HALL COUNTY
PLANNING COMMISSION 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
Tuesday, December 08, 2026 - 05:15 PM

Call to Order

Agenda Review

Approval of Minutes

1 Approve the November 16, 2026 Planning Commission Meeting Minutes

Other Business

2 Training: Variances. Staff to conduct additional training review of variances prior to hearing further business.

New Business

3 **4234 Belvedere Drive | Variance to Section 3.2 |** to reduce the minimum yards | on a 0.67± acre tract located on the south side of Belvedere Drive approximately 400 feet past the end of the paved portion of Belvedere Drive | Zoned AR-1; Tax Parcel 10079 001027 **| Proposed use: Single-family dwelling |** * Commission District 2 **| Amanda Cook, applicant**

4 **954 Gainesville Highway | Special Use |** for vehicle repair, minor in GCOD | on a 3.79± acre tract located on the northwest side of Gainesville Highway approximately 800 feet southwest of its intersection with Sherwin Parkway | Zoned H-B; Tax Parcel 08158 002004 **| Proposed Use: Vehicle repair, minor |** ** Commission District 1 **| William Greene, applicant**

Adjourn

**The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision. The Hall County Board of Commissioners will hear appeals at a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.*

***The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing.*

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

AGENDA ITEM

Approval of Minutes

REPORT TO: **Planning Commission Meeting (12/08/26)**

ITEM NO: 847/2026

SUBJECT: Approve the November 16, 2026 Planning Commission Meeting Minutes

Meetings:

Voting Meeting Date: 12/08/26

Executive Summary:

Presenter: KA

Recommendation:
Approve

Purpose of Request:
Approve the November 16, 2026 Planning Commission Meeting Minutes

History:

Facts and Issues:

Options:

Approvals:

Submit	Review
KE	LT

Attachments:

November 16, 2026 Planning Commission Meeting Minutes

HALL COUNTY
PLANNING COMMISSION MEETING SUMMARY 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
Monday, November 16, 2026 - 05:15 PM

Call to Order

Chairman Dunckel at 5:15 p.m.

Present:

Commissioners Chairman Bradley Dunckel, Vice - Chairwoman Susan King, Brandon Dean, and Andre Castleberry

Also Present:

Katie Ahmed, Director of Planning and Zoning; Lynn Taylor, Deputy Director; Michael Patroski, Planning Division Administrator; Vamsee Polamarasetty, Senior Planner, Kaitlyn Elliott, Planning Commission Clerk, and Anna Schwaemmle, Assistant County Attorney

Agenda Review

Commissioner Dean / Commissioner King — amend the agenda to add an Invocation and the Pledge of Allegience — Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

Invocation

Pledge

Approval of Minutes

1 Approve the November 2, 2026 Planning Commission Meeting Minutes

Commissioner King / Commissioner Dean — approve - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

Other Business

2 Vote to Adopt the 2027 Planning Commission Meeting Schedule

Commissioner Castleberry / Commissioner Dean — approve — Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

New Business

3 **3411 Springdale Forrest Circle | Special Use |** for a minor subdivision | on a 2.09± acre tract located on the north side of Springdale Forrest Circle approximately 330 feet northwest of its intersection with Springdale Forrest Boulevard | Zoned R-1; Tax Parcel 10062 000038 **| Proposed Use: 2-lot subdivision |** ** Commission District 2 **| KD South, LLC, applicant**

Director Ahmed introduced the item. Mr. Patroski presented a summary of the request.

Kevin Dunahoo, 3411 Springdale Forrest Circle, Gainesville, discussed the request.

The following people addressed the Planning Commission:

- *None*

Chairman Dunckel / Commissioner Castleberry - approve

Chairman Dunckel/ Commissioner Castleberry - amend the motion to approve with conditions - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed.

Conditions:

1. *The property shall be developed in accordance with the site plan and narrative received September 22, 2026, 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.*
3. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

4 **1646 March Drive | Rezone |** from Highway Business (H-B) to Residential (R-1) | on a 0.11± acre tract located on the northwest side of March Drive approximately 758 feet from its intersection with South Drive | Zoned H-B; Tax Parcel 15032E006034 **| Proposed Use: Single-family dwelling |** ** Commission District 4 **| Udis Calderon, applicant**

Director Ahmed introduced the item. Mr. Patroski presented a summary of the request.

Udis Calderon, 1646 March Drive, Gainesville, discussed the request

The following people addressed the Planning Commission:

- *None*

Commissioner Castleberry / Commissioner Dean - approve with conditions - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion Passed

Conditions:

1. *The property shall be developed in accordance with the site plan dated April 20, 2026, and as described in the project narrative dated September 14, 2026, 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.*
3. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*

5 **(A) 1555C Calvary Church Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 **| Proposed Use: Storage lot |** ** Commission District 4 **| Chris Patton, applicant**

Director Ahmed introduced items 5 and 6, which were heard together. Mr. Patroski presented a summary of the request.

Chris Patton, 419 Bradford Strret, Gainesville, discussed the request.

The following people addressed the Planning Commission:

In favor:

- *None*

Opposition:

- *Jodi White, 5166 Whitehall Road, Lula*

Commissioner Castleberry / Commissioner King - approve with conditions

Commissioner Castleberry / Commissioner Dean - amended motion for approval with adjusted conditions - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site plan dated October 1, 2026, and narrative dated October 1, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The existing residence and driveway on Candler Road (SR60) shall be removed prior to issuance of a Land Disturbance Permit.*
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.*
4. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
5. *The developer shall install signage indicating "Private Drive. No outlet." at their proposed entrance along Calvary Church Road.*

6 **(B) 1555C Calvary Church Road | Variance to Section 8.2 |** to reduce the required buffer | on a 41.98± acre tract located on the east side of Calvary Church Road approximately 640 feet north of its intersection with Calvary Industrial Drive | Zoned AR-1; Tax Parcel 15031 000027 **| Proposed Use: Storage lot |** ** Commission District 4 **| Chris Patton, applicant**

Director Ahmed introduced items 5 and 6, which were heard together. See item 5 for public hearing details.

Commissioner Castleberry / Commissioner Dean - approval with conditions - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site plan dated October 1, 2026, and narrative dated October 1, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The existing residence and driveway on Candler Road (SR60) shall be removed prior to issuance of a Land Disturbance Permit.*
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.*
4. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
5. *The developer shall install signage indicating "Private Drive. No outlet." at their proposed entrance along Calvary Church Road.*

7 **(A) 6337 Lanier Islands Parkway, 6330 & 6450 Old Lanier Islands Drive, and portion of Old Lanier Island Drive right-of-way | Rezone |** from Suburban Shopping (S-S) & Planned Commercial Development (PCD) to Highway Business (H-B) | on a 5.48± acre tract located on the southeast corner of Lanier Islands Parkway and Merritts Drive | Zoned PCD & S-S; Tax parcels 07331 003004 (pt), 002034(pt), 001008 & a portion of Old Lanier Island Drive right-of-way **| Proposed Use: To allow the expansion of a boat sales & repair business |** ** Commission District 2 **| DCCM Infrastructure, Inc., applicant**

Director Ahmed introduced items 7 and 8, which were heard together. Ms. Taylor presented a summary of the request.

