district is 1 acre when serviced by public water. The AR-1 district has greater setback requirements than what is permitted in the smaller lot zoning district of Residential 1 (R-1) or Vacation Cottage (V-C). AR-1 requires 15 foot side yard setbacks compared to 10 foot in R-1 or V-C. At 0.16± acres, and served by both public water and sewer, the subject property, is much smaller in size than the allowed minimum R-1 lot size of 0.5 acres when serviced by public sewer. The requested 11-foot side yard setbacks are consistent with development standards typically applied to smaller residential lots.





Per the Statement of Hardship, the original subdivision plat established narrow lot sizes which have made it challenging to accommodate a standard-sized house.

Two (2) **variances** related to both side yard setbacks will be required if the site plan, as presented, is approved.

- Side yard setback requirement of 15 feet from the property line as found in Table 3.2 for Agricultural Residential 1 (AR-1) zoning district.
    - A side yard setback of 11 feet from the western and eastern property line is proposed for the covered porches.

<u>Zoning Analysis</u>

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The subject property exhibits extraordinary and exceptional conditions due to its unusually small lot size relative to its historical AR-1 zoning designation and the development standards of comparable residential districts. Created in 1956, prior to the adoption of zoning regulations, the lot is approximately 0.16 acres—significantly smaller than the 1-acre minimum lot size required in the AR-1 district and even below the 0.5-acre minimum required in the R-1 district on sewer. These dimensional constraints are inherent to the physical character of the lot and not the result of personal or economic circumstances.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Strict application of the setback requirements would create an unusual hardship for this property due to its significantly substandard lot size. Because the lot was created prior to the establishment of zoning regulations, it cannot reasonably be brought into compliance with current dimensional standards. As a result, meeting the required AR-1 setbacks limits the buildable area of the property.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **While several adjacent properties along Whiting Road have the same zoning and similar size limitations, the conditions present on the subject property are not common to AR-1 zoned properties overall. The lot was created in 1956, prior to the establishment of zoning regulations, resulting in a parcel that is approximately 0.16 acres—substantially smaller than the minimum lot sizes required in both the AR-1 and R-1 zoning districts. The subject property's unusually small size, combined with its original AR-1 zoning designation, creates a unique physical condition that is not common to other lots within the AR-1 zoning district.**

4. Such conditions are not the result of any actions of the property owner**; The location of the existing single-family residence and the covered porches are a direct action of the property owner. However, the conditions affecting the subject property are not the result of any actions taken by the current property owner. The lot was created in 1956, before zoning regulations were established in 1978, and the strict application of the setback requirements of the AR-1 zoning district, which zoning district is not intended for parcels of this size, significantly limits reasonable buildable area.**

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Approval of the requested variance would not negatively affect the public good, nor would it compromise the intent of the UDC. The applicant requests setbacks consistent with development patterns typically associated with smaller residential lots and does not authorize any prohibited or previously denied use.**

Development Support and Constraints

Hall County Environmental Health

In an email dated December 16, 2025, Emily McGahee stated "No comment. Public sewer."

Georgia Department of Transportation

In an email dated December 11, 2025, Christopher Hash, D1 Traffic Operations Supervisor, stated "Off system, no impacts to the state route expected."

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated December 17, 2025, Assistant Director Jason Skarda stated the following:

Engineering:
No comment

Traffic:
No comment

Utilities:
Gainesville Sewer on the south side of Mt. View Road.

Hall County Fire Marshal
In an email dated December 11, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office has no comments as proposed."

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

VARIANCE APPLICATION

Applicant (Name and Mailing Address)

Marcial Mosqueda
3614 Mountain View Rd
Gainesville GA 30504

Phone [redacted]

Email Address

Property Owner (Name and Mailing Address)

Marcial Mosqueda
3614 Mountain View Rd
Gainesville GA 30504

Phone [redacted]

Email Address [redacted]

Location of Property 3608 & 3610 Mountain View Rd

Present Zoning AR-1 Existing Structures SFR and ADU under construction

Tax Parcel 08031 003013

Type of Appeal:

X Setback Variance	___ Front Yard	From ___ ft. to ___ ft.
___ Road Frontage Variance	X Right Side Yard	From 15 ft. to 11 ft.
___ Sign Variance	X Left Side Yard	From 15 ft. to 11 ft.
___ Hardship Mobile Home	___ Rear Yard	From ___ ft. to ___ ft.
___ GCOD Variance	___ Road Frontage	From ___ ft. to ___ ft.
___ Other: ___	___ Sign Area	From ___ ft. to ___ ft.
	___ Sign Height	From ___ ft. to ___ ft.
	___ Doctor's Letter	___ Terms Agreement

Supporting Documents:
- ✓ Plat of Property
- ✓ Deed of Property
- ✓ Hardship Statement
- ✓ Site Plan
- ✓ Floor Plans
- ___ Other

Fee (Must be paid for application to be complete): $ ___

Hardship Mobile Home:

I understand that, if granted, the mobile home must be removed from the property when my hardship ceases to exist.

___
(Signature)

I hereby certify that the above information is true & correct to the best of my knowledge.

Print Marcial Mosqueda Date 10/31/2024

Sign [signature] Date 10/31/2024

I hereby withdraw this application. Date ___

Sign ___

Staff Use Only

Application Date: ___ Taken by: ___

Tentative Planning Commission Date: ___ If Appealed County Commission Date: ___

County Commission District: ___

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
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HALL COUNTY
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Marvin Mosqueda **Date:** 10/31/2025

Applicant's/Owner's Name (Printed): Marvin Mosqueda

PLANNING AND ZONING DEPARTMENT
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HALL COUNTY
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STATEMENT OF HARDSHIP

The Hall County Planning Commission has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when the variance will not be contrary to the public interest where, owing to special conditions, a literal enforcement of the Zoning Regulations will, in specific cases, result in unnecessary hardship and so that the resolution shall be observed, public safety and welfare secured, and substantial justice done. The authority to grant such variances shall be limited to those instances where a hardship is clearly established as required by the Zoning Regulations.

In all cases involving requests for residential variances from the terms of the Zoning Regulations, a plat or survey of the property prepared by a registered surveyor, architect, or engineer shall be required. In all cases involving variances for commercial or industrial uses of land, a site plan of the property prepared by a registered surveyor, architect, or engineer shall be required. Variances may be granted only upon a finding by the board that:

Describe how each situation listed below relates to your application:

1. There are extraordinary and exceptional conditions pertaining to the particular piece of property in question because of its size, shape or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship).

Lots are old and very small, I believe the design the structures the most properly way to fit in the lot

2. The application of the requirements of this resolution to this particular property would create an unusual hardship.

The size of these lots creates a hardship in that their narrowness makes it difficult to build a house of standard dimensions and meet setbacks

3. Such conditions are peculiar to the particular piece of property involved and not common to other properties in the neighborhood. That is, the application of the regulation would deprive the applicant of the rights commonly enjoyed by others in the neighborhood.

There are other lots of record in the area of similar size

4. Such conditions are not the result of any actions of the property owner.

Property had been subdivided this way a long time ago

5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this resolution provided; however, that no variance may be granted for a use of land or building or structure that is prohibited by this resolution. For example, granting the variance would not confer any special privilege that is denied by this regulation to other property in the same zoning district.

The property is zoned for residential use/setback variances have been given for others lots of similar size which were created before the zoning ordinance

I hereby certify that the above information and all attached information is true and correct.

Applicant Marcil Reynolds **Date** 10/31/2024

PROPOSED CITY OF GAINESVILLE
SANITARY SEWER SERVICE'

Marcial Mosqueda
3614 Mountain View
Road

PROPOSED SILT FENCE'

Marcial Mosqueda
3610 Mountain View Rd

REQUESTED SETBACK VARIANCE
FOR 4' OVERHANG PORCH
FROM 15' TO 11'

EXISTING CLEAN OUT BY CITY OF GAINESVILLE
FOR 3610 MOUNTAIN VIEW RD
SANITARY SEWER SERVICES

EXISTING SANITARY SEWER SERVICES
BY CITY OF GAINESVILLE FOR
3609 WHITING RD

WHITING ROAD

PROPOSED
SILT FENCE

Marcial Mosqueda
3601 Whiting Rd

REQUESTED SETBACK VARIANCE
FOR 4' OVERHANG PORCH
FROM 15' TO 11'

PROPOSED CONSTRUCTION
ENTRANCE

EXISTING WATER LINE
CITY OF GAINESVILLE

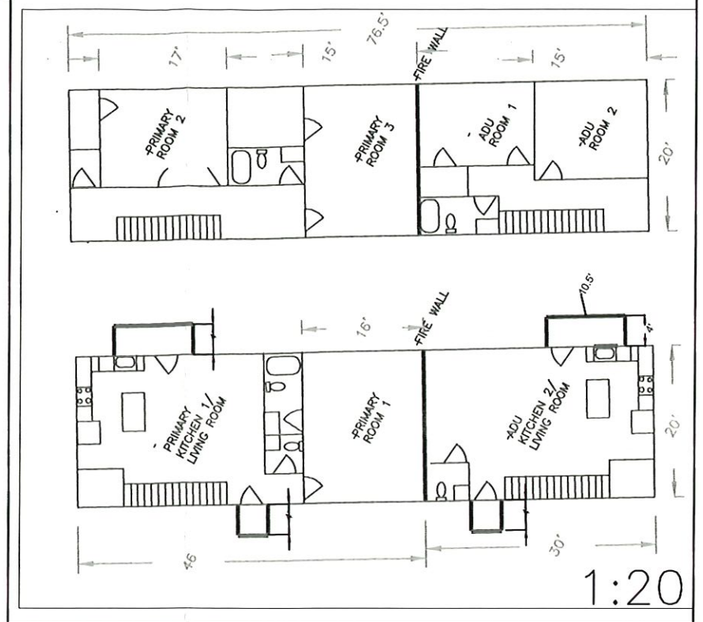
MOUNTAIN VIEW ROAD

EXISTING 10"
FORCE MAIN
(COG)

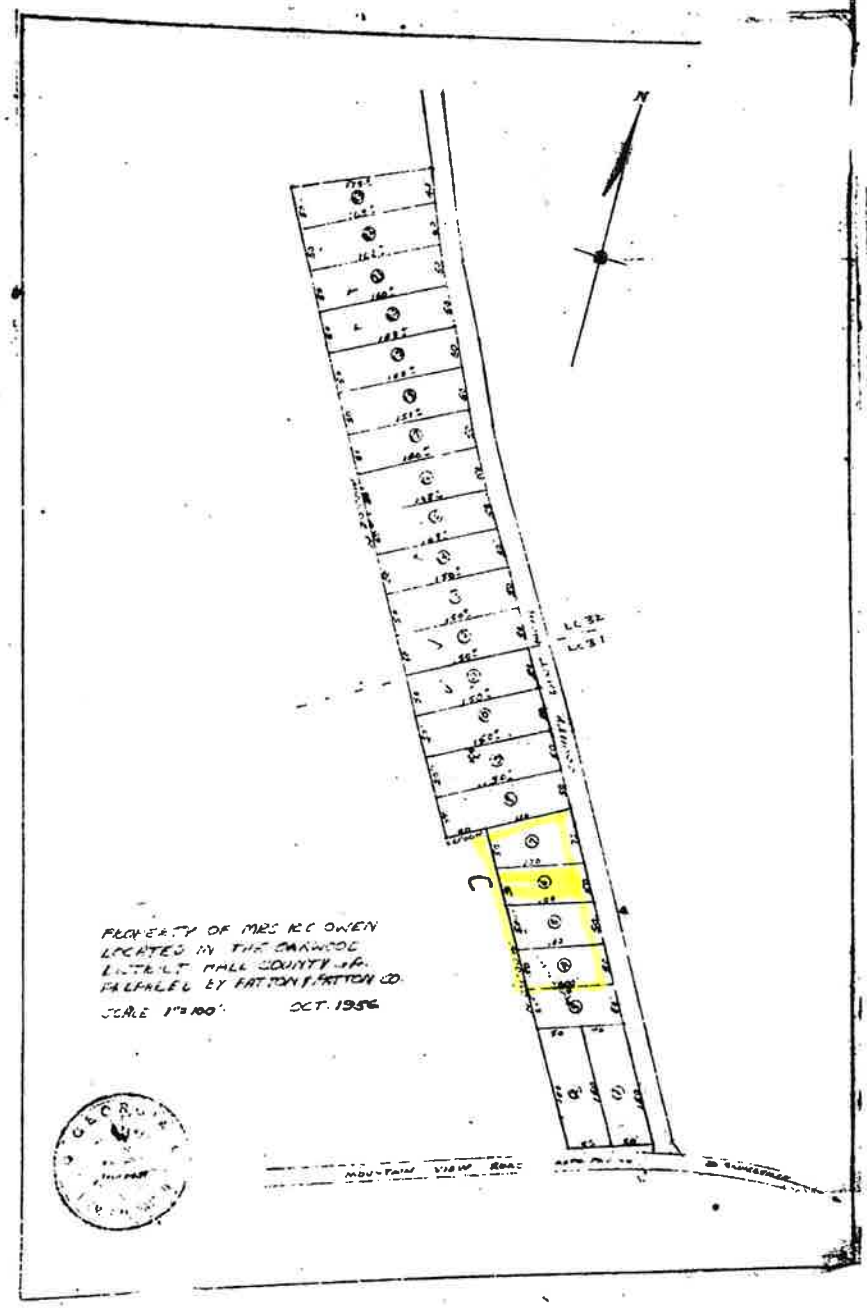
EXISTING 24"
FORCE MAIN CITY
OF GAINESVILLE
(COG)

EXISTING 10"
SANITARY
SEWER MAIN
(COG)

EXISTING 6"
WATER MAIN
(COG)



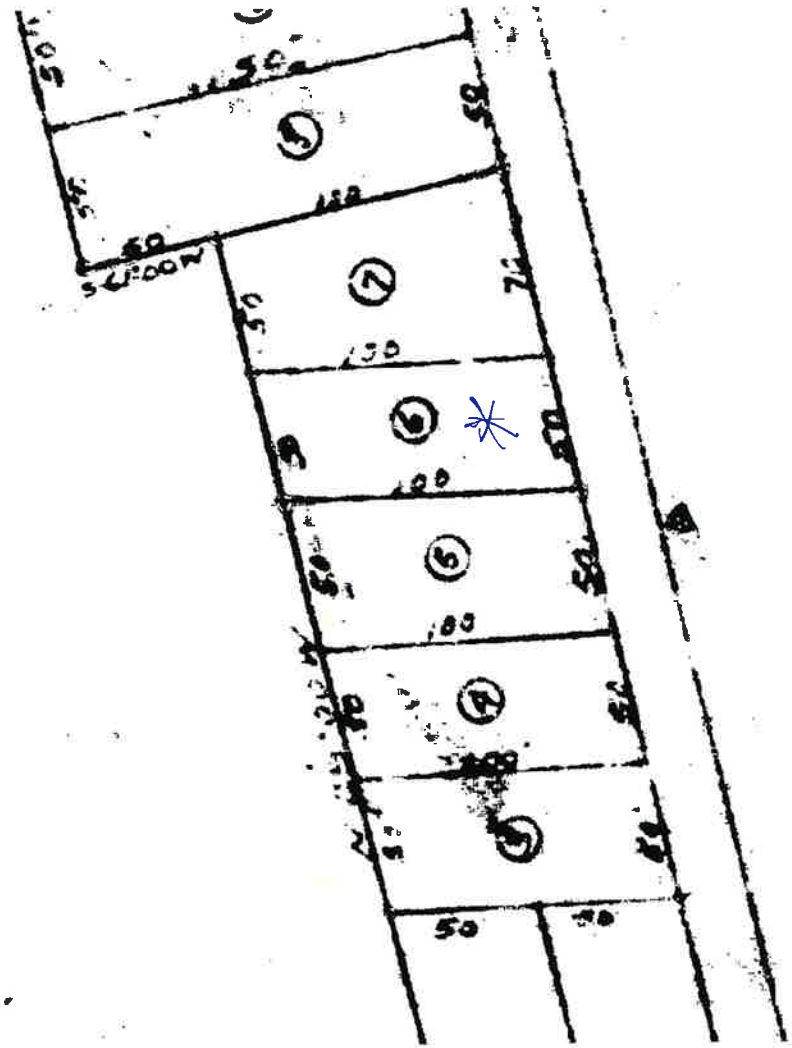
SCALE: 1:40	ADDRESS: 3610/3608 MOUNTAIN VIEW ROAD	Marcial Mosqueda



PR-16

W. L. Duncan

Recorded October 12-1956



OWEN
WOOD
TY GA.
SITTON CO.
T. 1956



Applicant: MARCIAL MOSQUEDA
Tax Parcel #: 08031 003013
Location: 3610 MOUNTAIN VIEW ROAD, GAINESVILLE, GA 30504
Commission District 4

0 75 150 300
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: MARCIAL MOSQUEDA
Tax Parcel #: 08031 003013
Location: 3610 MOUNTAIN VIEW ROAD, GAINESVILLE, GA 30504
Commission District 4



Applicant: MARCIAL MOSQUEDA
Tax Parcel #: 08031 003013
Location: 3610 MOUNTAIN VIEW ROAD, GAINESVILLE, GA 30504
Commission District 4

0 25 50 100
Feet

Zoning Boundary
City Limits
Subject Area

N





eFiled & eRecorded
DATE: 9/17/2019
TIME: 3:38 PM
DEED BOOK: 08331
PAGE: 00696 - 00697
RECORDING FEES: $12.00
INTANGIBLE TAX: $0.00
PARTICIPANT ID: 9171275233
CLERK: Charles Baker
Hall County, GA
PT61: 069-2019-006875
NOTE: by ch

Return to:
Kim & Bagwell, LLC
311 Green Street, Suite 409
Gainesville, GA 30501
File No. 5322.01

STATE OF GEORGIA,
COUNTY OF HALL.

EXECUTOR'S DEED

THIS INDENTURE, made this 4th day of September, 2019, between **John W. Pethel, Sr., as Executor of The Estate of Haskell Howard Pethel a/k/a H.H. Pethel**, deceased, of the first Part (hereinafter called "Grantor") and **Marcial Mosqueda and Dulce Santamaria**, of the second Part (hereinafter called "Grantee"); the words "Grantor" and "Grantee" to include his/her/their respective heirs, successors and assigns where the context requires or permits.

WITNESSETH:

That said Grantor (acting under and by virtue of the power and authority, including the power of sale, contained in the Last Will and Testament of the said **Haskell Howard Pethel**, the same having been duly probated and recorded in the Court of Probate of Hall County, Georgia as Estate No. E-04-434, at and before the sealing and delivery of these presents, receipt whereof is hereby acknowledged, has/have granted, bargained, sold and conveyed, and by these presents does/do grant, bargain, sell and convey unto the said Grantee:

Property Identified as 3605 and 3609 Whiting Road, Gainesville, GA 30504
Parcel ID: 08031 003006A and 08031 003006, being more fully described on Exhibit "A" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee, **Marcial Mosqueda and Dulce Santamaria**, forever, IN FEE SIMPLE: in as full and ample a manner as the same was held, possessed and enjoyed, or might have been held, possessed and enjoyed, by the said deceased, **Haskell Howard Pethel a/k/a H.H. Pethel** in his lifetime.

IN WITNESS WHEREOF, the Grantor herein has hereunto set hand and seal, the day and year first above written.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

Jason A Kim
Notary Public
Jackson County, Georgia
My Commission Expires October 11, 2021

John W. Pethel, Sr., as Executor of the Estate of Haskell Howard Pethel a/k/a H.H. Pethel

eFiled & eRecorded
DATE: 9/17/2019
TIME: 3:38 PM
DEED BOOK: 08331
PAGE: 00697

EXHIBIT "A"

All that tract or parcel of land, lying and being in the Oakwood Militia District, being the 8th Land District of Hall County, Georgia, and being two miles west of Chicopee and on the North side of the Old Flowery Branch Road, now known as Mountain View Road, and being Lots 1, 2, 3, 4, 5, 6, and 7 as shown on a plat prepared by Thomas M. Patton as recorded in Plat Book 16, Page 147 of the Hall County, Georgia Plat Records, which plat is incorporated herein by reference and made a part of this description..

Subject Property Address: 3605 and 3609 Whiting Road, Gainesville, GA 30504
Parcel ID: 08031 003006A and 08031 003006.

Outlook

HCBOC Tentative Agenda 1.22.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 12/16/2025 6:59 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

3610 Mountain View Road, Mosqueda: No comment. Public sewer.

2479A Broadway Place, Gray: Septic permit OSC-10379 was issued for a 1 bdrm ADU on August 25, 2025.

2479B Broadway Place, Gray: Septic permit OSC-10616 was issued for a 1 bdrm ADU on December 9, 2025.

1148 Hancock (A/B), Cordoba: 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.

5401 Old Winder Hwy (A/B), K2P Land Partners: No comment. Public sewer.

5773/5769 Conner Road (A/B), Walton: 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.

5953/5965 Yellow Creek Road, Stover: 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.

3294/3290 Athens Hwy, Rizqallah: Must meet all Environmental Health commercial septic system permitting requirements. 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 may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Outlook

RE: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 12/11/2025 4:30 PM
To Kaitlyn Elliott (Planning) <kelliott@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 Afternoon Kaitlyn,

Please see the below responses in red.

If you have any questions, please feel free to reach out.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

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, December 11, 2025 3:28 PM
Subject: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners 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,

Please see below for the Tentative Planning Agenda and Maps for the **January 22, 2026** Hall County Board of Commissioners meeting. Please use the links to review the documents and respond with comments to Hall County

Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, December 18, 2025.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
  Off system, no impacts to the state route expected.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  Off system, no impacts to the state route expected.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  Off system, no impacts to the state route expected.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

  (B) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**
  Off system, no impacts to the state route expected.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
  Off system, no impacts to the state route expected.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

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 Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Wednesday, December 17, 2025

Subject: January 22, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 22, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**

  - **Engineering**: No Comment
  - **Traffic: No** Comment
  - **Utilities:** Gainesville Sewer on the south side of Mt. View Road.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

  - **Engineering:** No Comment
  - **Traffic:** No Comment
  - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities**: Gainesville Sewer – Infrastructure on Marler Street.

- **(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance | Commission District 4 | Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic:** No Comment
    - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **(B) 5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, 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:** No Comments
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, 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.
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Thu 12/11/2025 4:34 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

January 22, 2026 Hall County Board of Commissioners meeting.

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
  The Hall County 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

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN DECEMBER 19, 2026 AND NO LATER THAN JANUARY 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 02, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Pascual Santamaria (Please Print Name), **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 12/19/25 (Date) **for** Marcial Mosqueda (Name application filed as).

Signature _____
(The original document is required)

Revised September 2021


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: MARCIAL MOSQUEDA
REQUEST: REDUCE THE MINIMUM YARDS TO BRING AN EXISTING STRUCTURE INTO COMPLIANCE
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809
3608
3610
SIEMENS

AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 8/2026

SUBJECT: **5953 & 5965 Yellow Creek Road | Special Use** | for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) **| Proposed Use: Rural Business |** Commission District 2 **| Joshua Stover, applicant**

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: KA

Recommendation:
Approval, with conditions

1. The property shall be developed in accordance with the site plan dated October 22, 2025, and the project narrative dated November 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there may be discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:
5953 & 5965 Yellow Creek Road | Special Use | for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**

History:

Facts and Issues:

Options:

Funding Requested $ 0.00

Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign
Public Comment - 5953 & 5965 Yellow Creek - from Brian Forgea

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Joshua Stover

Request ..... **Conditional Use**

Proposed Use ..... Rural Business

Size ..... 2.21± acres

Zoning ..... Agricultural Residential 1 (AR-1)

Location ..... **5953 & 5965 Yellow Creek Road** |Tax Parcel 11105 000019 & 11105 000002C (pt)

Commission District ..... Two

County Commission Date ..... January 22, 2026

Staff Recommendation ..... **Approval, with conditions,** as the proposed use is consistent with the residential nature of the surrounding properties.

Record Number..... HZCU25-0056

Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated October 22, 2025, and the project narrative dated November 18, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there may be discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.

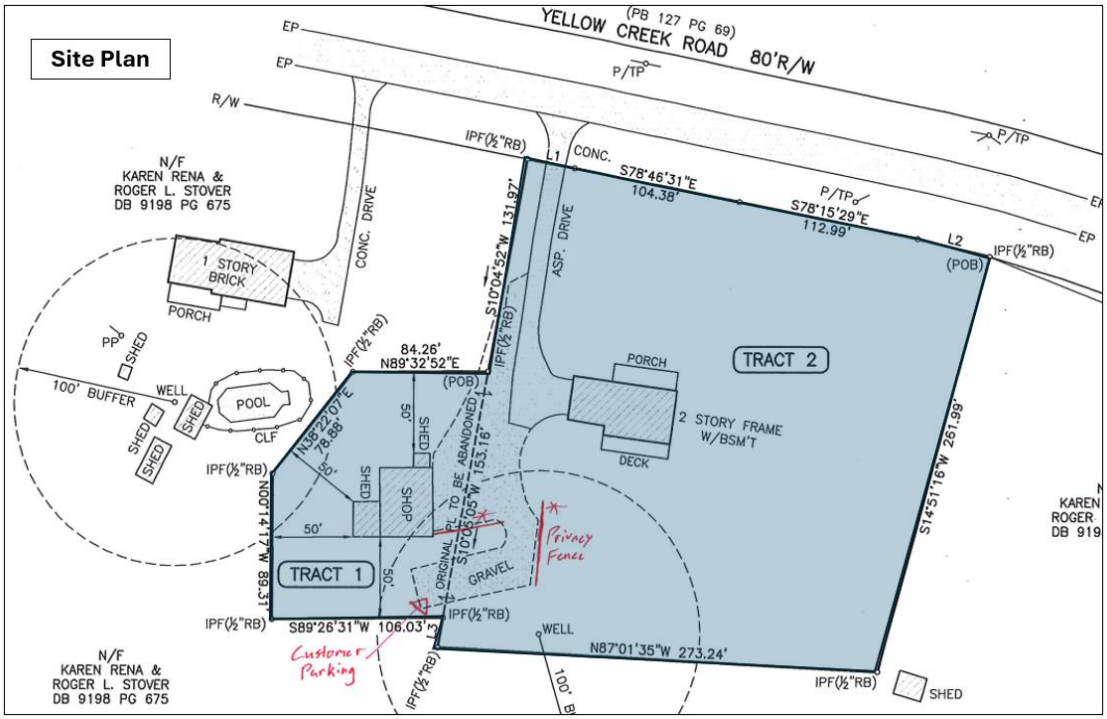
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting approval of a Conditional Use for a rural business on a 2.21± acre tract zoned Agricultural Residential 1 (AR-1).

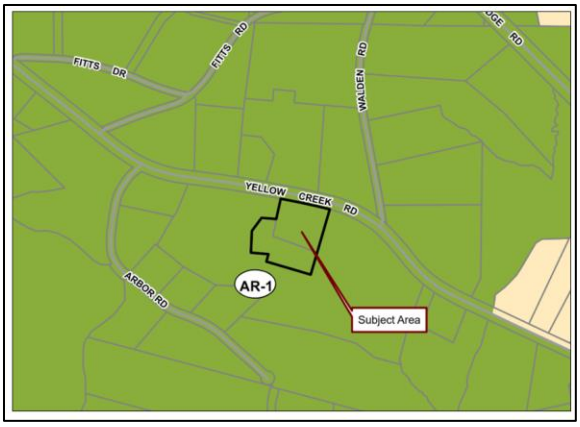
The subject property is currently developed with a single-family residence constructed in 1987. Since 1995, the applicant's father has operated a small repair shop within a 1,200-square-foot building located on an adjacent parcel he owns at 5965 Yellow Creek Road; however, this use has not historically been associated with an active business license.

On March 5, 2025, the applicant obtained a business license for mobile vehicle and farm equipment repair. Subsequently, on April 10, 2025, a code enforcement case (HENF25-0323) was initiated due to the complaint of the presence of a junkyard and inoperable vehicles on the property, resulting in a violation. To address these issues, the applicant submitted a reconfiguration plat (HPLT25-0153) to incorporate the 1,200-square-foot shop onto the same parcel as the residence at 5953 Yellow Creek Road. The applicant is now requesting approval of a Conditional Use Permit to bring the property into compliance and to continue operating the automotive repair shop.



The surrounding properties are zoned and developed as outlined below:

North: Agricultural Residential (AR-1): Developed with a single-family residence.
South: Agricultural Residential (AR-1): Developed with a single-family residence.
East: Agricultural Residential (AR-1): Developed with a single-family residence.
West: Agricultural Residential (AR-1): Developed with a single-family residence



Per the narrative, the applicant is requesting a Conditional Use approval for a rural business for an automotive repair shop to include tire sales and installation, brake suspension and steering system repairs, oil changes, engine diagnostics, electrical system repairs, battery replacement, fluid services and fleet maintenance for local commercial vehicles. The applicant indicates that the small repair shop business will be conducted entirely within the existing shop located behind the principal residence, approximately 50 feet from the side and rear property lines. The submitted narrative states that hours of operation will be Monday through Friday from 9:00 a.m. until 5:00 p.m. and closed on Saturdays and Sundays.

The submitted site plan and narrative shows that screened parking will be provided for customers and vehicles.

UDC Section 7.8.9.E.2 - Rural Business Use Standards Comparison Table

STANDARD	PROPOSED	COMPLIANCE
a. Minimum lot size 1 acre	2.21 acres	Complies
b. Dwelling must be the primary use of the principal practitioner and the rural business may be valid only as long as the principal practitioner resides in the dwelling, is conducting the business and has a current business license.	Principal practitioner of the business resides in the residences.	Complies
c. Rural businesses may not exceed 1,000 square feet if in a structure or 1,000 square feet of land if outside a structure. Should the use require both inside and outside areas, the total area used may not exceed 1,200 square feet. When a rural business is conducted in the residence, it may not exceed 35 percent of the heated floor space or 1,200 square feet, whichever is less. The proposed size of the business must be specified at the time of application for a rural business.	Per the narrative: All repair activity will occur within the existing shop building. No more than 1,000sf of the shop building will be used for the automotive repair building.	Complies
d. Any buildings or structures for the rural business must be located at least 50 feet from any property line.	Shop building is 50 feet from nearest property line.	Complies

e. Any additions or alterations to the residence which will be used for the rural business must be of an architectural style in keeping with the primary structure. Any structure built to house the business must be located to the side or rear of the residence, or, if the structure is in front of the residence, must be at least 100 feet from the front property line. The structure must be readily and easily usable for customary agricultural and residential uses.	The existing shop building is to the side and rear of the residence.	Complies
f. Any outside area other than accessory on-site parking must be completely enclosed or screened in such a manner that the business or outside storage is not visible from the surrounding property as set forth in Sec. 8.2.	Fence proposed to screen parking area.	Complies
g. Only one employee outside of family members residing on the premises may be permitted.	Information not provided.	Unknown
h. Property on which the rural business is proposed must have frontage on a public road.	Parcel fronts a public road.	Complies
i. Parking for customers or clients must be provided on-site as provided in Table 8.1 of Sec. 8.1.	2 spaces/300sf = 7 parking spaces required	Complies
j. Days and hours of operation requiring access by the public, customers or clients are limited to Monday to Saturday, 8:00 a.m. through 6:00 p.m.	Narrative hours of operation: Monday-Friday 9am-5pm	Complies
k. No more than one home occupation, residential business or rural business is allowed on a lot at one time.	No other home occupation, residential business or rural business identified	Complies
l. See Sec. 8.6.14. and 8.6.15. for sign standards.	No signage proposed. Signage allowed with Planning Commission approval is a monument sign with a maximum sign area of 16 square feet ad maximum height of 5 feet.	Complies

Based on the future land-use plan, staff finds the request *is consistent* with the Comprehensive Plan and future land use designation of Rural Neighborhood. These areas should consist of active farms and agricultural enterprises and low-density, large-lot single-family residential up to 0.75 dwellings per acre. The proposed rural business is consistent with the residential use and development of the existing, nearby and adjacent properties.

Zoning Analysis

When considering an application for a conditional use, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed conditional use for a rural business is suitable in view of the use and development of adjacent and nearby properties.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that a rural business would adversely affect adjacent or nearby property.**

c) Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned; **Yes, the property has reasonable economic use as currently zoned, Agricultural Residential 1 (AR-1); however, a conditional use for a rural business requires Commission approval.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed conditional use will not cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is consistent with the Comprehensive Plan and the Rural Neighborhood future land use designation as the proposed rural business is consistent with the residential use and development of the existing, nearby and adjacent properties.**

f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The subject property is zoned Agricultural Residential 1 (AR-1). The site is currently developed with a single-family residence constructed in 1987, and an accessory structure.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **There are no known changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **This question is not applicable as there are no proposed changes to the zoning classification.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the county as a whole.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **Rural businesses requires County Commission approval in AR-1.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to adhere to the land development permitting process, and as a result, are subject to local, state, and federal regulations. There should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**

q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the Hall County Planning Commission meeting.**

2. All applications for a change of zoning classification or use subject to approval of the Planning Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a**

narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.

b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**

c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**

d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated December 16, 2025, Emily McGahee stated "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."

Georgia Department of Transportation
In an email dated December 11, 2025, Christopher Hash, D1 Traffic Operations Supervisor, stated "Off system, no impacts to the state route expected."

Hall County Public Works and Utilities
In a memo dated December 17, 2025, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

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:

No comments..

Utilities:
Hall County Sewer Service area- No infrastructure in vicinity.

Hall County Fire Marshal
In an email dated December 16, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated that "The Hall County Fire Marshal's Office has no comments regarding the rural business special use request."

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 | f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

SPECIAL / CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

Joshua Stover
5953 Yellow Creek Rd.
Murrayville, GA 30564

Phone [redacted]

Email Address [redacted]

Property Owner (Name & Mailing Address)

Same as applicant

Phone

Email Address

Proposed Use Rural business for automotive repair

Contact Person (Name & Mailing Address)

same as applicant

Phone

Email Address

Tax Parcel Number 111 05 000019

Location Address 5953 Yellow Creek

Status of Applicant

- [x] Owner
- [ ] Option to Purchase
- [ ] Area Resident
- [ ] Other

Zoning: AR-1

Acreage 2.21 AC

Requested Action

Type of Request:

☐ SU ☐ CUP

Fee:$

Receipt #:

Check #:

I hereby certify that the above information and all attached information are true and correct.

Print Joshua Stover Date: 10-20-25

Sign Date 10-20-25

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign Date:

Staff Use Only

Application Date: Taken by:

Tentative Planning Commission Date: Tentative County Commission Date:

County Commission District:

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not ✓

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: _____ **Date:** 10-20-25

Applicant's/Owner's Name (Printed): Josh Stover

NARRATIVE
5953 Yellow Creek Road, Gainesville, GA
Stover's Certified Auto and Tire
November 18, 2025

Business Description: Stover's Certified Auto and Tire is a locally owned automotive repair and tire service center seeking Conditional Use approval to operate as a rural business from the residential property located at 5953 Yellow Creek Road. This business is currently licensed as a home occupation for mobile repair at this location. The facility will provide essential vehicle maintenance and repair services to residents and businesses in the area, contributing to the local economy and enhancing transportation reliability.

Proposed Location: The rural business will be located at 5953 Yellow Creek Road, Gainesville, GA, a 2.21 acre parcel zoned Agricultural Residential 1 (AR-1) There is a single-family residence on the property, occupied by the owner of the business, and a 1,200 square foot shop building. No more than 1,000 square feet of the shop building will be used for the automotive repair business, per County requirements. No automotive repair activity will occur outside. Screened parking for both customers and vehicles for drop off & appointments will be provided as shown on the site plan. The parking area includes 5 parking spots for customer vehicles for drop off and pick up located below the shop concealed by two 8 foot tall wooden privacy fences.

Services Provided:

- Tire sales, installation, balancing, and alignment
- Brake, suspension, and steering system repairs
- Oil changes and routine maintenance
- Engine diagnostics and electrical system repairs
- Battery replacement and fluid services
- Fleet maintenance for local commercial vehicles

Hours of Operation:

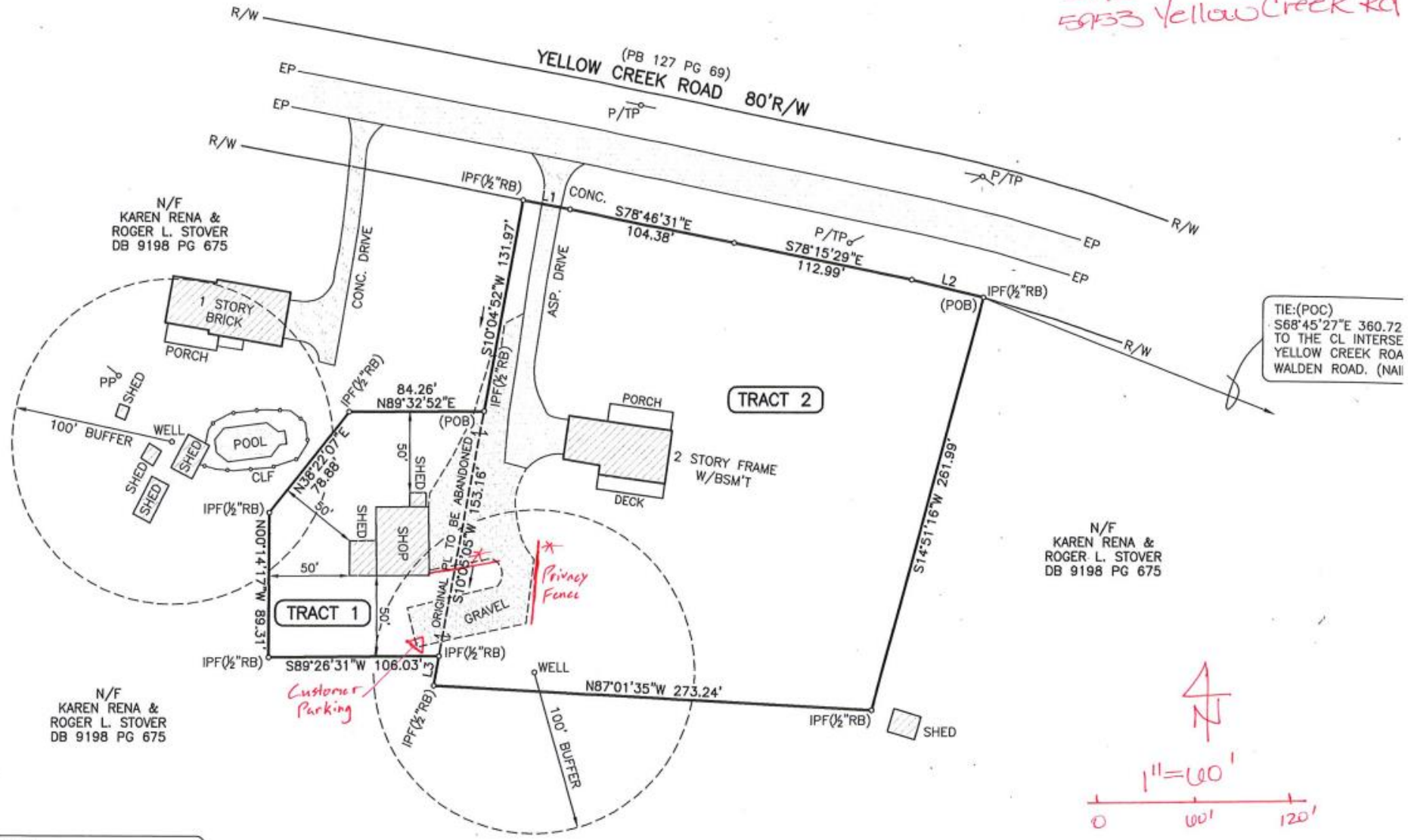
- Monday through Friday: 9:00 AM – 5:00 PM
- Closed on Saturday and Sundays

Community Impact: Stover's Certified Auto and Tire will operate in compliance with all Hall County ordinances and environmental regulations. All repair work will be conducted indoors to minimize noise and visual impact. Waste disposal, including used oil and tires, will be handled by licensed vendors in accordance with EPA and Georgia EPD guidelines.