Beth Garmon, 425 Oak Street, Gainesville, discussed the request.

The following people addressed the Planning Commission:

Favor:

- *Stephen Lowe, 5526 River Valley Way, Flowery Branch*

Opposition:

- *Jodi White, 5166 Whitehall Road, Lula*
- *Edward Sutphin, 6380 Tuggle Road, Buford*

Rebuttal:

Ms. Garmon addressed presented concerns.

Chairman Dunckel/ Commissioner Castleberry - approve with conditions - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site plan dated September 4, 2026, and as described in the project narrative dated September 17, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *A combination plat shall be submitted for Plat Review and recorded prior to issuance of any land disturbance permit, building permit or business license.*
3. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. All improvements and applicable code sections identified in this report shall be met or a separate variance application filed for relief.*
4. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
5. *There shall be no access to the development from Tuggle Drive.*
6. *The director of Planning and Zoning shall initiate a site inspection to the subject property to identify property maintenance deficiencies in reference to section 6.2.8.C Maintenance Standards. The applicant shall recertify the identified issues within 90 days following final action of the Board of Commissioners.*

8 **(B) 6337 Lanier Islands Parkway, 6330 & 6450 Old Lanier Islands Drive, and portion of Old Lanier Island Drive right-of-way | Special Use |** to recognize the existing and allow the expansion of a boat sales & repair business with outdoor storage in the GCOD | on a 5.48± acre tract located on the southeast corner of Lanier Islands Parkway and Merritts Drive | Zoned PCD & S-S; Tax Parcels 07331 003004 (pt), 002034(pt), 001008 & a portion of Old Lanier Island Drive right-of-way **| Proposed Use: To allow the expansion of a boat sales & repair business |** ** Commission District 2 **| DCCM Infrastructure, Inc., applicant**

Director Ahmed introduced items 7 and 8, which were heard together. See item 7 for public hearing details.

Chairman Dunckel / Commissioner Castleberry - approve with conditions- Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site plan dated September 4, 2026, and as described in the project narrative dated September 17, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *A combination plat shall be submitted for Plat Review and recorded prior to issuance of any land disturbance permit, building permit or business license.*
3. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. All improvements and applicable code sections identified in this report shall be met or a separate variance application filed for relief.*
4. *All conditions of zoning shall be made a part of any plats or construction plans created for the property.*
5. *There shall be no access to the development from Tuggle Drive.*
6. *The director of Planning and Zoning shall initiate a site inspection to the subject property to identify property maintenance deficiencies in reference to section 6.2.8.C Maintenance Standards. The applicant shall recertify the identified issues within 90 days following final action of the Board of Commissioners.*

9 **0 Cagle Road | Rezone |** from Agricultural Residential (AR-1) to Planned Development (PD) | on a 26.21± acre tract located on the southeast side of Cagle Road at its intersection with Clubhouse Drive, Skyline Drive, and South Browning Bridge Road | Zoned AR-1; Tax Parcel 15019 000159 (pt) **| Proposed Use: 48-unit residential development |** ** Commission District 3 **| Habitat for Humanity of Hall County, Inc, applicant**

Director Ahmed introduced the item. Ms. Taylor presented a summary of the request.

Beth Garmon, 425 Oak Street, discussed the request.

The following people addressed the Planning Commission:

Favor:

- *Lila Weaver, 808 Main Street, Gainesville*
- *Will Hicks, 3119 Marthasville Court, Gainesville*

Opposition:

- *George Reece, 4070 Eli Jackson Road, Lula*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Susan Collins, 3845 Cagle Road, Gainesville*
- *Kelley Lipscomb, 3845 Cagle Road, Gasinesville*
- *David Grgetic, 4025 Skyline Drive, Gainesville*
- *Greg Wulz, 4017 Skyline Drive, Gainesville*
- *Steve Tucker, 4013 Skyline Drive, Gainesville*

Rebuttal:

Ms. Garmon addressed presented concerns.

Commissioner Dean / Commissioner Castleberry - Deny - Vote: 2-2

Chairman Dunckel — nay

Commissioner King — nay

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion tied.

The Planning Commission took a brief recess between 7:10 pm and 7:20pm.

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

Director Ahmed introduced items 10, 11, and 12, which were heard together. Ms. Taylor presented a summary of the request.

Stephen Klee, 335 Summerland Drive, Alpharetta, discussed the request.

Brent Cook, Assistant Director of Public Works, answered questions from the

Planning Commission.

The following people addressed the Planning Commission:

- *None*

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 3-1

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site plan received September 3, 2026, and as described in the project narrative dated September 11, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The development shall be limited to a total of 160 units with no less than 20% of the development being either duplex or townhomes units.*
3. *Access to the development shall be subject to the review and approval of the Hall County Public Works Department following acceptance of a traffic impact study. Improvements identified within the approved scope of study and determined by the Public Works Director or their designee to be necessary, and the responsibility of the developer shall be incorporated into the development plans for review and approval. All associated costs shall be the responsibility to the developer.*
4. *The buffers and setbacks may be reduced as follows with labels referencing the "Site Plan Exhibit":*
    - *Buffers:*
        - *A — Reduction from 50 feet to 10 feet with a 6-foot privacy fence,*
        - *B — Reduction from 50 feet to 10 feet,*
        - *C — Reduction from 50 feet to 10 feet with an 8-foot privacy fence,*
        - *D - Reduction from 50 feet to 10 feet with a 6-foot privacy fence, &*
        - *E - Reduction from 50 feet to 10 feet with a 6-foot privacy fence.*
    - *Setbacks:*
        - *A - Reduction from 50 feet to 20 feet,*
        - *B - Reduction from 50 feet to 20 feet,*
        - *C - Reduction from 50 feet to 20 feet,*
        - *D - Reduction from 50 feet to 15 feet, &*
        - *E - Reduction from 50 feet to 20 feet.*
5. *All buffers surrounding the development shall meet the definition of a "Buffer, natural" or "Buffer, landscaped" as defined in the Hall County UDC. Where the undisturbed or provided buffer does not meet this definition, the Director of Planning and Zoning, or their designee, may require supplemental plantings or other improvements necessary to ensure the buffer achieves the intent and performance standards intended.*

6. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
7. *All conditions of zoning shall be made part of any plats created for the property.*

11 **(B) 0 Ridge Road | Variance to section 4.7 |** overall development standards | Zoned AR-1; Tax Parcel 08154 000016 **| Proposed Use: 160-unit mixed residential development |** ** Commission District 1 **| bSide Oakwood, LLC, applicant**

Director Ahmed introduced items 10, 11, and 12, which were heard together. See item 10 for public hearing details.