Zoning Justification: The proposed use aligns with Hall County's Unified Development Code definition and standards for a "Rural Business" (Section 7.8.9.E) and supports local infrastructure by providing accessible vehicle services. The business will not adversely affect surrounding properties and will maintain a clean, professional appearance. No significant traffic increase or environmental disruption is anticipated.

Commitment to Compliance: We are committed to working closely with Hall County Planning and Development to ensure full compliance with zoning, building, and licensing requirements. We will obtain all necessary permits, including signage, fire safety, and occupancy approvals, prior to opening. We propose to have one non illuminated sign no larger than 16 square feet in area and will be located 15 feet from all property lines.

SITE PLAN
59133 Yellow Creek Rd



PLAT REFERENCE:
SURVEY FOR ROGER & RENA STOVER
PREPARED BY PATTON–PATTON & ASSOC.
DATED JANUARY 12, 1987
PLAT BOOK 127 PAGE 69.

DEED REFERENCES: (CURRENT OWNER)
1) DEED FOR KAREN RENA & ROGER L. STOVER (TRACT 1)
DATED SEPTEMBER 20, 2022

10/22/2025

NOTE:
TRACTS 1 & 2 TO BE COMBINED TO MAKE ONE TRACT.

TRACT 1 = 0.38 ACRE

eFiled and eRecorded
DATE: 09/23/2025
TIME: 10:17 AM
PLAT BOOK: 887
PAGE: 481 - 481
FILING FEES: $10.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA

THIS BLOCK RESERVED FOR THE CLERK OF SUPERIOR COURT

NOTE:
STATE PLANE COORDINATE BASED UPON GPS OBSERVATIONS USING A CARLSON BRX6 PLUS DUAL FREQUENCY RECEIVER RUNNING CARLSON SURVCE SOFTWARE. RTK NETWORK UTILIZING THE TRIMBLE VRS NOW NETWORK.

A LEICA TS06 PLUS TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

THE FIELD DATA UPON WHICH THIS MAP OR PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 29,183 FEET AND AN ANGULAR ERROR OF 04" PER ANGLE POINT, AND WAS ADJUSTED USING THE COMPASS RULE METHOD.

THIS MAP OR PLAT HAS BEEN CALCULATED FOR CLOSURE AND IS FOUND TO BE ACCURATE WITHIN ONE FOOT IN 118,181 FEET.

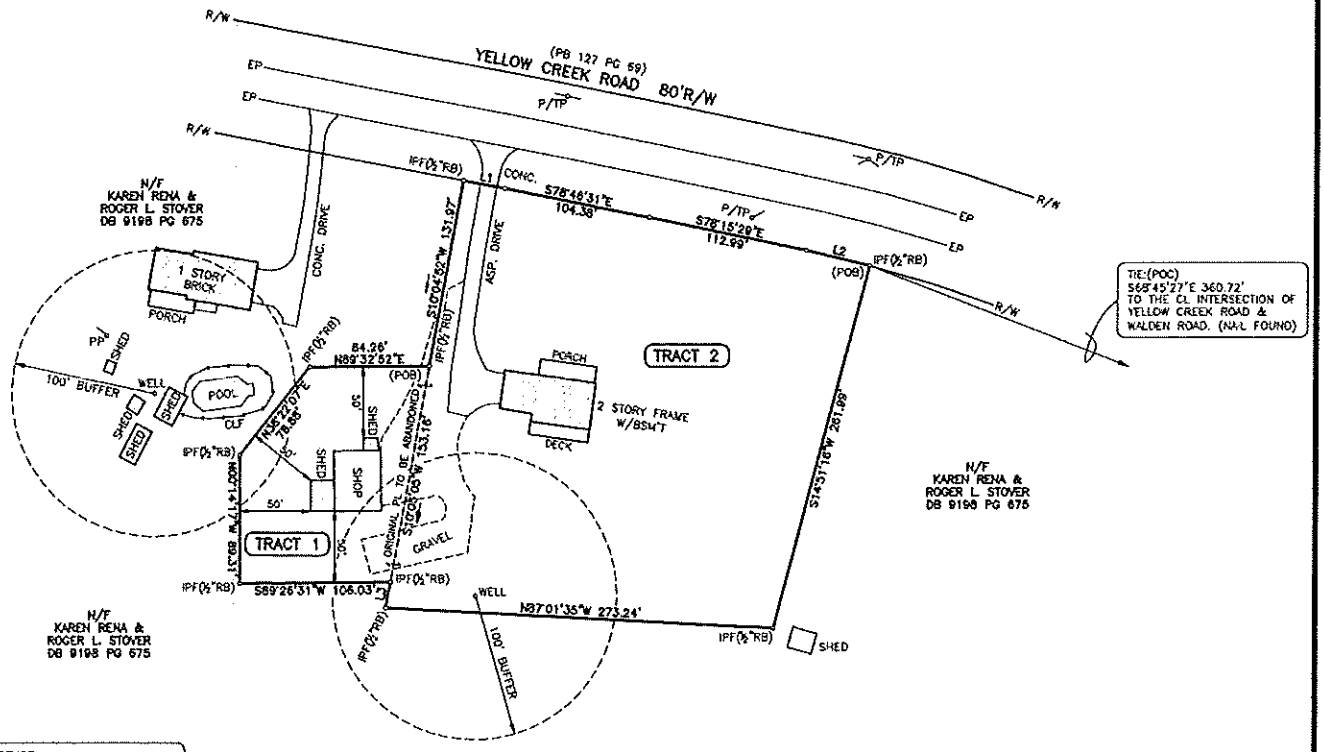
LEGEND:

AI	ANGLE IRON
ASP	ASPHALT
BL	BUILDING LINE
BWF	BARB WIRE FENCE
CL	CENTERLINE
CLF	CHAIN LINK FENCE
CMF	CONCRETE MONUMENT FOUND
CMP	CORRUGATED METAL PIPE
CONC	CONCRETE
CTP	CRIMPED TOP PIPE
DI	DROP INLET
EP	EDGE OF PAVEMENT
FH	FIRE HYDRANT
GW	GUY WIRE
HWF	HOG WIRE FENCE
IPF	IRON PIN FOUND
IPS	IRON PIN SET (1/2"REBAR)
LL	LAND LOT
LLL	LAND LOT LINE
MH	MANHOLE
MR	METAL ROD
N/F	NOW OR FORMERLY
OTP	OPEN TOP PIPE
PB	POWER BOX
PL	PROPERTY LINE
POB	POINT OF BEGINNING
POC	POINT OF COMMENCEMENT
PP	POWER POLE
P/TP	POWER & TELEPHONE POLE
RB	REBAR
RCP	REINFORCED CONCRETE PIPE
R/W	RIGHT OF WAY
SP	SERVICE POLE
TB	TELEPHONE BOX
WM	WATER METER
WV	WATER VALVE

GENERAL NOTES:
1) ANY STREAM OR STATE WATER LOCATED ON THIS PROPERTY MAY BE SUBJECT TO A 50 FEET UNDISTURBED NATURAL VEGETATIVE BUFFER AND A 75 FEET IMPERVIOUS SURFACE SETBACK MEASURED FROM THE POINT OF WRESTED VEGETATION. (HALL COUNTY CODE 10.4.7).
2) IF PROPERTY IS LOCATED IN THE NORTH OCONEE WATERSHED DISTRICT, THEN ADDITIONAL STREAM BUFFERS AND IMPERVIOUS SETBACKS MAY BE REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 6.5.4).
3) THIS PROPERTY IS NOT LOCATED IN A FLOOD HAZARD AREA AS SHOWN FEMA FLOOD INSURANCE RATE MAP 130456 0070G, HALL COUNTY, GA. DATED APRIL 4, 2018.
4) THIS PROPERTY IS NOT LOCATED IN THE HALL COUNTY STUDIED FLOOD ZONE PER HALL COUNTY GIS.
5) IF RESIDENTIAL PROPERTY IS SUBDIVIDED INTO SEVEN LOTS OR MORE WITH ALL LOTS ACCESSING EXISTING HALL COUNTY, GEORGIA ROADS, THEN STORMWATER MANAGEMENT IS REQUIRED FOR COMPLIANCE. (HALL COUNTY CODE 10.5.7).
6) ALL DRIVEWAYS MUST MEET HALL COUNTY DRIVEWAY REGULATIONS PER CODE 12.40.
7) ALL LAND DISTURBANCES OVER ONE ACRE SHALL REQUIRE AN EROSION SEDIMENTATION POLLUTION CONTROL PLAN.
8) PARCEL TAX PARCELS: A PORTION OF 11105 000002C & ALL PARCEL 11105 000019

FLOOD NOTE:
THIS PROPERTY IS NOT IN A FLOOD HAZARD AREA AS PER FEMA FLOOD INSURANCE RATE MAP OF HALL COUNTY, GEORGIA
COMMUNITY PANEL NUMBER: 130456 0070 G
EFFECTIVE DATE: APRIL 4, 2018
REVISION DATE: APRIL 4, 2018

Course	Bearing	Distance
L1	S79°20'48"E	29.68'
L2	S76°23'56"E	48.04'
L3	N10°05'05"E	18.24'



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1) DEED FOR KAREN RENA & ROGER L. STOVER (TRACT 1)
DATED SEPTEMBER 20, 2022
DEED BOOK 9198 PAGES 675-677.
2) DEED FOR JOSH & ERIN STOVER (TRACT 2)
DATED OCTOBER 30, 2015
DEED BOOK 7603 PAGE 384.

HALL COUNTY DEPT. OF PUBLIC HEALTH
C-6996
1298

RECORDING PERMIT
BY Brittany Passmore
HALL COUNTY PLANNING COMMISSION
DATE: 9/18/2025

NOTE:
TRACTS 1 & 2 TO BE COMBINED TO MAKE ONE TRACT.

TRACT 1 = 0.38 ACRE
TRACT 2 = 1.83 ACRES

COUNTY ENGINEER APPROVED
9/23/2025
HALL COUNTY, GEORGIA

REVISED: SEPTEMBER 2, 2025: ADDED TRACT 2

GEORGIA REGISTERED NO. 2716 PROFESSIONAL LAND SURVEYOR A. DARIN CAIN

SURVEYOR'S CERTIFICATE:

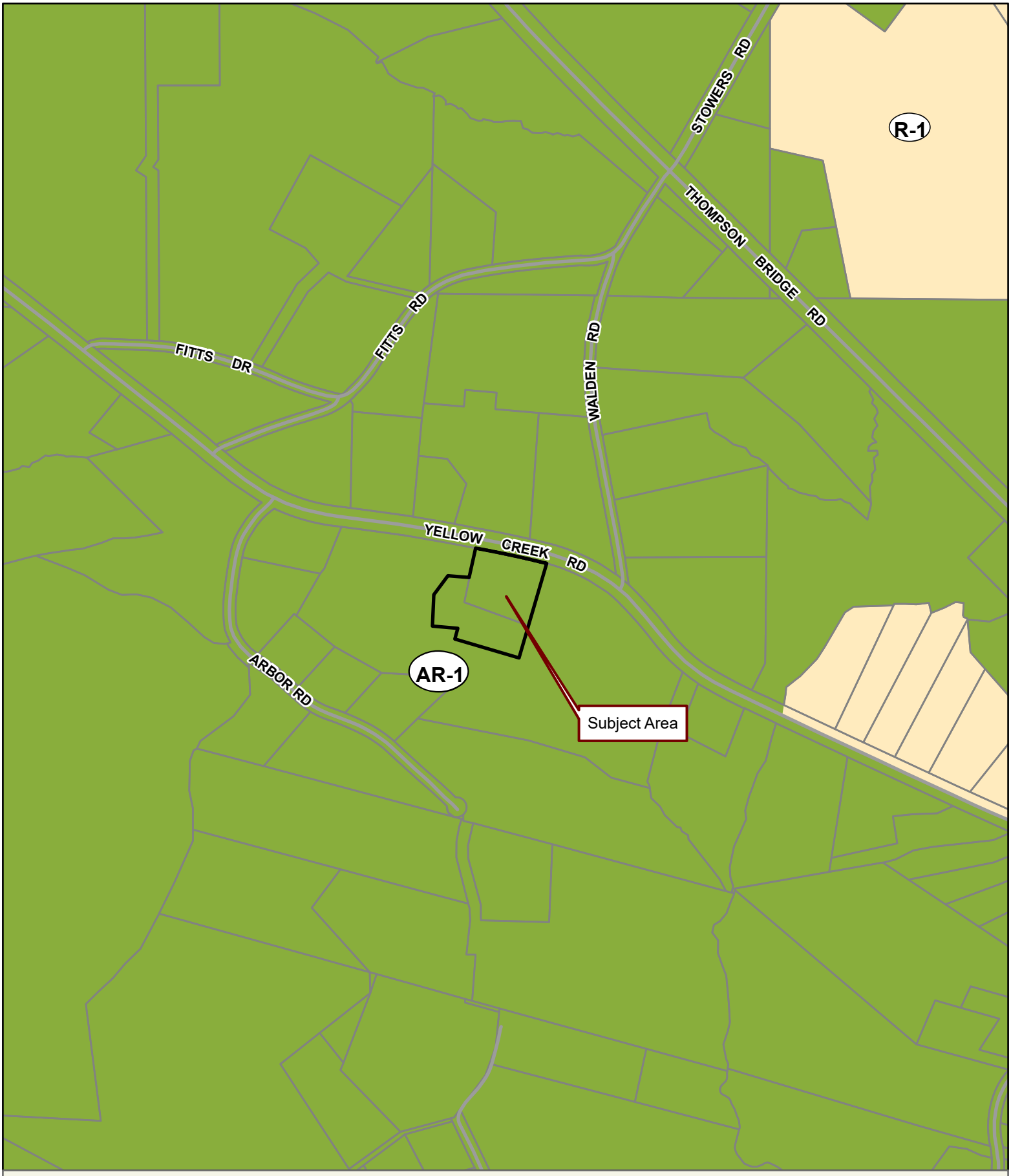
AS REQUIRED BY SUBSECTION (d) OF O.C.G.A. SECTION 15-6-67, THIS PLAT HAS BEEN PREPARED BY A LAND SURVEYOR AND APPROVED BY ALL APPLICABLE LOCAL JURISDICTIONS FOR RECORDING AS EVIDENCED BY APPROVAL CERTIFICATES, SIGNATURES, STAMPS, OR STATEMENTS HEREON. SUCH APPROVALS OR AFFIRMATIONS SHOULD BE CONFIRMED WITH THE APPROPRIATE GOVERNMENTAL BODIES BY ANY PURCHASER OR USER OF THIS PLAT AS TO INTENDED USE OF ANY PARCEL. FUTHERMORE, THE UNDERSIGNED LAND SURVEYOR CERTIFIES THAT THIS PLAT COMPLIES WITH THE MINIMUM TECHNICAL STANDARDS FOR PROPERTY SURVEYS IN GEORGIA AS SET FORTH IN THE RULES AND REGULATIONS OF THE GEORGIA BOARD OF REGISTRATION FOR PROFESSIONAL ENGINEERS AND LAND SURVEYORS AND AS SET FORTH IN O.C.G.A. SECTION 15-6-67.

A. Darin Cain — 09/02/2025
A. DARIN CAIN, RLS 2716 — DATE

FIELD WORK DATES:
MAY 19/20 ,2025

LONDON LAND SURVEYING & ASSOCIATES, INC.
167 EAST JARRARD STREET
CLEVELAND, GEORGIA 30528
(706) 865-0749
LICENSE No. LSF 522

COMBINATION SURVEY FOR
JOSHUA WILLIAM STOVER & ERIN INGRAM STOVER
LOCATED IN
LAND LOT 105 11th DISTRICT
HALL COUNTY, GEORGIA
SCALE: 1"= 60' JUNE 18, 2025
GRAPHIC SCALE
0 60 120 180 240
SCALE IN FEET
JOB# 25078.01

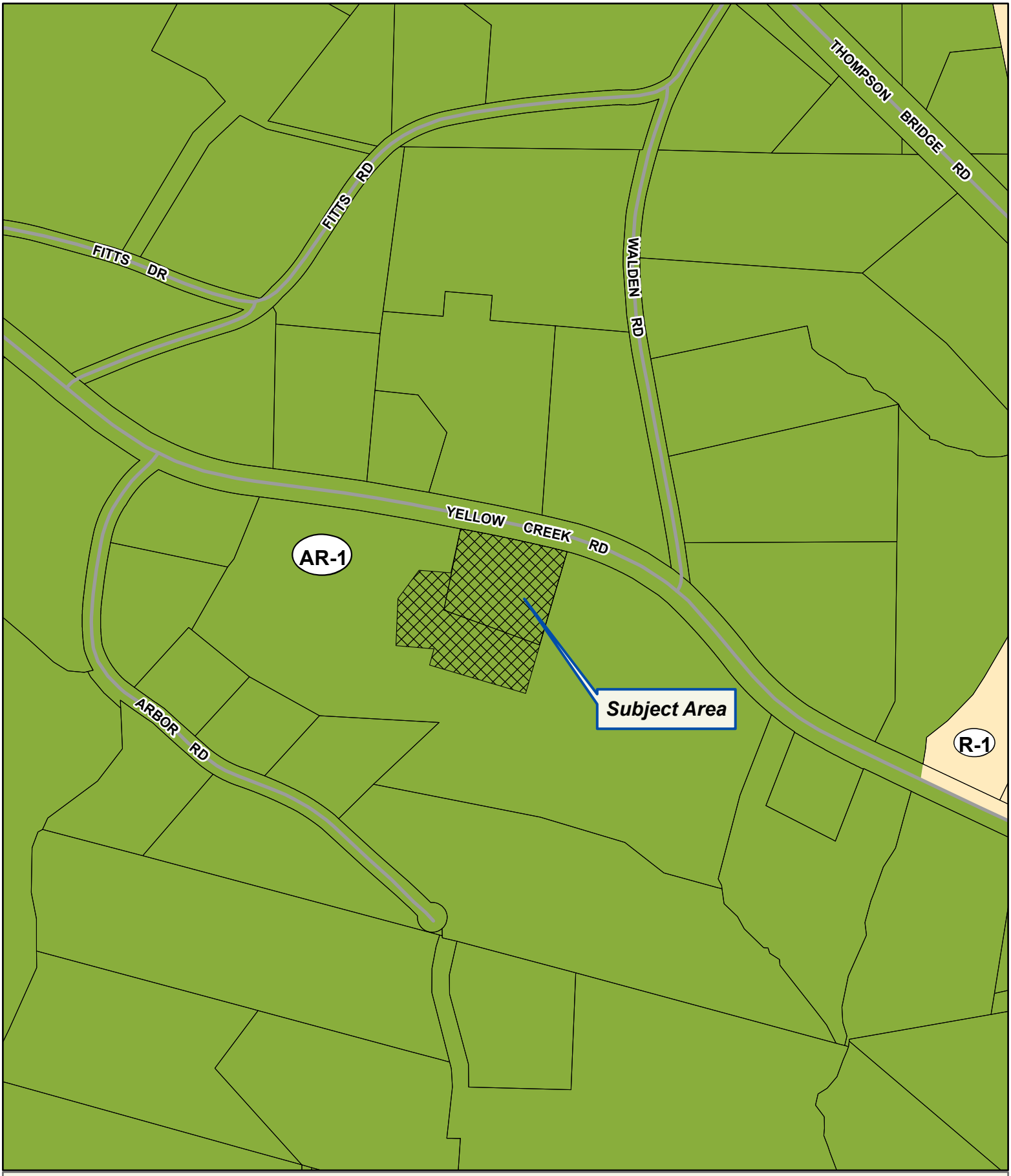


Applicant: JOSHUA STOVER
Tax Parcel #: 11105 000019 & 11105 000002C (pt)
Location: 5953 & 5959 YELLOW CREEK ROAD, MURRAYVILLE, GA 30564
Commission District 2

0 150 300 600
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: JOSHUA STOVER
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Location: 5953 & 5959 YELLOW CREEK ROAD, MURRAYVILLE, GA 30564
Commission District 2

0 100 200 400
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



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Tax Parcel #: 11105 000019 & 11105 000002C (pt)
Location: 5953 & 5959 YELLOW CREEK ROAD, MURRAYVILLE, GA 30564
Commission District 2

0 50 100 200
Feet

Zoning Boundary
City Limits
Subject Area

N

BK7609PG384

FILED
HALL CO., GA.
15 NOV -3 PM 12:50
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY ER

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 175.00
Date 11/3/15
Charles Baker
Superior Court Clerk
By ER
PT61 069-2015-002441

023100

file

File # 15P-610J
Russell C Petersen, LLC
P O Box 6499
Gainesville, GA 30504

JOINT TENANCY WITH SURVIVORSHIP
LIMITED WARRANTY DEED

STATE OF GEORGIA,
COUNTY OF HALL

This Indenture made this **30th** day of **October, 2015** between **ROGER L. STOVER and RENA R. STOVER** , of the County of Hall, State of Georgia, as party or parties of the first part, hereinafter called Grantor, and **JOSHUA WILLIAM STOVER and ERIN INGRAM STOVER** , **as joint tenants with survivorship and not as tenants in common** as parties of the second part, hereinafter called Grantees (the words "Grantor" and "Grantees" to include their respective heirs, successors and assigns where the context requires or permits)

W I T N E S S E T H that: Grantor, for and in consideration of the sum of **TEN AND 00/100'S ($10.00) Dollars** and other good and valuable considerations in hand paid at and before the sealing and delivery of these presents, the receipts whereof is hereby acknowledged, has granted, bargained, sold, aliened, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them, in fee simple, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor, the following described property:

All that tract or parcel of land lying and being in Land Lot 105, 11th Land District, Hall County, Georgia, consisting of 1.827 acres, more or less, as shown on a plat prepared for Roger L. Stover & Rena K. Stover by Patton-Patton & Associates, dated April 4, 1987 and recorded at Plat Book 126, Page 69, Hall County, Georgia Plat Records, which plat is hereby incorporated herein by reference for a more complete description of subject property.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular the rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoove of the said Grantees, as joint tenants and not as tenants in common, for and during their joint lives, and upon the death of either of them, then to the survivor of them in **FEE SIMPLE**, together with every contingent remainder and right of reversion, and to the heirs and assigns of said survivor.

THIS CONVEYANCE is made pursuant to Official Code of Georgia Section 44-6-190, and it is the intention of the parties hereto to hereby create in Grantees a joint tenancy estate with right of survivorship and not as tenants in common

AND THE SAID Grantor will warrant and forever defend the right and title to the above described property unto the said Grantee against the claims of all persons by, through and under the above named grantor

IN WITNESS WHEREOF, the Grantor has hereunto set grantor's hand and seal this day and year first above written

Signed, sealed and delivered in the presence of

Witness

Notary Public

JENNIFER CHISOLM COUCH NOTARY PUBLIC JACKSON COUNTY, GA

Roger L. Stover (Seal)
ROGER L. STOVER

Rena R. Stover (Seal)
RENA R. STOVER

(Seal)

(Seal)

Outlook

HCBOC Tentative Agenda 1.22.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 12/16/2025 6:59 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

3610 Mountain View Road, Mosqueda: No comment. Public sewer.

2479A Broadway Place, Gray: Septic permit OSC-10379 was issued for a 1 bdrm ADU on August 25, 2025.

2479B Broadway Place, Gray: Septic permit OSC-10616 was issued for a 1 bdrm ADU on December 9, 2025.

1148 Hancock (A/B), Cordoba: 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.

5401 Old Winder Hwy (A/B), K2P Land Partners: No comment. Public sewer.

5773/5769 Conner Road (A/B), Walton: 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.

5953/5965 Yellow Creek Road, Stover: 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.

3294/3290 Athens Hwy, Rizqallah: Must meet all Environmental Health commercial septic system permitting requirements. 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 may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Outlook

RE: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 12/11/2025 4:30 PM
To Kaitlyn Elliott (Planning) <kelliott@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 Afternoon Kaitlyn,

Please see the below responses in red.

If you have any questions, please feel free to reach out.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

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, December 11, 2025 3:28 PM
Subject: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners 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,

Please see below for the Tentative Planning Agenda and Maps for the **January 22, 2026** Hall County Board of Commissioners meeting. Please use the links to review the documents and respond with comments to Hall County

Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, December 18, 2025.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
  Off system, no impacts to the state route expected.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  Off system, no impacts to the state route expected.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  Off system, no impacts to the state route expected.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

  (B) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**
  Off system, no impacts to the state route expected.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
  Off system, no impacts to the state route expected.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

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 Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Wednesday, December 17, 2025

Subject: January 22, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 22, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**

  - **Engineering**: No Comment
  - **Traffic: No** Comment
  - **Utilities:** Gainesville Sewer on the south side of Mt. View Road.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

  - **Engineering:** No Comment
  - **Traffic:** No Comment
  - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities**: Gainesville Sewer – Infrastructure on Marler Street.

- **(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance | Commission District 4 | Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic:** No Comment
    - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **(B) 5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, 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:** No Comments
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, 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.
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Tue 12/16/2025 7:55 AM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

January 22, 2026 Hall County Board of Commissioners meeting

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
  The Hall County Fire Marshal's Office has no comments regarding the rural business special use request.

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

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
We have it all in Hall

PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN DECEMBER 19, 2026 AND NO LATER THAN JANUARY 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 02, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Joshua William Stover **, hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 1-2-26 **for** Stovers Certified Auto & Tire **.**

Please Print Name

Date

(Name application filed as)

Signature _____

(The original document is required)

Revised September 2021


ZONING NOTICE


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JOSHUA STOVER
REQUEST: SPECIAL USE FOR A RURAL BUSINESS
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNSVILLE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6859





Jennifer Rivera (Administration)

From: Vamsee Polamarasetty (Planning)
Sent: Tuesday, January 6, 2026 2:33 PM
To: Jennifer Rivera (Administration); [redacted]
Cc: Lynn Taylor (Planning); Kaitlyn Elliott (Planning)
Subject: Public Comments
Attachments: 20260106142620792.pdf

Hello Jennifer,

Please see attached document. I have a citizen here at planning window wanting to submit public comments for the application 5953 & 5965 Yellow Creek, BOC meeting January 22,2026.

Here is the contact information, I copied him here as well.
Name: Brian Forgea
Phone: [redacted]
Email: [redacted]

Thank you!

Vamsee Polamarasetty
Planner
Hall County Community Development and Infrastructure
770-533-7854 (D) | 770-531-6809 (O) | www.hallcounty.org

All **PLAT** and **BUILDING PERMIT** submittals may be submitted online through Accela. Plat inquiries may be submitted to plats@hallcounty.org. Zoning inquiries may be submitted to planning@hallcounty.org. View the Unified Development Code here and Comprehensive plan here.

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

HALL COUNTY
GEORGIA
We have it all in Hall

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

Hall County Government
PLANNING AND ZONING

NOTICE OF PUBLIC HEARING

December 17, 2025

Dear Property Owner:

The Hall County Planning and Zoning Department has a policy of notifying property owners within 500 feet when an application is filed with the Planning Commission.

The application of:

5953 & 5965 Yellow Creek Road | Special Use | for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**

The Hall County Board of Commissioners voted at the Oct. 7 voting meeting to temporarily suspend the Hall County Planning Commission to complete an investigation, effective immediately.

While the suspension is in place, all new and pending planning and zoning applications, including rezoning, special uses, conditional use, and/or variance requests scheduled to be heard by the Hall County Planning Commission, will be heard by the Hall County Board of Commissioners to minimize delays in the application process.

The Board of Commissioners will hold a public hearing for final determination of the request at their meeting scheduled for 6:00 p.m. on Thursday, January 22, 2026, in the 2nd Floor Meeting Room, Hall County Government Center, 2875 Browns Bridge Road, Gainesville, GA, 30504.

The Board of Commissioners extend an invitation for you to attend this meeting or express in writing your opinion of this matter.

The meetings will be available to the public through two options: in person or virtually, livestreamed on the Hall County website www.hallcounty.org.

Those who wish to view the meeting in the virtual option may find more information on the County website, https://www.hallcounty.org/1097/Online-Meetings.

Individuals who wish to participate in the public comment portion of the meeting may submit online comment in advance of the meeting.

- Written comments will be accepted until 8:00 a.m. the day of the scheduled meeting.
  - To submit a written comment for the Hall County Board of Commissioners meeting visit the following website: (https://www.hallcounty.org/1097/Online-Meetings).

Josh Stover Rural Business Request

Good Evening,

My name is Brian Forgea, I own the properties at 5960 & 5968 Yellow Creek Road.

My parcels are directly across the street from the applicants dwelling.

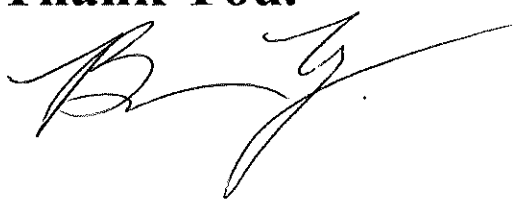
I have owned these properties since 2007.

The applicant's property has never been a concern. Not from noise, or traffic.
Have never been an issue.

I Completely have no objection to the applicants request.

In my own opinion, the Stover's are a part of the Yellow Creek Road Family, and a part of the Fabric of Murrayville.

Thank You.





Applicant: JOSHUA STOVER

500ft Buffer

Subject Area

0 100 200 400 600 800 Feet

AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (01/20/26)**

REPORT TO: **Voting Meeting (01/22/26)**

ITEM NO: 9/2026

SUBJECT: **3294 & 3290 Athens Highway | Rezone |** from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 **| Proposed Use: Uses permitted in I-1 |** Commission District 3 **| Jim Rizqallah, applicant**

Meetings:

Work Session Date: 01/20/26 **Voting Meeting Date:** 01/22/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **DENIAL** of the applicant's request. However, if the County Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated November 19, 2025, and as described in the project narrative dated November 20, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. All development shall meet Gateway Corridors Overlay District requirements of the Hall County Unified Development Code.
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

3294 & 3290 Athens Highway | Rezone | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1 |** Commission District 3 | **Jim Rizqallah, applicant**

History:

Facts and Issues: **Options:**

Funding Requested	$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:
Staff Report
Application
Updated Narrative
Narrative
Updated Site Plan
Site Plan
Plat
Maps
Renderings
Deed
Legal Description
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Public Comments
Notice Sign
8-1-2008 BOC Action Letter
Public Comment - from Kevin Shockley

HALL COUNTY BOARD OF COMMISSIONERS
STAFF REPORT

Applicant ..... Jim Rizqallah

Request ..... **Rezone** |from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)

Proposed Use ..... Uses permitted in I-1

Size ..... 14.11 acres

Zoning ..... **Current:** Agricultural Residential (AR-1) & Planned Industrial Development (PID) | **Proposed:** Light Industrial (I-1)

Location ..... **3294 & 3290 Athens Highway |** Tax parcel 15014 000192

Commission District ..... Three

County Commission Date ..... January 22, 2026

Staff Recommendation ..... **Denial,** as the proposed zoning is not consistent with the "Suburban Neighborhood, Low-Density" future land use designation in the Comprehensive Plan.

Record Number..... HZON25-0054

Staff recommends <u>DENIAL</u> of the applicant's request. However, if the County Commission chooses to approve this request, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated November 19, 2025, and as described in the project narrative dated November 20, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. All development shall meet Gateway Corridors Overlay District requirements of the Hall County Unified Development Code.

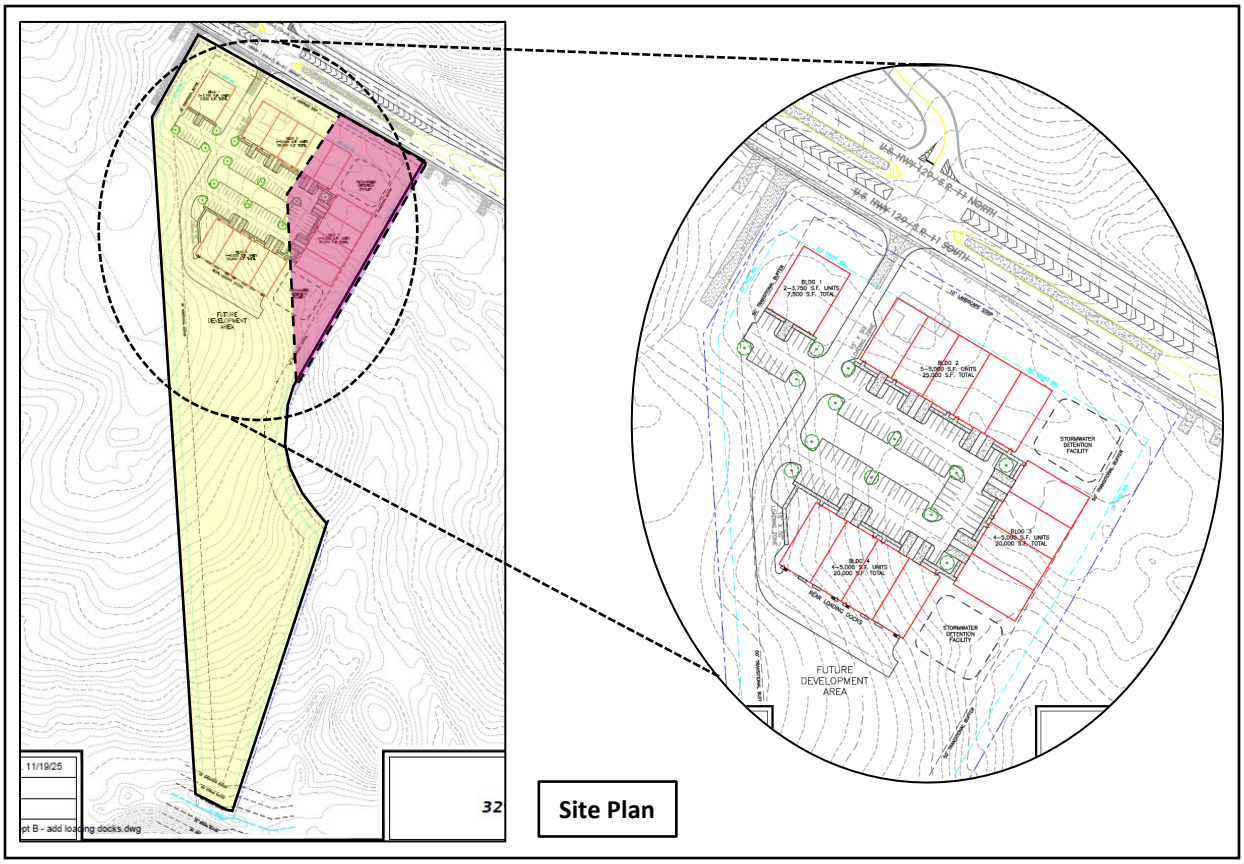
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments,

including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.

4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Summary Analysis

The applicant is requesting to rezone a 14.11± acre portion of a tract from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1) to allow for uses permitted in the I-1 zoning district. Currently, the subject property is developed with one single-family residence, and two accessory structures used as a storage building and a pole barn.



A part of the subject property (shown in pink highlight) was approved by the Board of Commissioners to be rezoned to Planned Industrial Development (PID) on July 24, 2008, to allow mixed use commercial and manufacturing with the following conditions (ZON2008-00070):

1. The development of the site shall occur as generally depicted and described in the concept plan and project narrative, modified as necessary for compliance with development standards in force at the time of site plan approval.

2. Development shall be limited to a 13,200 sq. ft. manufacturing and repair building and 6,900 sq. ft. retail/office building.
3. The Applicant must connect to City of Gainesville water before the issuance of any permits.
4. All development shall meet Gateway Corridors Overlay District requirements section 17.420 of the Hall County Zoning Regulations.
5. Final driveway design and placement are subject to approval by the Hall County Engineering Department and/or the Georgia Department of Transportation.
6. Any access or adjacent intersection improvements required by the Hall County Engineering Department or the Georgia Department of Transportation are the financial responsibility of the Applicant/developer.
7. All conditions of zoning shall be made a part of any plat created for the property.
8. The hours of operation will be Monday through Saturday from 7 a.m. to 9 p.m.

The surrounding properties are zoned and developed as outlined below:

North: Planned Industrial Development (PID) – Truck Terminal
Agricultural Residential 1 (AR-1) – Sugar Hill Elementary School

East: Agricultural Residential 1 (AR-1) – Vacant

South: Agricultural Residential 1 (AR-1) – Developed with single-family residences

West: Agricultural Residential 1 (AR-1) – Developed with single-family residences



Per the submitted narrative, the applicant is requesting to rezone the subject property from Agricultural Residential (AR-1) and Planned Industrial Development (PID) to Light Industrial (I-1) to allow uses permitted within the I-1 zoning district. The applicant specifically proposes the development of warehouse buildings with associated office space. The property also falls within the Gateway Corridor Overlay District (GCOD).

The proposed development consist of multiple warehouse buildings totaling approximately 72,500 square feet across 4 buildings/15 units. The proposal includes one 7,500-square-foot building with the potential to be divided into two units; one 25,000-square-foot building containing five units; and two 20,000-square-foot buildings containing four units each. The associated site plan shows approximately 85 to 90 parking spaces.