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 3-1

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site plan received September 3, 2026, and as described in the project narrative dated September 11, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The development shall be limited to a total of 160 units with no less than 20% of the development being either duplex or townhomes units.*
3. *Access to the development shall be subject to the review and approval of the Hall County Public Works Department following acceptance of a traffic impact study. Improvements identified within the approved scope of study and determined by the Public Works Director or their designee to be necessary, and the responsibility of the developer shall be incorporated into the development plans for review and approval. All associated costs shall be the responsibility to the developer.*
4. *The buffers and setbacks may be reduced as follows with labels referencing the "Site Plan Exhibit":*
    - *Buffers:*
        - *A — Reduction from 50 feet to 10 feet with a 6-foot privacy fence,*
        - *B — Reduction from 50 feet to 10 feet,*
        - *C — Reduction from 50 feet to 10 feet with an 8-foot privacy fence,*
        - *D - Reduction from 50 feet to 10 feet with a 6-foot privacy fence, &*
        - *E - Reduction from 50 feet to 10 feet with a 6-foot privacy fence.*
    - *Setbacks:*
        - *A - Reduction from 50 feet to 20 feet,*
        - *B - Reduction from 50 feet to 20 feet,*
        - *C - Reduction from 50 feet to 20 feet,*
        - *D - Reduction from 50 feet to 15 feet, &*

        - *E - Reduction from 50 feet to 20 feet.*
    5. *All buffers surrounding the development shall meet the definition of a "Buffer, natural" or "Buffer, landscaped" as defined in the Hall County UDC. Where the undisturbed or provided buffer does not meet this definition, the Director of Planning and Zoning, or their designee, may require supplemental plantings or other improvements necessary to ensure the buffer achieves the intent and performance standards intended.*
    6. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
    7. *All conditions of zoning shall be made part of any plats created for the property.*

12 **(C) 0 Ridge Road | Variance to Article 8 |** Site Development | Zoned AR-1; Tax Parcel 08154 000016 **| Proposed Use: 160-unit mixed residential development |** ** Commission District 1 **| bSide Oakwood, LLC, applicant**

Director Ahmed introduced items 10, 11, and 12, which were heard together. See item 10 for public hearing details.

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 3-1

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — aye

Motion passed

Conditions:

1. *The property shall be developed in accordance with the site plan received September 3, 2026, and as described in the project narrative dated September 11, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.*
2. *The development shall be limited to a total of 160 units with no less than 20% of the development being either duplex or townhomes units.*
3. *Access to the development shall be subject to the review and approval of the Hall County Public Works Department following acceptance of a traffic impact study. Improvements identified within the approved scope of study and determined by the Public Works Director or their designee to be necessary, and the responsibility of the developer shall be incorporated into the development plans for review and approval. All associated costs shall be the responsibility to the developer.*
4. *The buffers and setbacks may be reduced as follows with labels referencing the "Site Plan Exhibit":*
    - *Buffers:*
        - *A — Reduction from 50 feet to 10 feet with a 6-foot privacy fence,*
        - *B — Reduction from 50 feet to 10 feet,*
        - *C — Reduction from 50 feet to 10 feet with an 8-foot privacy fence,*
        - *D - Reduction from 50 feet to 10 feet with a 6-foot privacy fence, &*

        - *E - Reduction from 50 feet to 10 feet with a 6-foot privacy fence.*
    - *Setbacks:*
        - *A - Reduction from 50 feet to 20 feet,*
        - *B - Reduction from 50 feet to 20 feet,*
        - *C - Reduction from 50 feet to 20 feet,*
        - *D - Reduction from 50 feet to 15 feet, &*
        - *E - Reduction from 50 feet to 20 feet.*
5. *All buffers surrounding the development shall meet the definition of a "Buffer, natural" or "Buffer, landscaped" as defined in the Hall County UDC. Where the undisturbed or provided buffer does not meet this definition, the Director of Planning and Zoning, or their designee, may require supplemental plantings or other improvements necessary to ensure the buffer achieves the intent and performance standards intended.*
6. *No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.*
7. *All conditions of zoning shall be made part of any plats created for the property.*

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

Director Ahmed introduced items 13 and 14, which were heard together. Ms. Taylor presented a summary of the request.

Duncan Corley, 270 North Clayton Street, Lawrenceville, discussed the request.

The following people addressed the Planning Commission:

Favor

- *None*

Opposition:

- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Jodi White, 5166 Whitehall Rd, Lula*
- *Duane Messerschmidt, 4036 Churchhill Downs Drive, Gainesville - provided handouts*
- *Lisa Gore, 3927 Turkey Ridge Way, Braselton*
- *John Batusic, 3933 Kilgore Falls Drive, Gainesville*
- *Jackie Cooper, 5275 Ponderosa Farm Road, Gainesville*
- *Jill Cooper, 5125 Old Winder Highway, Braselton*

Rebuttal:

Mr. Corley addressed presented concerns.

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 2-2

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — nay

Motion tied.

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

Director Ahmed introduced items 13 and 14, which were heard together. See item 13 for public hearing details.

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 2-2

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — nay

Motion tied.

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

Director Ahmed introduced items 15 and 16, which were heard together. Mr. Patroski presenrted a summary of the request.

Beth Garmon, 425 Oak Street, Gainesville, discussed the request.

The following people addressed the Planning Commission:

Favor

- *None*

Opposition:

- *Stephen Lowe, 5526 River Valley Way, Flowery Branch*
- *Derek Baker, 5234 Union Circle, Flowery Branch*
- *Joel Bell, 6756 Spout Springs Road, Flowery Branch*
- *Jodi White, 5166 Whitehall Road, Lula*
- *Penni Ganyard, 2175 Silver Circle, Gainesville*
- *Ben Walker, 5598 River Valley Way, Flowery Branch - provided handouts*
- *Robert Bramblett, 5596 Elderberry Lane, Flowery Branch*

Rebuttal:

Ms. Garmon addressed presented concerns.

Brent Cook, Assistant Director of Public Works, answered questions from the Planning Commission.

The Planning Commission took a brief recess between 9:13pm and 9:24 pm.

Brent Cook, Assistant Director of Public Works, answered questions from the Planning Commission.

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 2-2

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — nay

Motion tied

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

Director Ahmed introduced items 15 and 16, which were heard together. See item 15 for public hearing details.

Commissioner King / Chairman Dunckel - approve with conditions - Vote: 2-2

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — nay

Commissioner Castleberry — nay

Motion tied

17 **(A) 3054, 3056, & 3060 Poplar Springs Church Road, 0 Poplar Springs Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Rezone |** from Planned Development (PRD), Agricultural Residential 1 (AR-1), and Residential (R-1) to Residential Mixed (R-X) | on a combined 105.69± acre tract located at the northeast corner of Poplar Springs Church Road and Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; **| Proposed Use: 234-unit mixed residential development |** ** Commission Districts 3 and 4 **| Cook Communities, applicant**

Director Ahmed introduced items 17 and 18, which were heard together. Ms. Taylor presented a summary of the request.

Tyler Smith, 340 Jesse Jewel Parkway , discussed the request.

The following people addressed the Planning Commission:

Favor:

- *None*

Opposition:

- *Jodi White, 5166 Whitehall Road, Lula*
- *William Aikens, 2990 Poplar Springs Road, Gainesville*
- *Penni Ganyard, 2175 Silver Circle, Gainesville*

Rebuttal:

Mr. Smith addressed presented concerns.

Brent Cook, Assistant Director of Public Works, answered questions from the Planning Commission.

Commissioner Dean/ Commissioner Castleberry - motion to table to the December 21, 2026 meeting for the applicant to provide a traffic study - Vote: 2-2

Chairman Dunckel — nay

Commissioner King — nay

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion tied.