Per the submitted narrative, the applicant states that each unit will be accessed by individual roll-up doors, which will also function as loading areas. Additional designated loading zones are also proposed throughout the site. The applicant also states, all GCOD standards will be met and no variances are being requested as part of this application.

Water service will be provided by the City of Gainesville Department of Water Resources as confirmed by an availability letter dated October 27, 2025, and sanitary sewer services will be provided by private on site septic.

The development standards for the project are identified in the table below and compared to the GCOD requirements:

GCOD Analysis

Standard	Proposed	Notes	Compliance
6.2.5.A.– Transitional buffers	The submitted site plan indicates 50-foot buffers along the perimeter	Where an industrial zoning district abuts property zoned for residential or agricultural use, the width must be at least 50 feet.	Complies
6.2.5.B.5.d – Screening of storage and accessory equipment	No screening is proposed	Outdoor storage or sales displays must be screened from view from public streets and adjacent property by a solid fence or wall at least 8 feet in height	Unknown
6.2.5.C.1 – Parking Lot Design - Required number of Parking Spaces	85-90 parking spaces are proposed per site plan	1 per 300 sq. ft. of office plus 1 per 5,000 sq. ft. additional indoor area. The maximum number of parking spaces that may be constructed on impervious surfaces shall be no more than 125 percent of the minimum number of parking spaces	Unknown
6.2.5.C.2.d – Parking Lot Design - Surface	Paved with asphalt	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Complies
6.2.5.C.2.e – Parking Lot Design - Location	The proposed parking is located between buildings.	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	Complies
6.2.6.A.4 – Architectural Standards	Unknown	Shall comply with GCOD standards.	Unknown
6.2.7 – Signs	Unknown	Signage shall comply with GCOD standards.	Unknown

Based on the future land use plan, staff finds the requested rezoning *is not consistent* with the Hall County Comprehensive Plan and the future land use designation of "Suburban Neighborhood, Low-Density". These areas consist of low-density, detached single-family housing. In less developed areas of the county, they should be focused where there is existing water and sewer infrastructure, or where future infrastructure is expected to be located. Future infrastructure may be driven by the Sewer System Master Plan & Rate Study or by developers willing to fund access where it isn't already planned. Depending on the character area and what zoning districts they allow, residential densities can be up to 2 dwellings per acre or up to 8 dwellings per acre.

(A) Zoning Analysis

When considering a zoning amendment to the zoning maps, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed rezoning is not consistent with the future land use designation identified in the Comprehensive Plan. However, the surrounding area contains a mix of residential, agricultural, industrial, and commercial uses, reflecting a diverse development pattern in the vicinity.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the use would adversely affect adjacent or nearby property, provided required buffers are maintained.**

c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned.**

d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **The proposed rezoning is not expected to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**

e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed use is not consistent with the Comprehensive Plan future land use designation of Suburban Neighborhood, Low-Density.**

f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**

g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is**

difficult to determine the effect of a development on adjacent properties until the development is completed.

h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**

i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property**; A portion of the subject property is zoned Planned Industrial Development (PID); however, the site was never developed in accordance with the approved zoning. The property is currently developed with a single-family residence and a pole barn constructed in 1957, as well as a storage building constructed in 2018.**

j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**

k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed Light Industrial (I-1) zoning would not create an isolated district, as portions of the subject parcel and adjacent properties are already zoned for similar industrial uses.**

l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**

m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **No, the request is not out of scale with the needs of the County as a whole.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support Light Industrial uses based on the Future Land Use Map and the current zoning map; however, the development as proposed requires rezoning approval by the Board of Commissioners.**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**

p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**

q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at the voting meeting of the Hall County Board of Commissioners.**

2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:

    a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

    b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**

    c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**

    d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health
In an email dated December 16, 2025, Emily McGahee stated "Must meet all Environmental Health commercial septic system permitting requirements. 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."

Georgia Department of Transportation
In an email dated December 11, 2025, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied."

Hall County Public Works and Utilities
In a memorandum from Public Works and Utilities dated December 17, 2025, Assistant Director Jason Skarda stated the following:

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.

Traffic:
GDOT access Permit is required.

Utilities:
Hall County Sewer Service area – No infrastructure in vicinity.

Hall County Fire Marshal
In an email dated December 16, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during development review to meet fire code."

PLANNING AND DEVELOPMENT DEPARTMENT
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t: 770-531-6809 I f: 770-531-3902

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ZONING APPLICATION

Applicant (Name & Mailing Address)

Jim Rizqallah
P. O. Box 6766
Gainesville, GA 30504
Phone [redacted]
Email Address jim.rizqallah@choicefsc.com

Property Owner (Name & Mailing Address)

Johnny Walker
3294 Athens Hwy
Gainesville, GA 30507
Phone [redacted]
Email Address [redacted]

Proposed Use light industrial- warehouse

Contact Person (Name & Mailing Address)

Wesley Robinson
Hulsey, Oliver and Mahar, LLP
P. O. Box 1457, Gainesville, GA 30503
Phone (770)532-6312
Email Address twr@homlaw.com

Status of Applicant

☐ Owner
☒ Option to Purchase
☐ Area Resident
☐ Other

Requested Action

Existing Zoning: PID/AR-1
Rezone to: LI
Fee:$
Receipt #:
Check #:

Tax Parcel Number 15014 000192
Acreage 14.11
Location Address 3294 Athens Hwy, Gainesville, GA 30507

I hereby certify that the above information and all attached information are true and correct.

Sign Jim Rizqallah Date: 10-23-2025

Applicant must complete all information above. Failure to complete this section will result in the refusal of the application. The Planning Department has 15 days to review all applications and will set the dates for each application. If the application is found insufficient, an agenda date will not be set until the required information is submitted. Please note that the Planning Commission and County Commission dates are tentative.

Application Withdrawal: I hereby **withdraw** the application.

Sign _____ Date: _____

Staff Use Only

Application Date: _____ Taken by: _____

Tentative Planning Commission Date: _____ Tentative County Commission Date: _____

County Commission District: _____

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AUTHORIZATION OF PROPERTY OWNERS

Note: If the applicant is the property owner, please disregard this form.

Name of owner(s) Johnny Walker

Address 3294 Athens Hwy

Gainesville, GA 30507

Phone Number [redacted]

Name of applicant(s) Jim Rizqallah

Address P.O. Box 6766

Gainesville, GA 30504

Phone Number [redacted]

I swear that I am the owner of the property which is the subject matter of the attached applications as shown in the records of Hall County, Georgia.

I authorize the person named above to act as applicant in the pursuit of a rezoning, permissive use, or variance of this property.

Signature of Owner(s)

Johnny Walker

Personally appeared before me

who swears that the information contained in this authorization is true and correct to the best of his/her knowledge and belief.

Ashley Lynn Wilson

Notary Public

770-654-0314
P.O. Box 346
DEMOREST, GA 30535

COMMISSION EXPIRES
JULY 10, 2028

ASHLEY LYNN WILSON NOTARY PUBLIC HABERSHAM COUNTY GEORGIA EXPIRES July 10, 2028

10/24/2025

Date

Revised December 2019

PLANNING AND DEVELOPMENT DEPARTMENT
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CAMPAIGN CONTRIBUTIONS DISCLOSURE FORM

This form must be completed by the applicant and property owner, or person representing the property owner, for all zoning actions.

OCGA § 36-67A-3[C] Disclosure of campaign contributions:

(b) When any applicant for zoning action has made, within two years immediately preceding the filing of the applicant's application for the zoning action, campaign contributions aggregating $250.00 or more to a local government official who will consider the application, it shall be the duty of the applicant to file a disclosure report with the governing authority of the respective local government showing:

(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

(b) The disclosures required by subsection (a) of this Code section shall be filed within ten days after the application for the zoning action is first filed. (Code 1981, Section OCGA § 36-67A-3[C], enacted by GA L. 1986, page 1269, Section 1, GA L. 1991, page 1365, Section 1).

I hereby certify that I have read the above and that:

I have**____ I have not X

within the two years immediately preceding this date, made any contribution(s) aggregating $250.00 or more to any local government official involved in the review or consideration of this application.

**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Jim Rizgallah **Date:** 10-23-2025

Applicant's/Owner's Name (Printed): Jim Rizqallah

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**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Johnny Walker **Date:** 10-24-25

Applicant's/Owner's Name (Printed): Jim Rizqallah

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(3) The name and official position of the local government official to whom the campaign contribution was made; and

(4) The dollar amount and description of each campaign contribution made by the applicant to the local government official during the two years immediately preceding the filing of the application for the rezoning action and the date of each such contribution.

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I hereby certify that I have read the above and that:

I have**____ I have not X

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**If you have made such contributions, you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): _____ Office: _____

Dollar Amount: _____ Date of Contribution: _____

Applicant's/Owner's Signature: Johnny Walker **Date:** 10-24-25

Applicant's/Owner's Name (Printed): Johnny Walker

Zoning Narrative (revised) 11/20/2025

Applicant seeks to rezone a 14.1-acre tract of land from a combination of Planned Industrial Development (PID) and Agricultural Residential (AR-1) to Light Industrial.

History of Use. All of the property is currently utilized as a single-family residence. There is a single home built in approximately in 1957 located on the property. There are several other accessory structures located on the property.

A 3.5-acre portion of the property was rezoned in 2008 to PID for potential use as a 13,200 square foot manufacturing repair building and 6,900 square foot retail office building. That development never occurred as proposed.

The property was purchased by the existing owner as two (2) tracts, but has been combined into a single tract for tax purposes.

Current Zoning. Current Zoning is a mixture of AR-1 and PID.

Proposed Use. As shown on the attached site plan, the applicant intends to construct four industrial buildings of various sizes. Each would be constructed so that the building could be subdivided into multiple units.

One building would be approximately 7,500 square feet, with the ability to subdivide into two (2) units.

Second building, as depicted on the site plan, would be approximately 25,000 square feet. The applicant proposes that the other two (2) buildings would be approximately 20,000 square feet.

All parking would be separated from Highway 129 by the buildings themselves.

Each building would have the ability to be further subdivided to provide for combination of office and warehouse space for various small businesses. The applicant believes there is a high demand for this type of development in the area. Inspiration photograph showing the intended look of the buildings have been included.

As shown on the revised site plan, the buildings 1, 2 & 3 will be accessed via a front facing 12x12 (approx.) roll up door and a driveway from the door to the drive aisle on front of the building. This will allow occupant to store and load vehicles inside the buildings. Building 4 will have rear loading docks as shown.

Property will be subject to the Gateway Corridor Overlay. Applicant will propose to comply with all aspects of the Gateway Corridor Overlay and is requesting no variances or other deviations from applicable zoning.

Development Schedule. Property will be developed as soon as practical following rezoning. Applicant will build one building at a time.

Surrounding Uses. Property directly across the street is currently zoned PID and a large-scale warehouse is under construction. Other properties along Athens Highway are a mixture of Highway business and Agricultural zoning.

Utilities. The property will be served by City of Gainesville water. A water availability letter is included with the application. There is no current sewer availability in the area.

Zoning Narrative

Applicant seeks to rezone a 14.1-acre tract of land from a combination of Planned Industrial Development (PID) and Agricultural Residential (AR-1) to Light Industrial.

History of Use. All of the property is currently utilized as a single-family residence. There is a single home built in approximately in 1957 located on the property. There are several other accessory structures located on the property.

A 3.5-acre portion of the property was rezoned in 2008 to PID for potential use as a 13,200 square foot manufacturing repair building and 6,900 square foot retail office building. That development never occurred as proposed.

Current Zoning. Current Zoning is a mixture of AR-1 and PID.

Proposed Use. As shown on the attached site plan, the applicant intends to construct four industrial buildings of various sizes. Each would be constructed so that the building could be subdivided into multiple units.

One building would be approximately 7,500 square feet, with the ability to subdivide into two (2) units.

Second building, as depicted on the site plan, would be approximately 25,000 square feet. The applicant proposes that the other two (2) buildings would be approximately 20,000 square feet.

All parking would be separated from Highway 129 by the buildings themselves.

Each building would have the ability to be further subdivided to provide for combination of office and warehouse space for various small businesses. The applicant believes there is a high demand for this type of development in the area.

Property will be subject to the Gateway Corridor Overlay. Applicant will propose to comply with all aspects of the Gateway Corridor Overlay and is requesting no variances or other deviations from applicable zoning.

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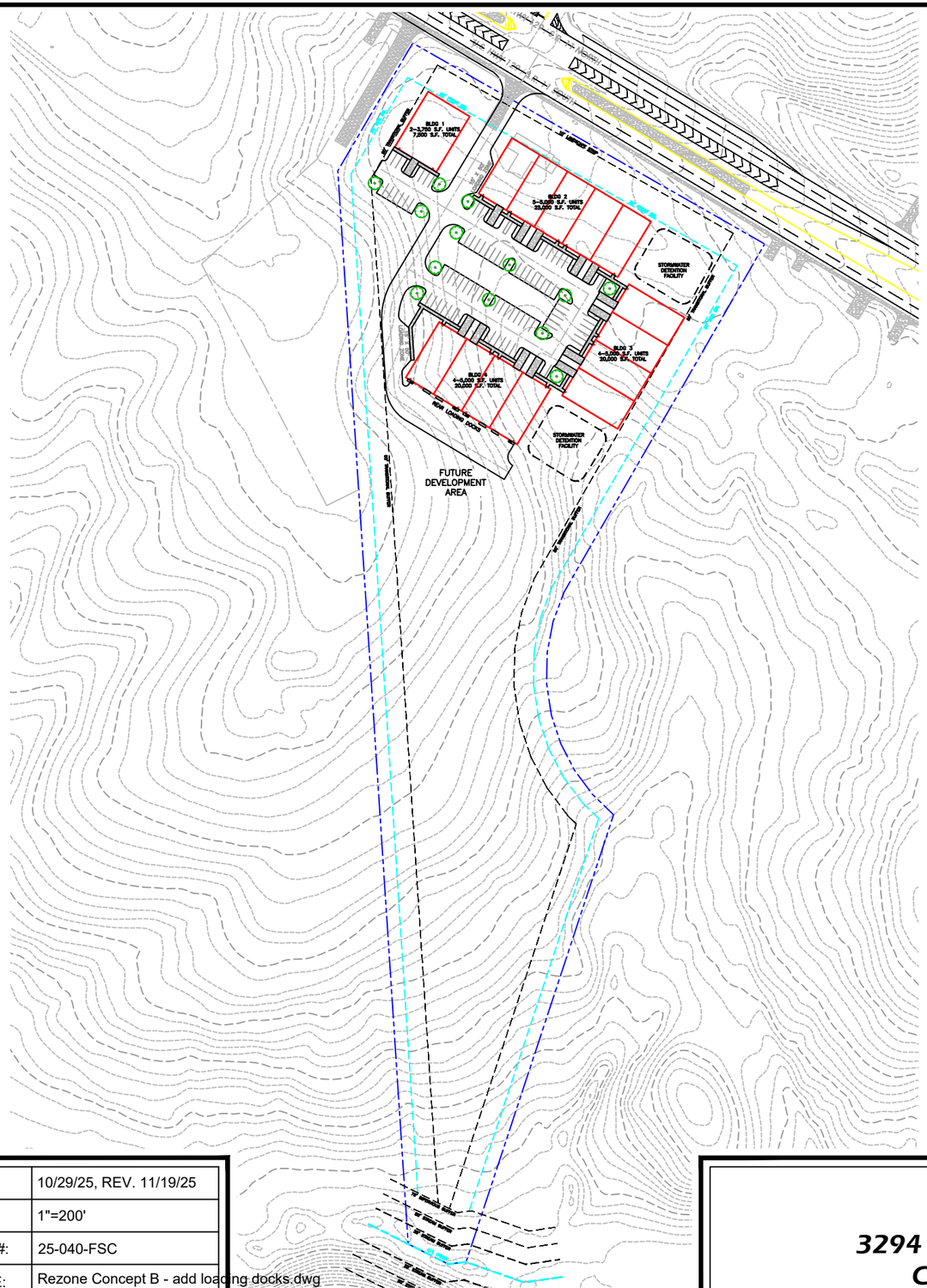


1. *EXISTING ZONING:*
   AR—1 AND PID (HALL COUNTY)
2. *PROPOSED ZONING:*
   I—1 (HALL COUNTY)
3. *PLANS PREPARED BY:*
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. *PROJECT DEVELOPER:*
   CHOICE FSC
   C/O MR. JIM RIZQALLAH
   678.858.5105 CELL
   6716 LITTLE WHISTLE WAY
   CLERMONT, GA 30527
   jim.rizqallah@choicefsc.com
5. *PROPERTY OWNER:*
   MR. JOHNNY WALKER
   (678)617—3554
   johnnywalker4276@aol.com
6. *PROPERTY LOCATION*
   THE SUBJECT PROPERTY IS LOCATED AT:
   3294 ATHENS HIGHWAY.
   GAINESVILLE, GA 30507
7. *TAX PARCEL NUMBER:*
   15014 000192
   ONE INDUSTRIAL LOT IS PROPOSED BY THIS PROJECT.
8. *THIS PLAN IS BASED ON A BOUNDARY SURVEY BY PHILLIPS LAND SURVEYING, DATED 12/11/2001.*
9. *EXISTING USE:*
   RESIDENTIAL AND VACANT LAND.
10. *PROPOSED USE:*
    I—1 OFFICE/WAREHOUSE SPACE
11. *UTILITIES:*
    PUBLIC WATER — CITY OF GAINESVILLE
    GAS N/A
    CABLE AT&T
    TELEPHONE: AT&T
    POWER — GEORGIA POWER
    ON—SITE SEPTIC SYSTEMS WILL BE UTILIZED
12. *GARBAGE WILL BE DISPOSED OF IN PRIVATE CANS THAT ARE EMPTIED BY PRIVATE CONTRACTOR.*
13. *PARKING PROVIDED:*
    87 CONVENTIONAL SPACES
    14 SPACES IN UNIT DRIVEWAYS
    FOUR REAR LOADING DOCKS SHOWN. SOME UNITS MAY FEATURE FRONT LOADING DOCKS DEPENDING UPON GRADING/DESIGN OF UNITS.
14. *GROSS SQUARE FOOTAGE PROPOSED:*
    BLDG 1 7,500 S.F.
    BLDG 2 25,000 S.F.
    BLDG 3 20,000 S.F.
    BLDG 4 20,000 S.F.
    THE BUILDINGS WILL BE BROKEN UP INTO MULTIPLE UNITS RANGING FROM 2,500 S.F. TO 7,500 S.F. PER TENANT BASED ON MARKET DEMAND. THE SPACES DEPICTED ON THIS PLAN ARE SHOWN AT 5,000 S.F. EACH TO GIVE A SENSE OF SCALE.

N

1" = 200'

0 200 400 600

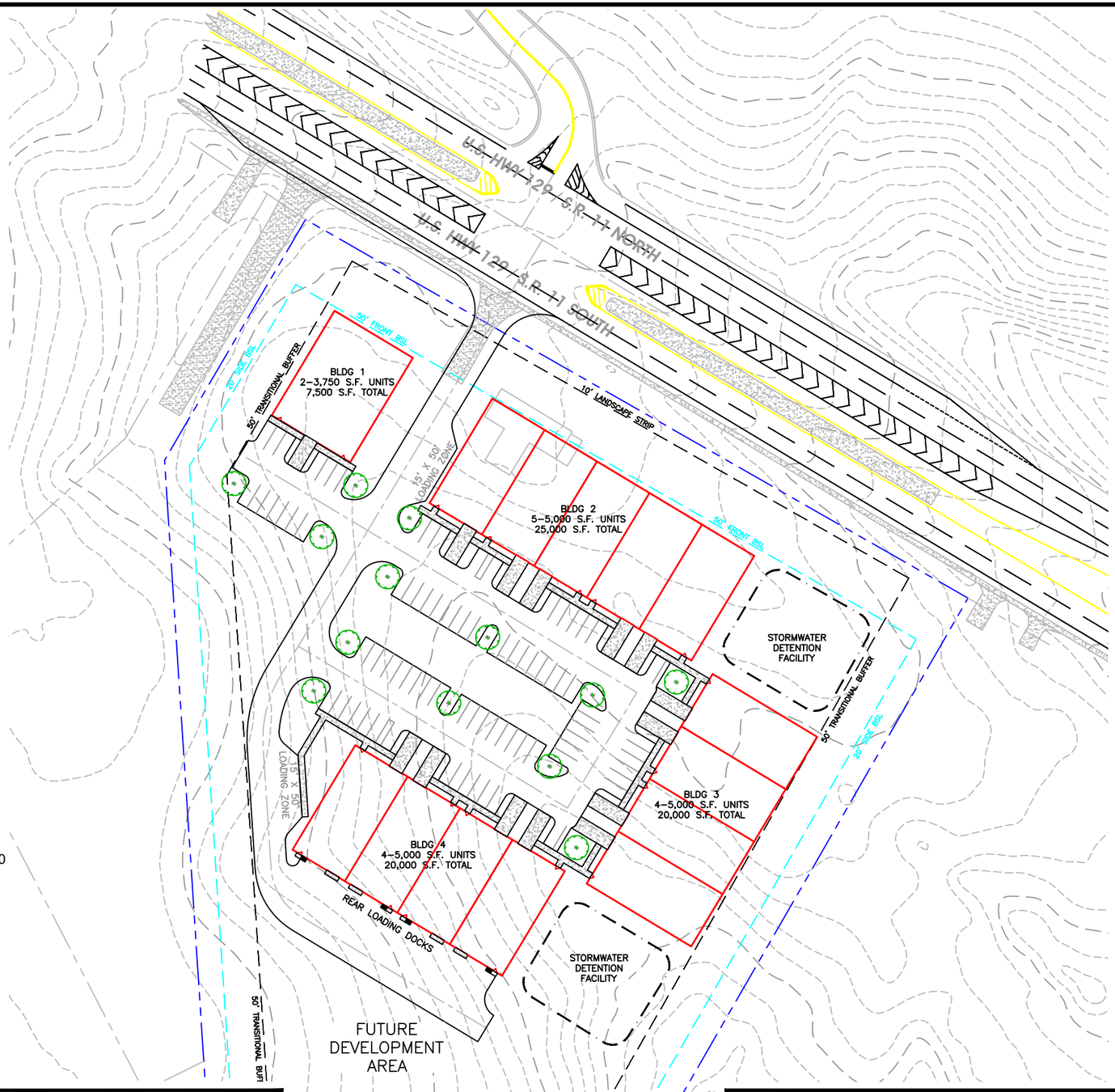
SCALE IN FEET

REVISIONS	DATE

RED ROCK DESIGN land planning·engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25, REV. 11/19/25
SCALE:	1"=200'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add loading docks.dwg

REZONE PLAN FOR:
CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FSC c/o MR. JIM RIZQALLAH



N

1" = 100'

0 100 200 300

SCALE IN FEET

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   AR-1 AND PID (HALL COUNTY)
2. PROPOSED ZONING:
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3. PLANS PREPARED BY:
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROJECT DEVELOPER:
   CHOICE FSC
   C/O MR. JIM RIZQALLAH
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10. PROPOSED USE:
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11. UTILITIES:
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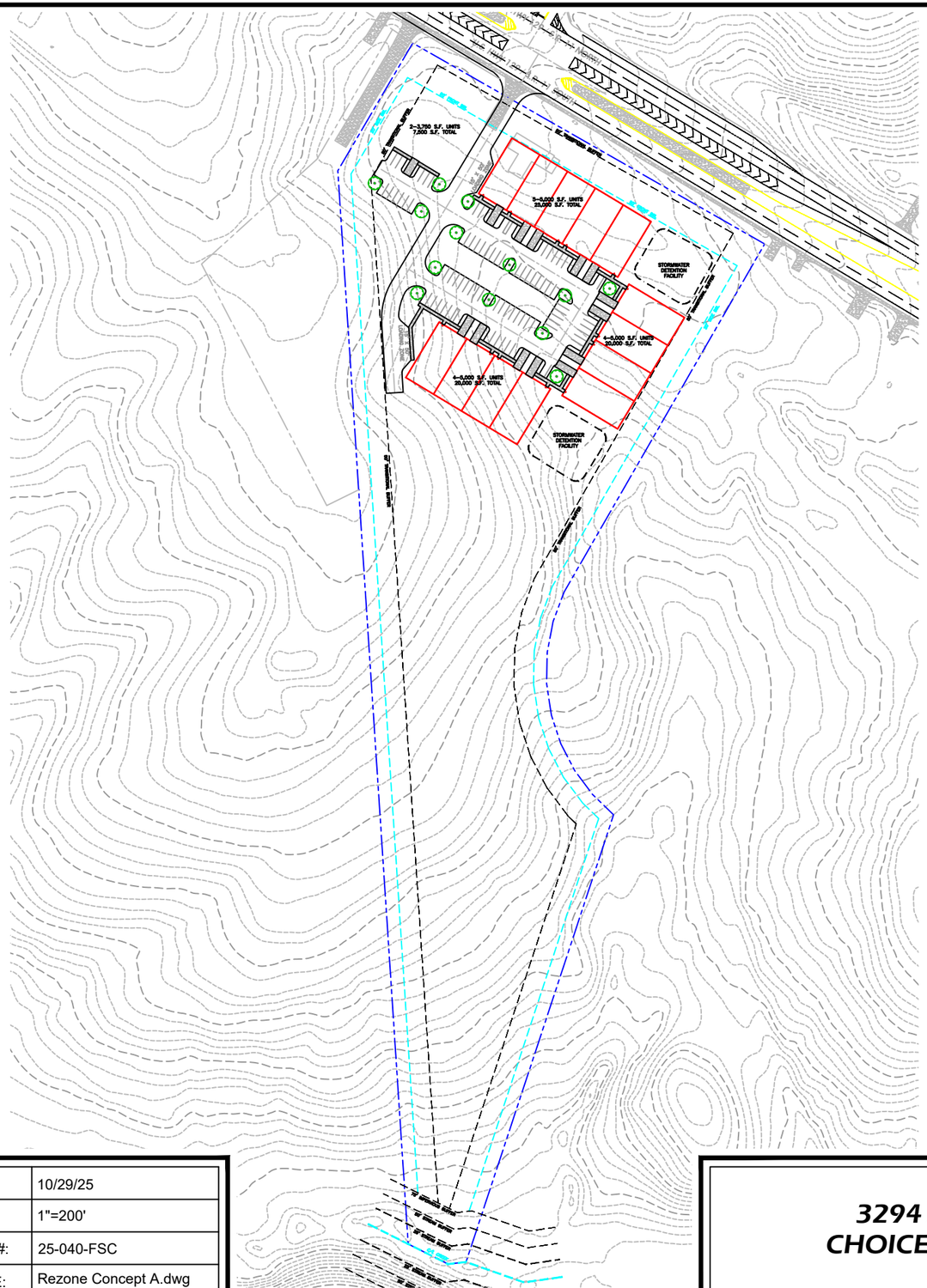
REVISIONS	DATE

RED ROCK DESIGN land planning·engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25, REV. 11/19/25
SCALE:	1"=100'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept B - add loading docks.dwg

REZONE PLAN ENLARGEMENT FOR:
CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FSC c/o MR. JIM RIZQALLAH



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   I–1 (HALL COUNTY)
3. PLANS PREPARED BY:
   RED ROCK DESIGN
   P.O. BOX 1122
   JEFFERSON, GA 30549
   PROJECT CONTACT: DAVID ELDER 678.227.4545
4. PROJECT DEVELOPER:
   CHOICE FACILITY SERVICES AND CONSTRUCTION
   C/O MR. JIM RIZQALLAH
   678.858.5105 CELL
   6716 LITTLE WHISTLE WAY
   CLERMONT, GA 30527
   jim.rizqallah@choicefsc.com
5. PROPERTY OWNER:
   MR. JOHNNY WALKER
   (???)???–????
6. PROPERTY LOCATION
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N

1" = 200'

0 200 400 600

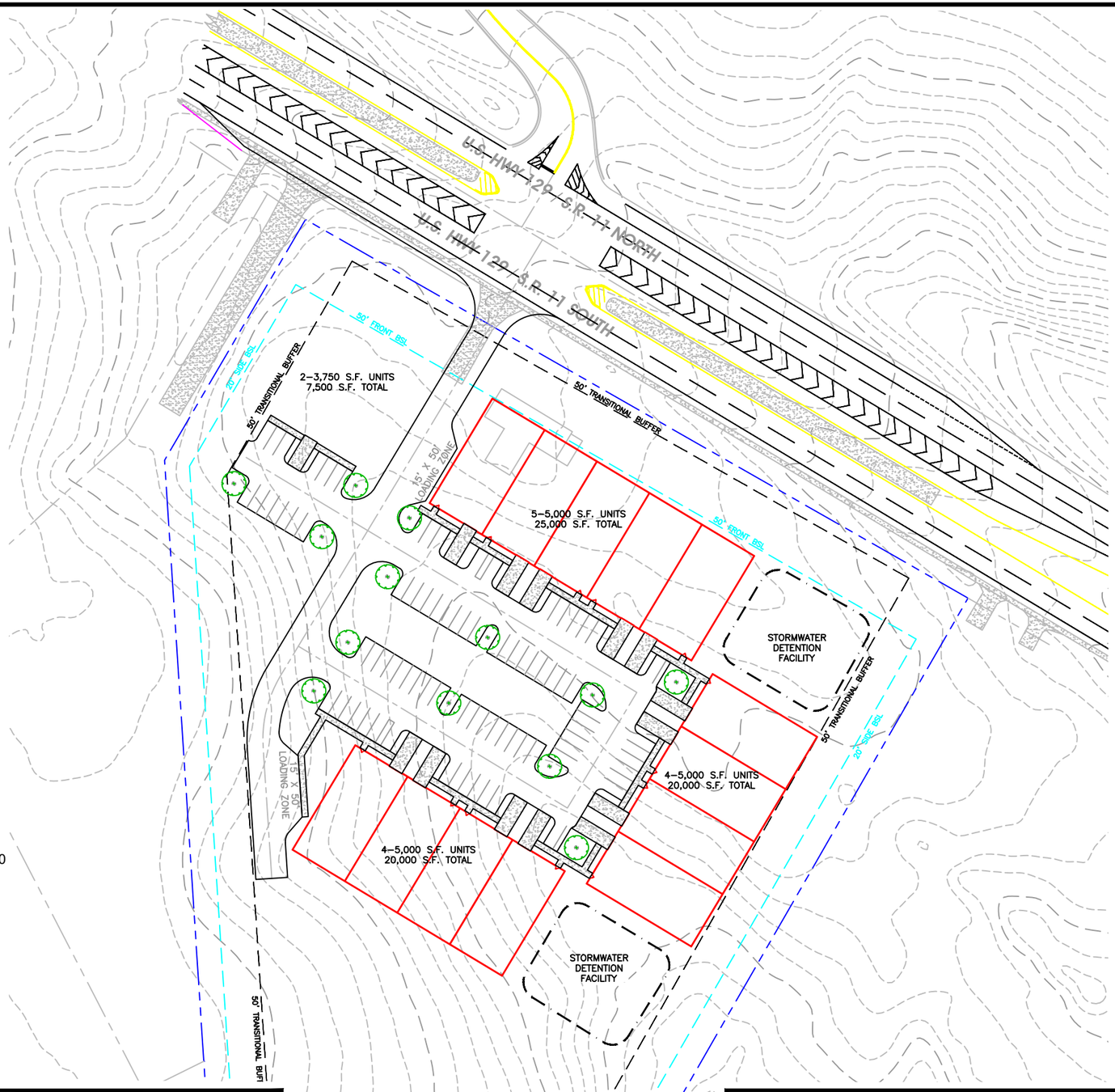
SCALE IN FEET

REVISIONS	DATE

RED ROCK DESIGN land planning·engineering
(678) 227-4545 / p.o. box 1122 / jefferson, ga 30549

DATE:	10/29/25
SCALE:	1"=200'
PROJECT #:	25-040-FSC
FILE NAME:	Rezone Concept A.dwg

CHOICE FSC
3294 ATHENS HWY. GAINESVILLE, GA 30507
CHOICE FACILITY SERVICES AND CONSTRUCTION
c/o MR. JIM RIZQALLAH



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   (???)???-????
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CHOICE FSC
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CHOICE FACILITY SERVICES AND CONSTRUCTION
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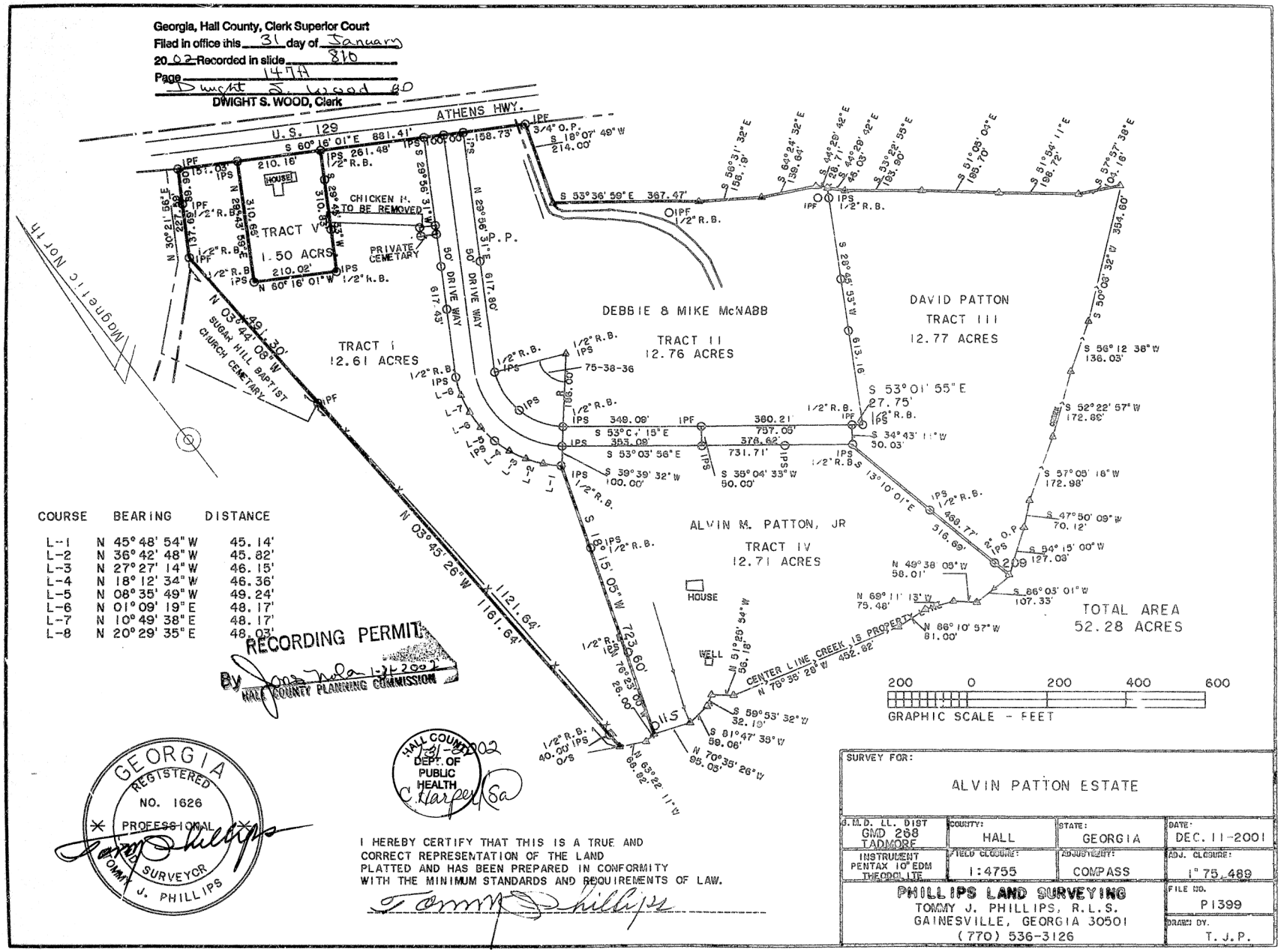
GSCCCA.org - Image Index
10/16/2025, 3:09 PM
1 of 1

Georgia, Hall County, Clerk Superior Court
Filed in office this 31 day of January
20 02 Recorded in slide 810
Page 1477
Dwight S. Wood
DWIGHT S. WOOD, Clerk



COURSE	BEARING	DISTANCE
L-1	N 45° 48' 54" W	45.14'
L-2	N 36° 42' 48" W	45.82'
L-3	N 27° 27' 14" W	46.15'
L-4	N 18° 12' 34" W	46.36'
L-5	N 08° 35' 49" W	49.24'
L-6	N 01° 09' 19" E	48.17'
L-7	N 10° 49' 38" E	48.17'
L-8	N 20° 29' 35" E	48.03'

RECORDING PERMIT
By [signature] 1-31-2002
HALL COUNTY PLANNING COMMISSION

HALL COUNTY 1-31-2002
DEPT. OF PUBLIC HEALTH
C. Harper RSa

GEORGIA
REGISTERED
NO. 1626
PROFESSIONAL
SURVEYOR
TOMMY J. PHILLIPS

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT REPRESENTATION OF THE LAND PLATTED AND HAS BEEN PREPARED IN CONFORMITY WITH THE MINIMUM STANDARDS AND REQUIREMENTS OF LAW.
Tommy Phillips

SURVEY FOR: ALVIN PATTON ESTATE

J.M.D. LL. DIST: GMD 268 TADMORE	COUNTY: HALL	STATE: GEORGIA	DATE: DEC. 11-2001
INSTRUMENT: PENTAX 10" EDM THEODOLITE	FIELD CLOSURE: 1:4755	ADJUSTMENT: COMPASS	ADJ. CLOSURE: 1" 75.489
PHILLIPS LAND SURVEYING TOMMY J. PHILLIPS, R.L.S. GAINESVILLE, GEORGIA 30501 (770) 536-3126			FILE NO. P1399 DRAWN BY. T.J.P.