Commissioner Dean / Commissioner Castleberry - withdraw previous motion - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion passed

Commissioner Castleberry / Commissioner Dean - deny - Vote: 2-2

Chairman Dunckel — nay

Commissioner King — nay

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion tied.

18 **(B) 3054, 3056, & 3060 Poplar Springs Church Road, 0 Poplar Springs Road and 3531, 3535, 3545, 3547 & 3549 Gilleland Extension | Special Use |** for a subdivision, residential | on a combined 105.69± acre tract located at the northeast corner of Poplar Springs Church Road and Meadowood Court | Zoned PRD, AR-1 & R-1; Tax Parcels 15036 000010; 000010B; 000009; 000013A; 15036D000002I; 000002H; 000002B; 000002C; 000002A; **| Proposed Use: 234-unit mixed residential development |** ** Commission District 3 and 4 **| Cook Communities, applicant**

Director Ahmed introduced items 17 and 18, which were heard together. See item 17 for public hearing details.

Commissioner Castleberry / Commissioner Dean - deny- Vote: 2-2

Chairman Dunckel — nay

Commissioner King — nay

Commissioner Dean — aye

Commissioner Castleberry — aye

Motion tied.

Adjourn

Commissioner King / Commissioner Dean - adjourn at 10:08 pm - Vote: 4-0

Chairman Dunckel — aye

Commissioner King — aye

Commissioner Dean — aye

Commissioner Castleberry — aye

**The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision. The Hall County Board of Commissioners will hear appeals at a public hearing at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.*

***The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing.*

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

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AGENDA ITEM

Other Business

REPORT TO: **Planning Commission Meeting (12/08/26)**

ITEM NO: 864/2026

SUBJECT: Training: Variances. Staff to conduct additional training review of variances prior to hearing further business.

Meetings:

Voting Meeting Date: 12/08/26

Executive Summary:

Presenter: LT

Recommendation:
Conduct training.

Purpose of Request:
Training: Variances. Staff to conduct additional training review of variances prior to hearing further business.

History:

Facts and Issues:

Options:

Approvals:

Submit	Review
KE	LT

Attachments:

Training Presentation

HALL COUNTY

Variance Training

Variances

- A variance provides limited relief from UDC requirements, allowing development that would otherwise not comply with the code.
- Variances address specific development standards and dimensional regulations, not permitted land uses.
- Requests should be evaluated based on property conditions and site-specific circumstances rather than personal hardships.
  - DOES NOT include financial or personal circumstances (i.e. health, age or family-related problems) or self-created condition of the property.
- Can still have conditions to mitigate negative impact and must be legitimately tied to the public interest
- Tied to the property not the owner

Hall County UDC 11.1.1.D.10

Variances may be approved when strict application of the UDC creates an unnecessary hardship due to unique property conditions.

Approval must be consistent with the UDC's intent, protect public safety and welfare, and serve the public interest.

Limited To:

- Property line setbacks
- Planted buffers and vision clearance
- Off-street parking
- Single-family and two-family design standards
- Other requirements specifically authorized by the UDC

Hall County UDC 11.1.1.D.11

1. There are extraordinary and exceptional conditions pertaining to the particular 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).

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship.

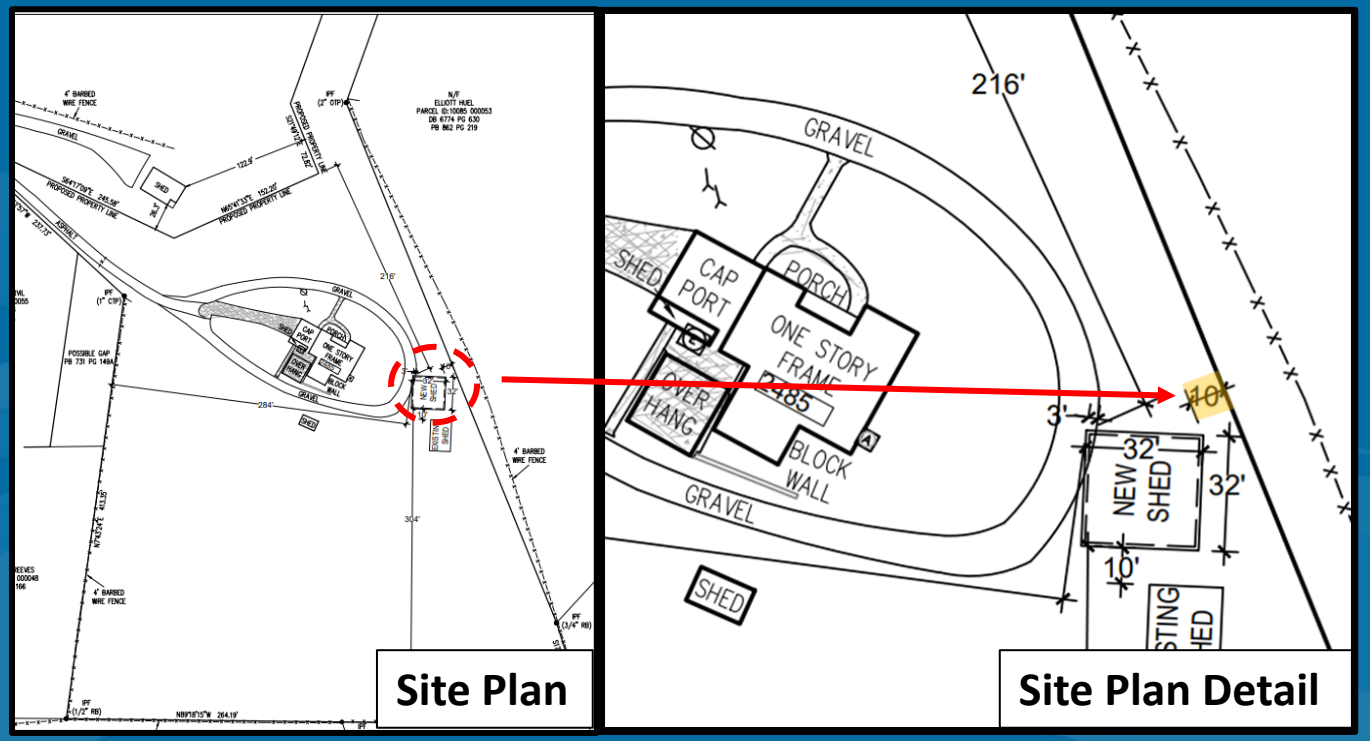
3. Such conditions are particular to the property involved and are not common to other properties in the neighborhood.

Hall County UDC 11.1.1.D.11

4. Such conditions are not the result of any actions of the property 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.

Example - 2485 Dawsonville Highway



Site Area: 4.87± Acres

Request: Variance to Section 3.2 to reduce the minimum side yard from 15 feet to 10 feet from property line.

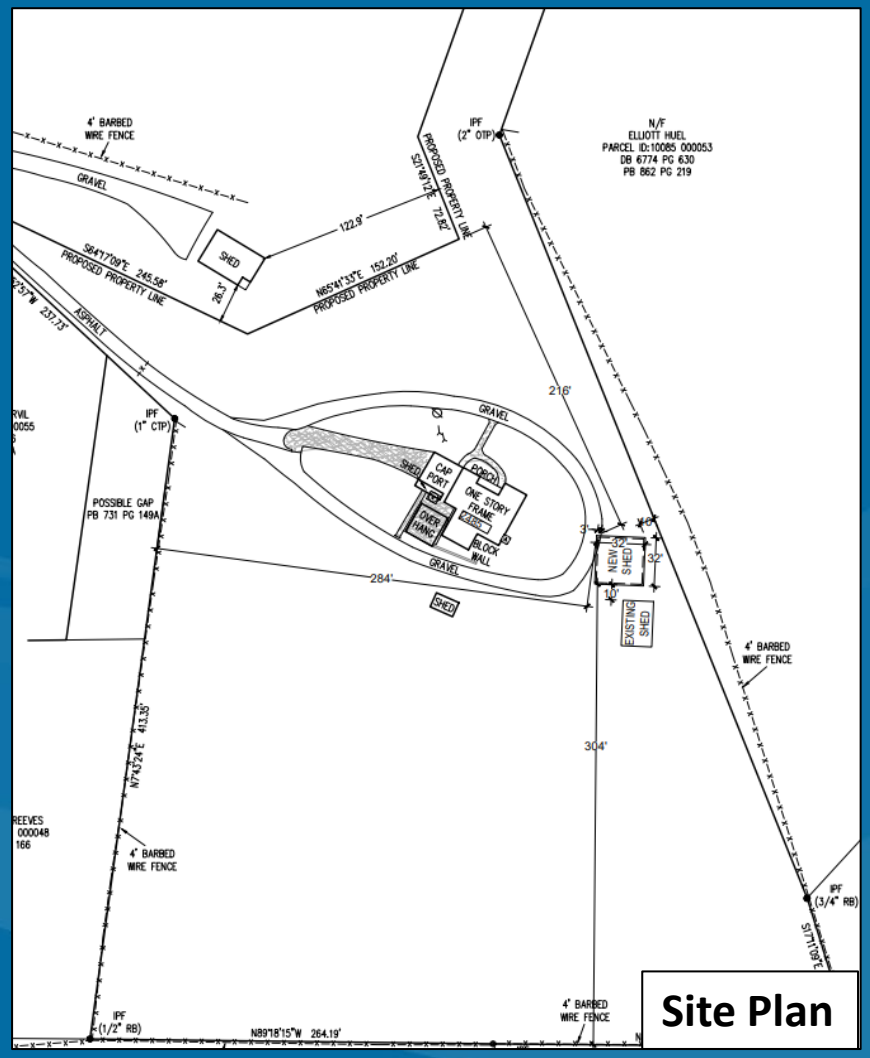
Existing Structures:

- 1,798 SF Single-family residence
- 600 SF Accessory building
- 10' x28' Pool (under construction)

Example - 2485 Dawsonville Highway



Site Plan w/Topo



Site Plan

Example - 2485 Dawsonville Highway

FINDINGS:

No extraordinary physical conditions pertaining to the lot

- The lot's size, shape, and topography are similar to other properties in the area.

No unusual hardship created by the UDC

- The property already supports a single-family residence and two accessory structures without difficulty.

Conditions are not peculiar to the subject property

- Surrounding parcels share similar characteristics and development patterns.

Example - 2485 Dawsonville Highway

FINDINGS:

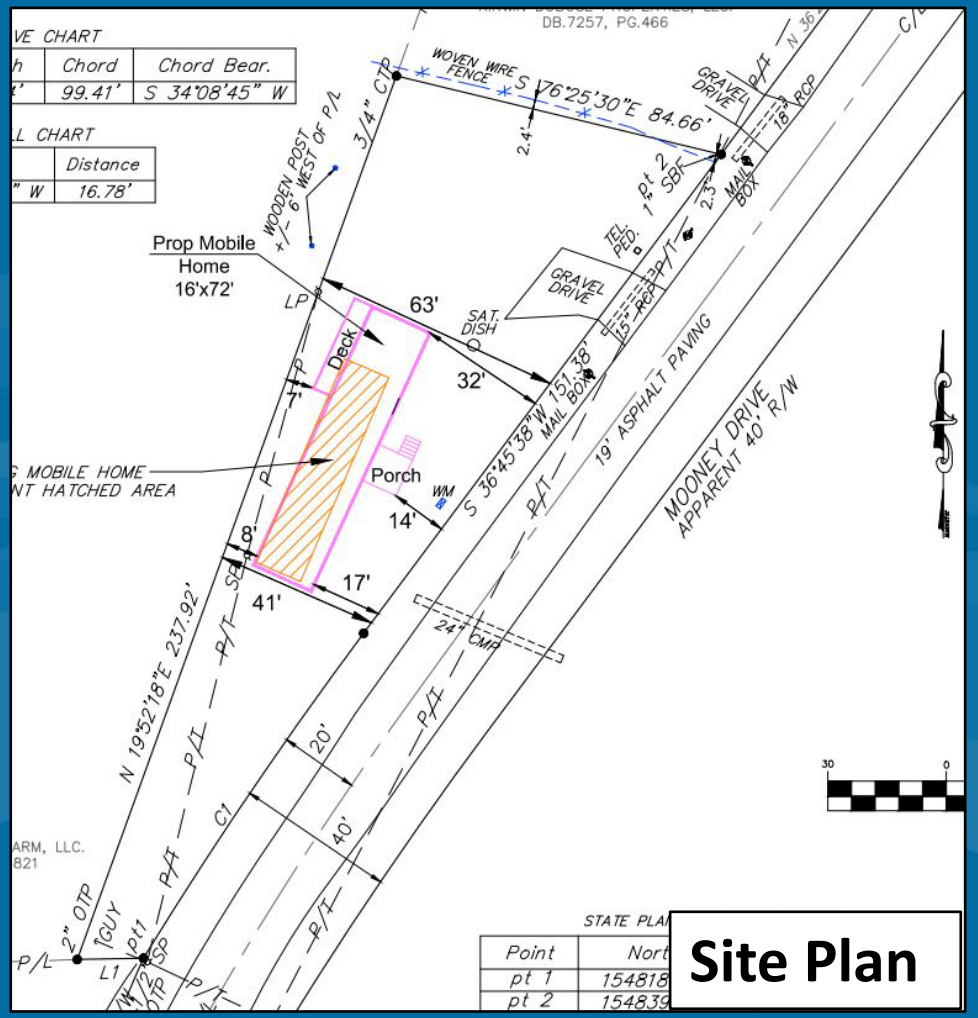
Hardship is a result of the actions of the property owner

- The proposed structure can be modified in dimensions and location to meet setbacks.

Relief would impair the intent of this UDC

- Setback standards exist to maintain consistent development patterns with reasonable setbacks.