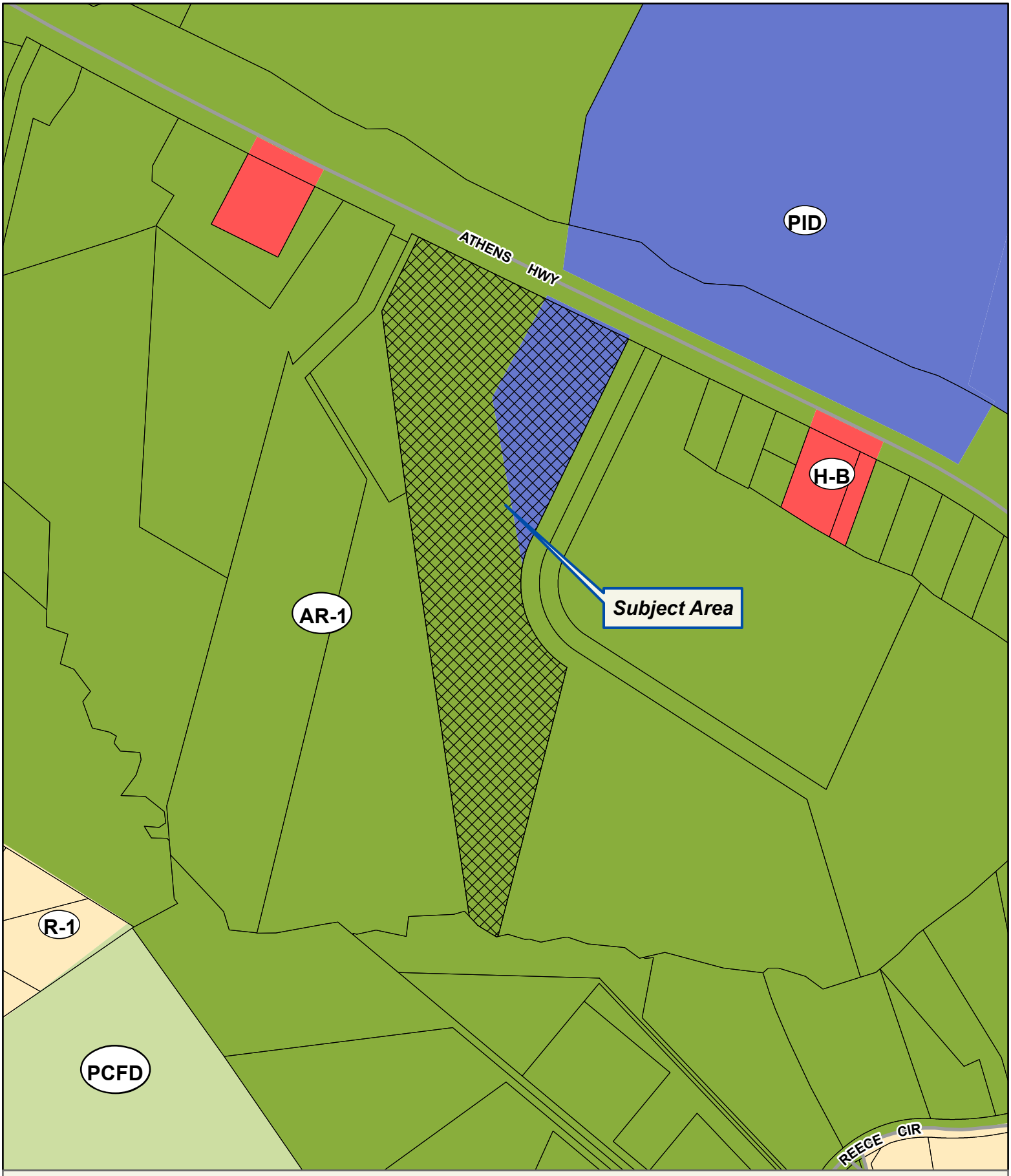


Applicant: JIM RIZQALLAH
Tax Parcel #: 15014 000192
Location: 3294 & 3290 ATHENS HIGHWAY
GAINESVILLE, GA 30507
Commission District 3

0 200 400 800
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N

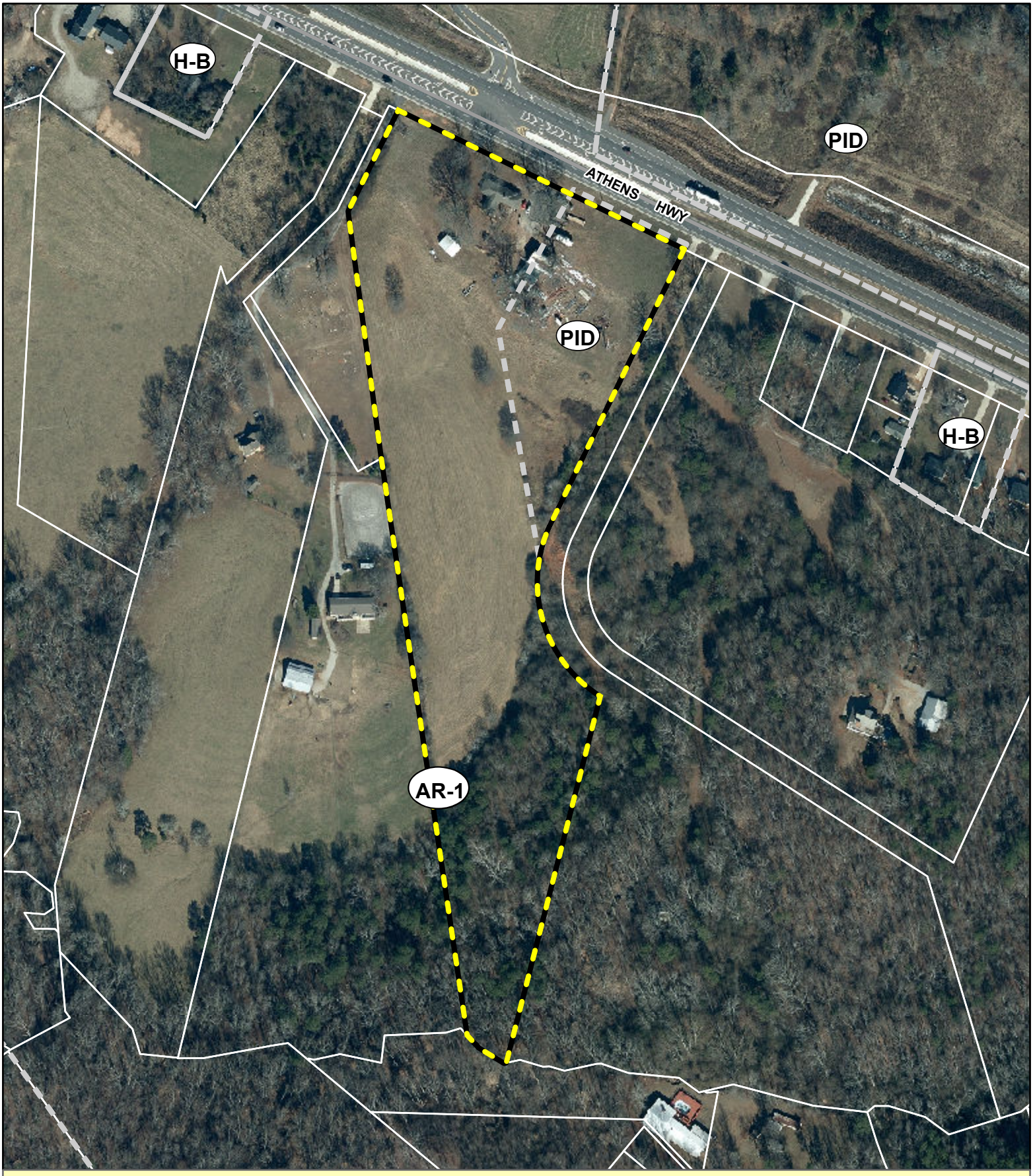


Applicant: JIM RIZQALLAH
Tax Parcel #: 15014 000192
Location: 3294 & 3290 ATHENS HIGHWAY
GAINESVILLE, GA 30507
Commission District 3

0 100 200 400
Feet

Zoning Boundary
City Limits
Subject Area
Structure

N



Applicant: JIM RIZQALLAH
Tax Parcel #: 15014 000192
Location: 3294 & 3290 ATHENS HIGHWAY
GAINESVILLE, GA 30507
Commission District 3

0 75 150 300
Feet

Zoning Boundary
City Limits
Subject Area

N


SUNCO Construction




Edward Jones
Edward Jones

BK7967PG467

FILED
HALL CO., GA.
17 SEP 18 PM 1:40
CHARLES BAKER, CLERK
SUPERIOR-STATE COURT
BY ER

HALL COUNTY, Georgia
Real Estate Transfer Tax
Paid $ 330.00
Date 9/18/17
Charles Baker
Superior Court Clerk
By ER
PT61 069-2017-006826

WARRANTY DEED

STATE OF GEORGIA

COUNTY OF HALL

Christopher D. Elrod
4209 Oakwood Rd., Suite 9
Oakwood, Georgia 30566

THIS INDENTURE, made this 12 day of September, in the year Two Thousand Seventeen, between **KB RE, LLC**, as party or parties of the first part, hereinafter called Grantor, and **JOHNNY WALKER**, as party or parties of the second part, hereinafter called Grantee (the words "Grantor" and "Grantee" to include their respective heirs, successors and assigns where the context requires or permits).

WITNESSETH that: Grantor for and in consideration of the sum of **TEN ($10.00) DOLLARS AND OTHER VALUABLE CONSIDERATION**, in hand paid at and before the sealing and delivery of these presents, the receipt whereof is hereby acknowledged, has granted, bargained, sold, alienated, conveyed and confirmed, and by these presents does grant, bargain, sell, alien, convey and confirm unto the said Grantee:

Tract One: All that tract or parcel of land lying and being in Tadmore District, GMD 268, Hall County, Georgia, and being Tract 1 of the "Alvin Patton Estate," consisting of 12.61 acres, as shown on a plat entitled "Survey of Alvin Patton Estate," dated December 11, 2001, recorded in Plat Slide 810, Page 147A, Hall County, Georgia Records, which plat is incorporated herein by reference and made a part hereof.

Tract Two: All that tract or parcel of land lying and being in Tadmore District, GMD 268, Hall County, Georgia, containing 1.50 acres of land, and being more particularly shown on a plat of survey for Alvin M. Patton, prepared by Tommy J. Phillips, GRLS, dated May 11,

BK7967PG468

2000, as follows: TO FIND THE TRUE POINT OF BEGINNING, begin at an iron pin found on the southerly right-of-way of U.S. Highway 129(S) at a point where the southeasterly side of a 20 foot graded drive extending from the highway to the cemetery of the Sugar Hill Baptist Church and the property of Alvin M. Patton adjoin the right-of-way of said highway; thence from said point running South 59-55-08 East a distance of 164.08 feet to a point marked by an iron pin on the right-of-way of U.S. Highway 129, the TRUE POINT OF BEGINNING, thence continue along the right-of-way South 59-51-23 East a distance of 210 feet to a corner marked by an iron pin set; thence South 32-24-52 West a distance of 311.50 feet to an iron pin set; thence North 59-59-33 West a distance of 210.02 feet to an iron pin set; thence North 32-24-52 East a distance of 312.00 feet to an iron pin set on the right-of-way of U.S. Highway 129, the TRUE POINT OF BEGINNING.

TO HAVE AND TO HOLD the said tract or parcel of land, with all and singular rights, members and appurtenances thereof, to the same being, belonging, or in anywise appertaining, to the only proper use, benefit and behoof of the said Grantee forever in FEE SIMPLE.

AND THE SAID Grantor will warrant and forever defend the right and title to the above-described property unto the said Grantee against the claims of all persons whomsoever.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, the day and year above-written.

Signed, sealed and delivered in presence of:

KB RE, LLC

Witness

By: (SEAL)
David Collins
Manager

Notary Public

DE ANN M. PAWLAK NOTARY PUBLIC HALL COUNTY, GEORGIA MY COMM. EXPIRES MAY 11, 2020

Legal Description

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Tract Two:

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All matters recorded in caption property at Plat Book 76, Page 28, aforesaid records.

CITY OF
GAINESVILLE

WATER RESOURCES

October 27, 2025

Choice Facility Services and Construction
Jim Rizqallah
jim.rizqallah@choicefsc.com

Re: Water Availability
Proposed Warehouse Development
3294 Athens Hwy
PIN: 15014 000192

Dear Mr. Rizqallah,

The purpose of this letter is to confirm the availability of water service to the above-referenced property.

The City of Gainesville owns and operates an existing 8-inch DIP water main in the right-of-way of Athens Highway along the frontage of the subject property.

Currently, the City has adequate domestic water capacity to serve your proposed warehouse development.

This confirmation of water availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.

Please call me at (770) 538-2452 should you have any questions.

Sincerely,

Nick Swafford
Permitting Services and GIS Manager

cc: Tracy Robar, P.E., Engineering and Construction Div. Manager
Chris Thornhill, Project Manager

Outlook

HCBOC Tentative Agenda 1.22.26

From Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>
Date Tue 12/16/2025 6:59 AM
To Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>; Katie G. Ahmed (Planning) <kahmed@hallcounty.org>; Lynn Taylor (Planning) <ltaylor@hallcounty.org>
Cc Chad Harper (Environmental Health) <charper@hallcounty.org>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>

Please find Environmental Health comments below:

3610 Mountain View Road, Mosqueda: No comment. Public sewer.

2479A Broadway Place, Gray: Septic permit OSC-10379 was issued for a 1 bdrm ADU on August 25, 2025.

2479B Broadway Place, Gray: Septic permit OSC-10616 was issued for a 1 bdrm ADU on December 9, 2025.

1148 Hancock (A/B), Cordoba: 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.

5401 Old Winder Hwy (A/B), K2P Land Partners: No comment. Public sewer.

5773/5769 Conner Road (A/B), Walton: 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.

5953/5965 Yellow Creek Road, Stover: 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.

3294/3290 Athens Hwy, Rizqallah: Must meet all Environmental Health commercial septic system permitting requirements. 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 may be required after review of business plan.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973 (phone)
emcgahee@hallcounty.org

http://dph.georgia.gov/environmental-health (State Website)
http://www.phdistrict2.org/HallCounty.htm (District Website)
https://www.hallcounty.org/192/Environmental-Health (County Website & Forms)

EMAIL Reader Advisory Notice: Email to and from a Georgia state agency is generally public record, except for content that is confidential under specific laws. Security by encryption is applied to all confidential information sent by email from the Georgia Department of Public Health (DPH). This message is only intended for specific recipient(s) and may contain privileged, private, or sensitive information. If you received this message in error, please delete it, and contact me.

Outlook

RE: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners meeting

From Hash, Christopher M <CHash@dot.ga.gov>
Date Thu 12/11/2025 4:30 PM
To Kaitlyn Elliott (Planning) <kelliott@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 Afternoon Kaitlyn,

Please see the below responses in red.

If you have any questions, please feel free to reach out.

Thanks,

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

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, December 11, 2025 3:28 PM
Subject: Tentative Planning Agenda for the January 22, 2026 Hall County Board of Commissioners 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,

Please see below for the Tentative Planning Agenda and Maps for the **January 22, 2026** Hall County Board of Commissioners meeting. Please use the links to review the documents and respond with comments to Hall County

Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Thursday, December 18, 2025.** Email comments to Katie (kahmed@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**
  Off system, no impacts to the state route expected.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**
  Off system, no impacts to the state route expected.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

  (B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance** | Commission District 4 | **Santos Cordoba, applicant**
  Off system, no impacts to the state route expected.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**
  Will need to permit with our office.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**

  (B) 5773 & 5769 Conner Road | Variance to section 7.7.3 | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, applicant**
  Off system, no impacts to the state route expected.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, applicant**
  Off system, no impacts to the state route expected.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  Will need to permit with our office. Driveway will need to align, and a right turn lane will be required. Intersection will need to be studied.

Thank you,

Kaitlyn Elliott

Planning Commission Clerk

Hall County Planning and Zoning

(770) 531-6810 www.hallcounty.org

HALL COUNTY
GEORGIA
We have it all in Hall

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.

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

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 Administrator

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: Wednesday, December 17, 2025

Subject: January 22, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 22, 2026, meeting. Upon review, we provide the following comments.

NEW BUSINESS

- **3610 Mountain View Road | Variance to Section 3.2** | to reduce the minimum yards | on a 0.16± acre tract located on the north side of Mountain View Road approximately 70 feet from its intersection with Whiting Road | Zoned AR-1; Tax Parcel 08031 003013 | **Proposed Use: To bring an existing structure into compliance** | Commission District 4 | **Marcial Mosqueda, applicant**

  - **Engineering**: No Comment
  - **Traffic: No** Comment
  - **Utilities:** Gainesville Sewer on the south side of Mt. View Road.

- **2479A Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.29± acre tract located on the east side of the extension of Broadway Place approximately 466 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005001 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

  - **Engineering:** No Comment
  - **Traffic:** No Comment
  - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **2479B Broadway Place | Variance to Section 7.8.3** | ADU standards | on a 0.51± acre tract located on the east side of the extension of Broadway Place approximately 543 feet from Broadway Drive | Zoned R-1; Tax Parcel 00121 005007 (pt) | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Amelia Gray, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities:** Gainesville Sewer – No infrastructure in vicinity.

- **(A) 1148 Hancock Avenue | Conditional Use |** expansion of a nonconforming use | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | **Proposed Use: Accessory dwelling unit** | Commission District 4 | **Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic**: No Comment
    - **Utilities**: Gainesville Sewer – Infrastructure on Marler Street.

- **(B) 1148 Hancock Avenue | Variance to Section 5.3 | to reduce the minimum yards | on a 0.59± acre tract located on the west side of Hancock Avenue at its intersection with Jarrard Drive | Zoned H-B & R-1; Tax Parcels 00031 005009 | Proposed Use: Accessory dwelling unit & to bring an existing structure into compliance | Commission District 4 | Santos Cordoba, applicant**

    - **Engineering**: No Comment
    - **Traffic:** No Comment
    - **Utilities:** Gainesville Sewer – Infrastructure on Marler Street.

- **5401 Old Winder Highway | Special Use** | to amend conditions of zoning | on an 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned R-MF; Tax Parcel 15039A000007(pt) | **Proposed use: 700-unit residential development** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **5401 Old Winder Highway | Special Use** | | to amend conditions of zoning | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned I-1; Tax Parcel 15039A000007(pt) | **Proposed use: Industrial park** | Commission District 1 | **K2P Land Partners, LLC, applicant**

    - **Engineering**: No Comment
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer – Infrastructure on site.

- **(A) 5773 & 5769 Conner Road | Special Use** | for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **(B) 5773 & 5769 Conner Road | Variance to section 7.7.3** | to vary the standards for an agri-entertainment venue | on a 11.96± acre tract located on the south side of Conner Road approximately 1415 feet from its intersection with Jim Crow Road | Zoned AR-1; Tax Parcels 08110 000151 & 08110 000015 (pt) | **Proposed Use: Agri-entertainment venue** | Commission District 2 | **Dwayne Bradley Walton, 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:** No Comments
    - **Utilities:** Flowery Branch Sewer Service area.

- **5953 & 5965 Yellow Creek Road | Special Use |** for rural business | on a 2.21± acre tract located on the south side of Yellow Creek Road approximately 340 feet from its intersection with Walden Road | Zoned AR-1; Tax Parcels 11105 000019 & 11105 000002C (pt) | **Proposed Use: Rural Business** | Commission District 2 | **Joshua Stover, 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:** No Comments
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, 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.
    - **Traffic:** GDOT access Permit is required.
    - **Utilities:** Hall County Sewer Service area – No infrastructure in vicinity.

Outlook

Fire Comment

From John Hornick (Fire Services) <jhornick@hallcounty.org>
Date Tue 12/16/2025 2:41 PM
To Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Cc Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

January 22, 2026 Hall County Board of Commissioners meeting.

- **3294 & 3290 Athens Highway | Rezone** | from Agricultural Residential (AR-1) & Planned Industrial Development (PID) to Light Industrial (I-1)) | on a 14.11± acre tract located on the south side of Athens Highway approximately 1655 feet from its intersection with Bluffton Drive | Zoned AR-1 & PID; Tax Parcel 15014 000192 | **Proposed Use: Uses permitted in I-1** | Commission District 3 | **Jim Rizqallah, applicant**
  The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during development review to meet fire code.