EXAMPLE - 3428 Mooney Drive



Site Plan

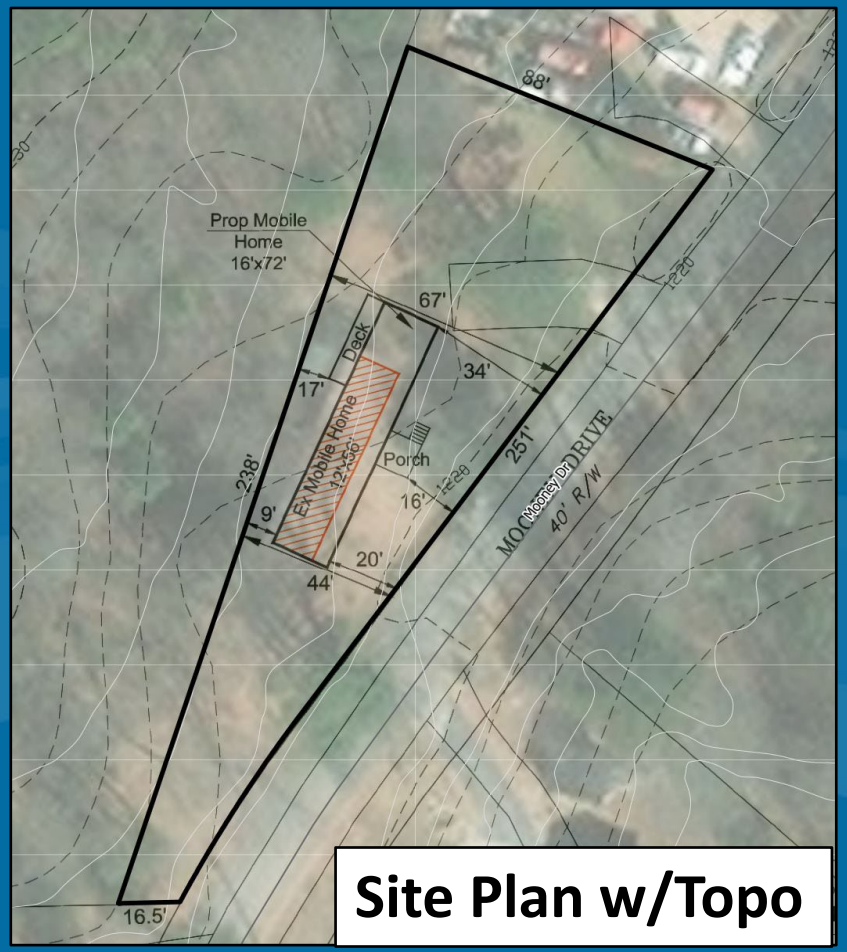
Site Area: 0.34± acres

Request: Variance to Section 3.2

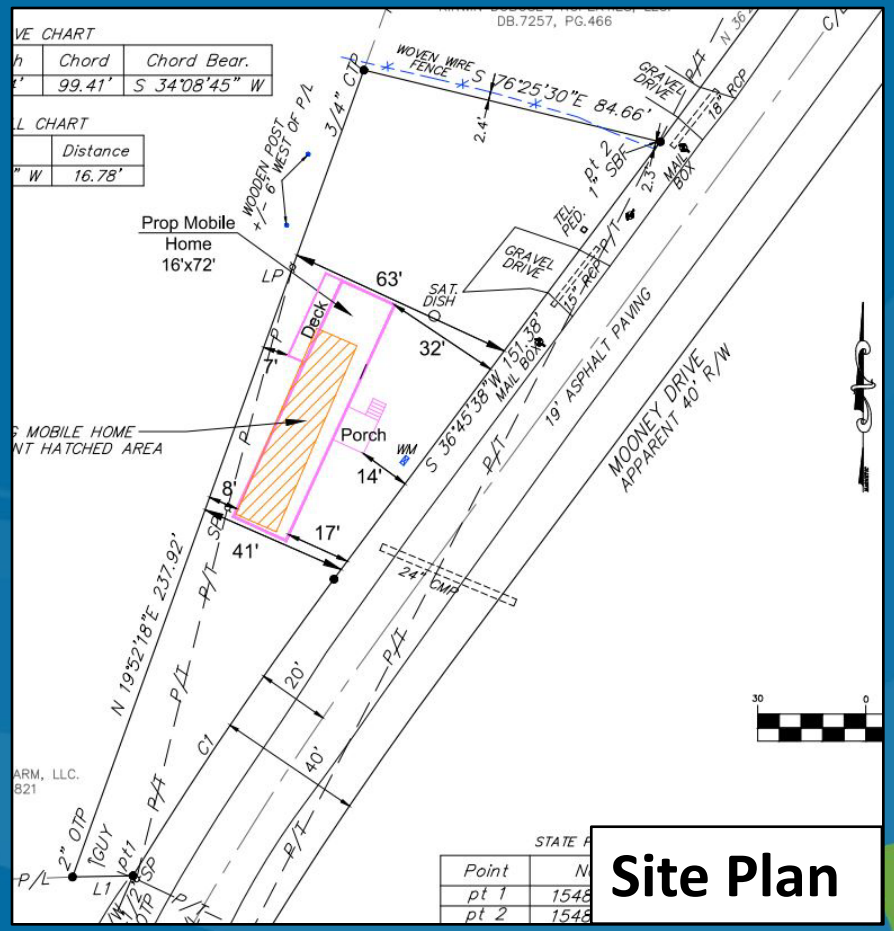
Proposal:

- Variance to reduce the front yard setback from 40 feet to 14 feet
- Variance to reduce the rear yard setback from 25 feet to 7 feet
- To replace a 1970 mobile home with a new manufactured home that meets minimum size standards.

EXAMPLE - 3428 Mooney Drive



Site Plan w/Topo



Site Plan

EXAMPLE - 3428 Mooney Drive

FINDINGS related to the proposed manufactured home:

Extraordinary physical conditions pertaining to the lot

- The subject property is developed with a 12’ x 56’ manufactured home that currently encroaches into the minimum setbacks. The subject parcel size and shape are unique to the property as the setbacks do not leave room for the construction of a residence.

No unusual hardship created by the UDC

- Yes. An unusual hardship would be created if the requirements of this UDC are applied to this particular piece of property as a new home could not be placed on this site unless granted a variance.

EXAMPLE - 3428 Mooney Drive

FINDINGS related to the proposed manufactured home:

Conditions are not peculiar to the subject property

- The property is uniquely constrained due to its shallow triangular shape, small size (0.34 acres), and deep setback requirements. Created prior to zoning regulations in 1974, the lot is significantly smaller than current AR-1 and R-1 minimum lot standards, creating conditions uncommon within the AR-1 district.

EXAMPLE - 3428 Mooney Drive

FINDINGS related to the proposed manufactured home:

Hardship is not the result of the actions of the property owner

- The size and shape, of the lot are not the result of any actions of the property owner.

Relief would not impair the intent of this UDC

- Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC.

HALL COUNTY

Questions?

AGENDA ITEM

New Business

REPORT TO: **Planning Commission Meeting (12/08/26)**

ITEM NO: 789/2026

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

Meetings:

Voting Meeting Date: 12/08/26

Executive Summary:

Presenter: LT

Recommendation:

Approval, with conditions, as hardship exists pursuant to the criteria of 11.1.1.D.11

1. The property shall be developed in accordance with the site plan dated September 21, 2026, and as described in the project's statement of hardship dated September 16, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Prior to the issuance of any building permit, the undeveloped portion of the Belvedere Drive right-of-way, providing access to the subject property, shall be improved in accordance with applicable code requirements, subject to review and approval by the Hall County Fire Marshal's Office and Public Works Department.
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
4. All conditions of zoning shall be made part of any plats created for the property.

Purpose of Request:

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

History:

Facts and Issues:

Options:

Approvals:

Submit	Review

Submit	Review
KE	LT

Attachments:

Staff Report
Application
Narrative
Statement of Hardship
Site Plan
Plat
Maps
Deed
Water Availability
Level 3 Soil Study
Department Comments
Notice Sign

HALL COUNTY PLANNING COMMISSION
STAFF REPORT

Applicant ..... Amanda Cook

Request ..... **Variance to Section 3.2** | to reduce the minimum yards

Proposed Use ..... Single-family dwelling

Size ..... 0.67± acres

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

Location ..... **4234 Belvedere Drive**| Tax Parcel 10079 001027

Commission District ..... Two

Commission Date ..... December 8, 2026

Staff Recommendation ..... **Approval with conditions,** as hardship exists pursuant to the criteria of 11.1.1.D.11

Record Number HVAR26-0047

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

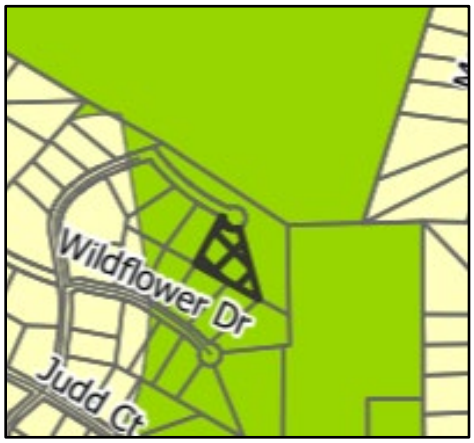
1. The property shall be developed in accordance with the site plan dated September 21, 2026, and as described in the project's statement of hardship dated September 16, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Prior to the issuance of any building permit, the undeveloped portion of the Belvedere Drive right-of-way, providing access to the subject property, shall be improved in accordance with applicable code requirements, subject to review and approval by the Hall County Fire Marshal's Office and Public Works Department.

3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.

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

Summary Analysis

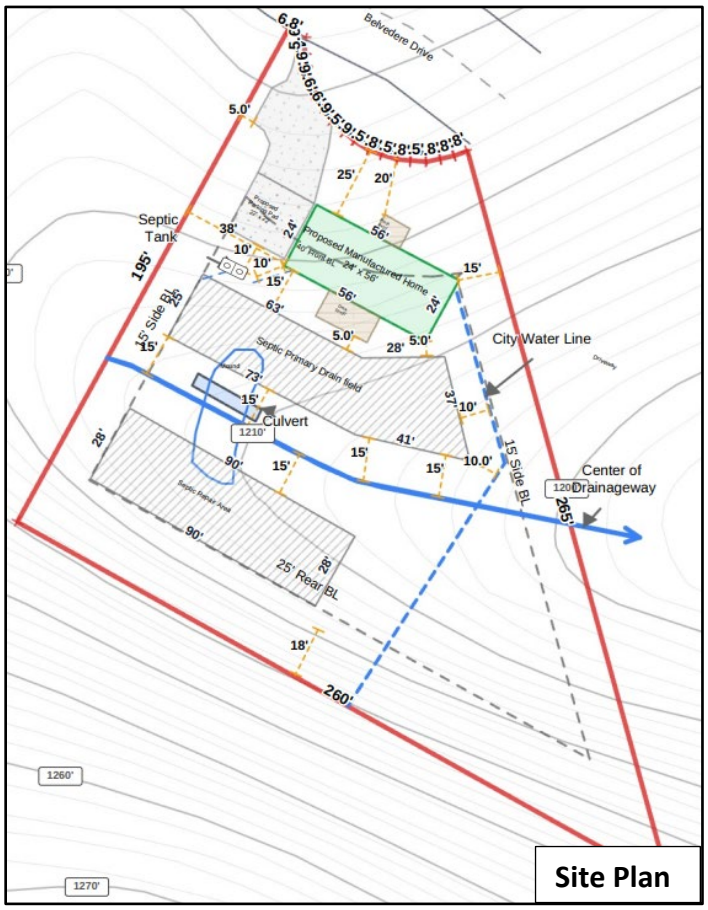


The applicant is requesting a variance from Section 3.2 to reduce the front yard setback from 40 feet to 20 feet for a single-family dwelling. The subject property is approximately 0.67± acres and is zoned Agricultural Residential 1 (AR-1).

The subject property is undeveloped and is surrounded by Agricultural Residential 1 (AR-1) zoning. Nearby properties are largely vacant, except for a parcel to the south that contains a single-family residence.

Per the submitted narrative, the applicant proposes to place a 1,344 square foot manufactured home on the property. Topograpghy, along with on-site septic system requirements, limit the property's buildable area.

The subject property is accessed by an undeveloped portion of Belvedere Drive. Per comments provided by the Hall County Fire Marshal, it is recommended that the unimproved portion of Belvedere Drive be brought into compliance with applicable fire code access standards prior to the construction of any additional structures on properties served by that section of the unimproved road.



One (1) **variance** related to the front setback will be required if the site plan, as presented, is approved.

- Front yard setback requirement of 40 feet from the property line as found in Section 3.2
    - A front yard setback from 40 feet to 20 feet for a single-family dwelling

Zoning Analysis – Variance to Section 3.2

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); **There are extraordinary and exceptional conditions associated with the subject property's topography that significantly limit the area available for development and the placement of a required septic system.**

2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **Because the property has challenging topography issues that restricts the ability to accommodate an on-site septic system, the strict application of current setback requirements would impose an unusual hardship.**

3. Such conditions are peculiar to the particular piece of property involved and are not common to other properties in the neighborhood; **The conditions are unique to this property. Surrounding parcels are undeveloped and while they may be able to meet the required setbacks, the location of the drainage culvert, which limits buildable area, is unique to this property.**

4. Such conditions are not the result of any actions of the property owner**; The topography is not a result of any actions of the property 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 would allow the applicant to establish a single-family dwelling while maintaining the character of the surrounding area.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated November 3, 2026, the Hall County Environmental Health Department stated, "Must meet all residential permitting requirements. Applicant has active permit application on file with Environmental Health and permit issuance is dependent on site plan approval by HCPC."

Georgia Department of Transportation
In an email dated October 27, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated, "Off-system. No impacts expected to the State Highway System."

Hall County Public Works and Utilities
In a memorandum dated October 28, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
There are no traffic concerns with the requested set-back variance.

Utilities:
Property is located within the Gainesville-Hall sewer service district, but no infrastructure is nearby.

Hall County Fire Marshal
In a memorandum dated October 27, 2026, the Hall County Fire Marshal's Office provided the following comments:

International Fire Code 503.2.1 Dimensions.
Fire apparatus access roads shall have an unobstructed width of not less than 20 feet, exclusive of shoulders. Fire Comment: The 400-foot section of Belvedere Road from the pavement to the applicant's property does not meet the 20-foot road width requirement as required by fire code.