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
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POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Katie Ahmed, Planning & Zoning Administrator

Date: January 5, 2026

Subject: Public Comment

Dear Commissioners,

Staff received an objection letter from Ms. and Mr. Shore concerning our notice letter mailing procedure and expressed their concerns regarding timely notification. The Shores reside at 3286 Athens Highway, Gainesville, GA 30507.

In accordance with our established policy, notice letters were mailed approximately one month prior to the first public hearing (December 17, 2025 for the January 22, 2026 BOC meeting). Under Georgia state law, mailing notice letters to neighboring property owners is not required; therefore, no law has been violated. Nevertheless, as a courtesy, our policy provides this notification to surrounding property owners.

The Shores' objection letter is included in the packet for the upcoming BOC meeting on January 22, 2026.

Thank you,
Katie Ahmed
Planning and Zoning Administrator

Steve Klacik & Karen Shore 3286 Athens Hwy Gainesville, GA 30507 Email: [redacted] Phone: [redacted] December 20, 2025

Hall County Planning and Development P.O. Box 1435 Gainesville, GA 30503

Subject: Rezoning Application – 3290 & 3294 Athens Highway (AR-1 & PID to I-1) Applicant: Jim Rizqallah Hearing Date: January 22, 2026

Dear Planning Staff and Hall County Board of Commissioners:

We write as directly adjoining property owners and formally object to the above-referenced rezoning request. We respectfully urge the County to deny this application. At minimum, we request postponement until proper notification and full public review have occurred.

Lack of Required Notification: Despite our property touching the subject parcels, we did not receive timely notice of this rezoning application. Hall County policy requires mailed notification to owners within 500 feet at the outset of the rezoning process. We were only recently notified of the Commission hearing, placing us at a clear disadvantage. This alone justifies postponement of the hearing.

Incompatibility and Harm to Adjacent Property: Rezoning these parcels to I-1 threatens surrounding agricultural and residential properties. Industrial zoning will introduce incompatible uses, including truck and equipment traffic, warehousing, storage yards, and fabrication or manufacturing activities. These uses will significantly harm our peaceful property use, livestock safety, and the rural environment. This corridor is not suitable for industrial intensification.

Traffic, Lighting, Noise, and Property Value Impacts: The proposed rezoning poses unacceptable risks: increased heavy traffic on Athens Hwy, nighttime lighting spillover, noise disruption to horses and livestock, stormwater runoff issues, decreased property values, and permanent change to the rural character of the area. These impacts have not been publicly evaluated.

Request for Documentation and Transparency: We request access to the full application packet, site plans, staff reviews, environmental reports, and proposed conditions. We also request confirmation of all mailing records and dates to adjoining owners. Full transparency is necessary for an informed decision.

Conclusion: Given the notification concerns, land use incompatibility, and potential harm to surrounding properties, we urge the Board to deny this rezoning request. At the very least, this case must be postponed to allow proper neighbor notice, document review, and meaningful participation. We intend to speak at the public hearing.

Sincerely,

Steve Klacik

Karen Shore

3286 Athens Hwy

Gainesville, GA 30507

FORMAL WRITTEN OBJECTION – PROCEDURAL NOTICE DEFECT

Date: December 24, 2025
To: Hall County Board of Commissioners
Via: Hall County Planning & Zoning Department

Re: Rezoning Application – 3294 & 3290 Athens Highway
Rezoning from Agricultural Residential (AR-1) / Planned Industrial Development (PID) to Light Industrial (I-1)
Applicant: Jim Rizqallah
Commission District 3

Dear Chairman and Members of the Board,

We are adjacent property owners entitled to notice under Georgia's Zoning Procedures Law and Hall County's zoning ordinance. We submit this written objection to the above-referenced rezoning application on procedural grounds, and respectfully request that it be entered into the official record.

We received our first mailed notice regarding this rezoning on December 17, 2025, as reflected in the County's Notice of Public Hearing. However, the rezoning process had already commenced prior to that date.

The County's notice references action taken at the October 7, 2025 meeting, at which time the Planning Commission was temporarily suspended and zoning matters were redirected to the Board of Commissioners. Regardless of that internal administrative change, Georgia law requires that affected property owners receive notice prior to the first public hearing on a zoning request, so that they may meaningfully participate in the process.

Because notice was not provided to us until after the rezoning process was already underway, we were deprived of the opportunity to participate at the outset of the proceedings, including the opportunity to prepare, present evidence, and raise concerns before staff review, recommendations, or procedural momentum occurred. An internal suspension of the Planning Commission does not eliminate or postpone statutory notice obligations owed to affected property owners.

This procedural defect is particularly significant given the nature of the request, which seeks to rezone property from Agricultural Residential to Light Industrial, a substantial change with material impacts on land use compatibility, traffic, noise, and surrounding property interests.

Accordingly, we respectfully object to the continuation or approval of this rezoning in its current posture and request that the Board take appropriate corrective action, including but not limited to:

1. Tabling the application;
2. Remanding the matter for re-notice and rehearing in compliance with Georgia law; or
3. Restarting the rezoning process to ensure full procedural compliance and meaningful public participation.

This objection is submitted to preserve our rights and remedies under Georgia law. We appreciate the Board's consideration of this matter and request that this correspondence be included in the official record of proceedings.

Property Address: 3286 Athens Highway, Gainesville, GA 30507

Respectfully submitted,

/s/ Karen Shore
Karen Shore

/s/ Steve Klacik
Steve Klacik

PLANNING AND DEVELOPMENT DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE, GA 30503
t: 770-531-6809 I f: 770-531-3902

HALL COUNTY
GEORGIA
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PUBLIC NOTICE REQUIREMENTS

Zoning regulations require that public notice must be given prior to all zoning hearings as follows:

1. The Planning Department shall publish a legal advertisement no less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing.

2. The Planning Department shall send notification by letter of all other property owners within a 500-foot radius of the applicant's property, which is standard administrative policy of the Planning Department.

3. The applicant/property owner shall place the public notice sign in a conspicuous location on the property not less than fifteen (15) days and not more than forty-five (45) days prior to the public hearing.

The Planning Department shall post the legal advertisement and notify property owners within a 500ft radius to the subject property.

The applicant is required to post the public notice sign not less than fifteen (15) days and no more than forty-five (45) days prior to the public hearing. A photo of the sign placed at the location is required and must be sent to the Planning Department.

Multiple sign postings on a site may be required as determined by the Planning Department. The sign must be in a location where it is clearly visible from the roadway. The sign cannot be obstructed in any manner, placed too far from the road, or placed in such manner as would cause it to blend into the landscape.

Should you find the sign missing or vandalized in any manner, contact the Planning Department for a replacement sign. When the proceeding is complete and final Board action has occurred, the sign shall then be removed from the property by the applicant.

THE ZONING SIGN MUST BE POSTED NO EARLIER THAN DECEMBER 19, 2026 AND NO LATER THAN JANUARY 02, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN JANUARY 02, 2026 ALONG WITH A MINIMUM OF ONE PHOTO SHOWING THE SIGN POSTED AT THE SUBJECT PROPERTY.

Failure to comply will result in a delay of the application.

AFFIDAVIT

By my signature, I, Jim Rizgallah (Please Print Name), **hereby acknowledge that I have read and understand the sign posting requirements. I further certify that the required public notice sign was posted on** 12-19-2025 (Date) **for** Choice FSC (Name application filed as).

Signature Jim Rizgallah (The original document is required)


ZONING NOTICE
AN APPLICATION HAS BEEN FILED WITH HALL COUNTY IN REGARD TO THE ZONING REGULATIONS AS THEY APPLY TO THIS PROPERTY
APPLICANT: JIM RIZQALLAH
REQUEST: REZONE FROM AR-1 & PID TO I-1
FOR USES PERMITTED IN I-1
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: N/A
Time: N/A
COUNTY COMMISSION
Date: JAN 22, 2026
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


ZONING NOTICE

HALL COUNTY GOVERNMENT
BOARD OF COMMISSIONERS

POST OFFICE DRAWER 1435
GAINESVILLE, GEORGIA 30503
(770) 535-8288
FAX (770) 531-3972

TOM OLIVER
CHAIRMAN

BOBBY BANKS, DISTRICT 1
BILLY POWELL, DISTRICT 2
STEVE GAILEY, DISTRICT 3
DEBORAH K. MACK, DISTRICT 4

August 1, 2008

CRM Fabrication & Repair, Inc.
Attn: Chris Milligan
2567 Athens Highway
Gainesville, GA 30507

Dear Mr. Milligan:

Please be advised that in its meeting of July 24, 2008, the Hall County Board of Commissioners voted to approve the application of CRM Fabrication & Repair, Inc. to rezone from AR-IV to PID, a 3.5± acre tract located on the west side of Athens Highway; a.k.a. 3290 Athens Highway; Tax Parcel 15014 000207(pt). Proposed Use: Mixed use commercial and manufacturing. Commission District Three.

The following conditions of zoning apply:

1. The development of the site shall occur as generally depicted and described in the concept plan and project narrative, modified as necessary for compliance with development standards in force at the time of site plan approval.
2. Development shall be limited to a 13,200 sq. ft. manufacturing and repair building and 6,900 sp. ft. retail/office building.
3. The Applicant must connect to City of Gainesville water before the issuance of any permits.
4. All development shall meet Gateway Corridors Overlay District requirements section 17.420 of the Hall County Zoning Regulations.
5. Final driveway design and placement are subject to approval by the Hall County Engineering Department and/or the Georgia Department of Transportation.
6. Any access or adjacent intersection improvements required by the Hall County Engineering Department or the Georgia Department of Transportation are the financial responsibility of the Applicant/developer.
7. All conditions of zoning shall be made a part of any plat created for the property.
8. The hours of operation will be Monday through Saturday from 7 a.m. to 9 p.m.

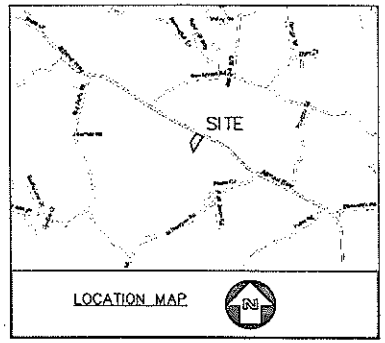
If you have questions or require any additional information you may reach me at 770.535.8288.

Sincerely,

Heather Bates
Commission Clerk

cc: C. S. McGee
4810 Upper Berkshire Road
Flowery Branch, GA 30542

Planning and Zoning	Public Works
Building Inspections	Tax Commissioner
Business License	Tax Assessor



LOCATION MAP

PROPOSED ZONING

PID - PLANNED INDUSTRIAL
GATEWAY CORRIDOR

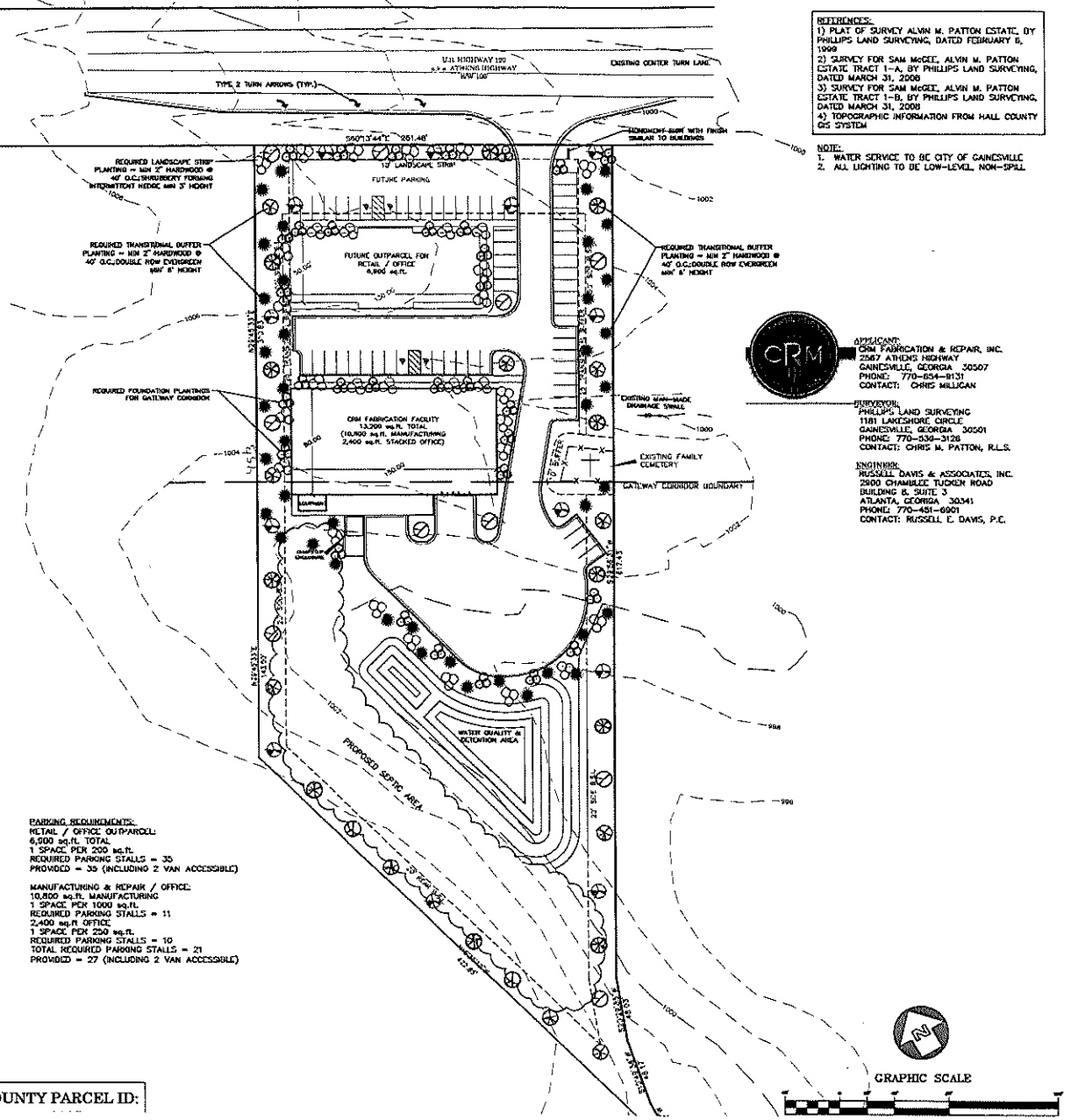
FRONT B.S.L. = 50'
REAR B.S.L. = 20'
SIDE B.S.L. = 20'

TRANSITIONAL BUFFER: 25' SIDE

LANDSCAPE STRIP: 10' FRONT

TOTAL SITE AREA = 3.50 ac

IMPERVIOUS COVERAGE = 46%



REFERENCES:
1) PLAT OF SURVEY ALVIN M. PATTON ESTATE, BY PHILLIPS LAND SURVEYING, DATED FEBRUARY 8, 1999
2) SURVEY FOR SAM McGEE, ALVIN M. PATTON ESTATE TRACT 1-A, BY PHILLIPS LAND SURVEYING, DATED MARCH 31, 2008
3) SURVEY FOR SAM McGEE, ALVIN M. PATTON ESTATE TRACT 1-B, BY PHILLIPS LAND SURVEYING, DATED MARCH 31, 2008
4) TOPOGRAPHIC INFORMATION FROM HALL COUNTY GIS SYSTEM

NOTE:
1. WATER SERVICE TO BE CITY OF GAINESVILLE
2. ALL LIGHTING TO BE LOW-LEVEL, NON-SPILL

APPLICANT:
CRM FABRICATION & REPAIR, INC.
2567 ATHENS HIGHWAY
GAINESVILLE, GEORGIA 30507
PHONE: 770-654-8131
CONTACT: CHRIS MILLICAN

SURVEYOR:
PHILLIPS LAND SURVEYING
1181 LAKESHORE CIRCLE
GAINESVILLE, GEORGIA 30501
PHONE: 770-536-3128
CONTACT: CHRIS M. PATTON, R.L.S.

ENGINEER:
RUSSELL DAVIS & ASSOCIATES, INC.
2900 CHAMBLEE TUCKER ROAD
BUILDING 8, SUITE 3
ATLANTA, GEORGIA 30341
PHONE: 770-451-6901
CONTACT: RUSSELL E. DAVIS, P.E.

PARKING REQUIREMENTS:
RETAIL / OFFICE OUTPARCEL:
6,900 sq.ft. TOTAL
1 SPACE PER 200 sq.ft.
REQUIRED PARKING STALLS = 35
PROVIDED = 35 (INCLUDING 2 VAN ACCESSIBLE)

MANUFACTURING & REPAIR / OFFICE:
10,800 sq.ft. MANUFACTURING
1 SPACE PER 1000 sq.ft.
REQUIRED PARKING STALLS = 11
2,400 sq.ft OFFICE
1 SPACE PER 250 sq.ft.
REQUIRED PARKING STALLS = 10
TOTAL REQUIRED PARKING STALLS = 21
PROVIDED = 27 (INCLUDING 2 VAN ACCESSIBLE)

UTILITIES PROTECTION CENTER, INC.
Call toll-free 1-800-282-7411 throughout Georgia. Outside Georgia call Collect at 1-770-623-4344 prior to all construction activities.

HALL COUNTY PARCEL ID:

RUSSELL DAVIS & ASSOCIATES, INC.
CIVIL ENGINEERING
2900 Chamblee Tucker Road
Building 8, Suite 8
Atlanta, Georgia 30341
(770) 451-6901 tel
(770) 451-6902 fax
Residential & Commercial
Planning & Due Diligence
Water Quality Specialists

GEORGIA REGISTERED PROFESSIONAL ENGINEER RUSSELL E. DAVIS

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No.	Revision/Issue	Date

CRM FABRICATION & REPAIR, INC.

GMD 268, HALL COUNTY
GEORGIA

REZONING PLAN

Project: D08008
Date: 05/12/2008
Scale: 1"=40'
Sheet: C1

Print

Board of Commissioners Voting Meeting Comments - January 22, 2026 - Submission #133304

Date Submitted: 1/22/2026

Comments completed in the form below will be submitted into the record for the January 22, 2026 Voting Meeting of the Hall County Board of Commissioners.

First Name*

Kevin

Last Name*

Shockley

Address1*

4015 Lyman Way

Address2

City*

Gainesville

State*

GA

Zip*

30507

Item for Comment*

3294 & 3290 Athens Highway | Rezone

Select from the list below which item you would like to register a comment on. Items are listed in the order in which they appear on the agenda.

Your Comments*

I am expressing my concern over the proposed rezoning on Athens Highway. As a lifelong resident of Hall County with strong ties to the Sugar Hill community, it is very concerning to me. Many of my loved ones and family members are buried in the cemetery behind the property. It has always been a place where loved ones can go to reflect on special memories of their family members. With a proposed zoning, it would take away greatly from the privacy that the cemetery offers. In addition, it would be just next door to the church and across the road from an elementary school. Having a place in that proximity that would sell alcohol is very concerning. Thanks for your consideration as you make your decision that will negatively impact so many residents in the area.

Please write your comments in the box above.

File Upload

Choose File No file chosen

If you have files, such as photos, videos or text documents to include with your comments, upload them in the box above.

Follow-up Communication

Would you like a Hall County staff member to follow up with you? If so, please leave your email address or phone number in the box above. Otherwise, leave this box blank.