International Fire Code 503.2.3 Surface.
Fire apparatus access roads shall be designed and maintained to support the imposed loads of fire apparatuses and shall be surfaced to provide all-weather driving capabilities. Fire Comment: After coming to the end of the paved portion of Belvedere Drive, the fire apparatus or ambulance would have to take an immediate right down a steep grade that has been surfaced with asphalt millings. The asphalt millings that have been placed on the grade do not make an acceptable surface for heavy emergency vehicles. The heavy vehicles could easily slide while driving down or get stuck going back up.

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

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

Hall County Building Inspections
In a memorandum dated November 9, 2026, the Hall County Building Inspections Division stated, "No comment."

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
T: 770-531-6809 I Email: planning@hallcounty.org

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VARIANCE APPLICATION

Applicant (Name & Mailing Address)

Amanda Cook
32 Myrtle St SE
Gainesville GA 30501
Phone [redacted]
Email [redacted]

Property Owner (Name & Mailing Address)

Amanda Cook
32 Myrtle St SE
Gainesville GA 30501
Phone [redacted]
Email [redacted]

Contact Person (Name & Mailing Address)

Amanda Cook
32 Myrtle St SE
Gainesville GA 30501
Phone [redacted]
Email [redacted]

Status of Applicant

☒ Owner ☐ Area Resident
☐ Option to Purchase ☐ Other: _____

Property Information

Location Address(es): 4234 Belvedere Dr Gainesville GA 30506
Tax Parcel Number(s): 10-079-001-027 Acreage: 0.6
Existing Use(s): Residential Zoning: AR-1

Type of Variance

☒ Setback	☒ Front Yard	From 40 ft.	To 20 ft.
☐ Road Frontage	☐ Right Side Yard	From ____ ft.	To ____ ft.
☐ Sign	☐ Left Side Yard	From ____ ft.	To ____ ft.
☐ GCOD	☐ Rear Yard	From ____ ft.	To ____ ft.
☐ Other _____	☐ Sign Height	From ____ ft.	To ____ ft.
_____	☐ Sign Area	From ____ sf.	To ____ sf.

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

Applicant Name Printed: Amanda Cook
Applicant Signature: Amanda Cook Date: 9/16/26

Applicant must complete all required information above. Incomplete applications will not be accepted. The Planning Department has 15 days after application deadline to review each submittal and will assign scheduling dates during that review period. If an application is determined to be insufficient, no agenda date will be set until all required information has been provided.

Application Withdrawal: I hereby withdraw the application.

Applicant Signature: _____ Date: _____

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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: Disclosure of Campaign Contributions:

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning 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:

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

(2) 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 OCGA 1981, § 36-67A-3, enacted by Ga L. 1986, page 1269, § 1; Ga L. 1991, page 1365, § 1; Ga L. 1993, page 91, § 36).

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 contribution(s), you must provide the data required below within ten (10) days of filing this application.

Name of Official(s): N/A Office: N/A

Dollar Amount: N/A Date of Contribution: N/A

Applicant's/Owner's Name Printed: Amanda Cook

Applicant's/Owner's Signature: Amanda Cook Date: 9/16/26

NARRATIVE REPORT

Request for Setback Variance

Hall County, Georgia
4234 Belvedere Dr., Gainesville, GA 30506
Parcel ID: 10-079-001-027
September 16, 2026

Amanda Cook (the "Applicant") respectfully submits this Narrative Report in support of an application for a setback variance for the property located at 4234 Belvedere Dr., Gainesville, Georgia. The property is currently zoned AR-1, and the Applicant is requesting a variance from the required 40-foot front-yard setback to a setback of approximately 20 feet.

The property is located within the Belvedere Acres subdivision and consists of approximately 0.6 acres of undeveloped land. The current AR-1 zoning requires a minimum 40-foot front-yard setback, measured between the residence and the road. The property is also subject to a 25-foot rear-yard setback and 15-foot side-yard setbacks.

The property is intended to be used as a single-family residence. The proposed home is a manufactured home measuring approximately 24 feet by 56 feet, with approximately 1,344 square feet of living space. Water service will be provided by the City of Gainesville through an easement, and wastewater will be handled by an on-site sewage management system (septic system).

Due to the size and configuration of the lot, compliance with the existing 40-foot front-yard setback creates a significant constraint on the placement of the residence and septic system. The septic system requires both a primary drain field and a repair field. Under the current site plan and setback requirements, there is insufficient usable space to properly accommodate the required septic repair field without conflicting with the existing drainage ditch and culvert.

Under ordinary circumstances, the 40-foot front-yard setback would not prevent construction of a residence. However, because of the location of the drainage ditch and the space required for the septic system and repair field, maintaining the full 40-foot setback makes development of this particular lot difficult.

All other required setbacks can be met without issue. Granting a variance that allows the residence to be placed closer to the road would provide the additional usable area necessary to accommodate the residence, septic system, and required repair field while maintaining the other applicable setbacks.

The current site plan shows the septic system and repair field separated by the existing culvert and drainage ditch. Shifting the proposed residence and associated site improvements several feet toward the road would allow the necessary components of the site plan to fit more effectively within the usable portion of the property.

For these reasons, the Applicant respectfully requests approval of the proposed front-yard setback variance.

Thank you for your time and consideration.

Sincerely,

Amanda Cook

PLANNING AND ZONING DEPARTMENT
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STATEMENT OF HARDSHIP

The Hall County Planning Commission and/or Board of Commissioners has the authority, in specific cases, to grant variances from the terms of the Zoning Regulations when such variances are not contrary to the public interest and when, due to special conditions, strict application of the Zoning Regulations would result in an unnecessary hardship. This authority is exercised to ensure that the intent of the regulations are upheld, that public safety and welfare are protected, and that substantial justice is served. Variances may only be granted when a hardship is clearly demonstrated as required by the Zoning Regulations.

For all residential variance requests, a plat or survey of the property prepared by a registered surveyor, architect, or engineer is required. For all commercial or industrial variance requests, a site plan of the property prepared by a registered surveyor, architect, or engineer is required. Variances may be granted only upon a finding by the Board that:

HARDSHIP EXPLANATION: Describe how each situation below relates to your application:

1. Unusual Physical Features of the Property: Explain how there are extraordinary and exceptional conditions pertaining to the particular 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);
Response: The lot in question is under one acre and has an unusual shape.There are a culvert and drainageway that divide the upper and lower portions of the lot. This makes it difficult to fit both a small home and septic system all in or space. The back section of the property behind the ditch also slopes into a substantial hill, reducing the buildable area

2. Hardship Created by Applying Zoning Requirements: Explain how the application of the requirements of this UDC to this particular piece of property would create an unusual hardship.
Response: The current AR-1 setback requires a 40-foot front yard area between the home and road. Due to the limited buildable area, it would be difficult to fit both the home and septic system in the space between the drainage ditch and cul-de-sac. Current zoning requirements would prohibit the proper layout of all the required components.

3. Conditions Unique to This Property: Explain how such conditions are particular to the property involved and are not common to other properties in the neighborhood.
Response: The lot is located on a cul-de-sac, which is unpaved and not in use by the rest of the neighborhood. Due to the road being unpaved and not clearly marked, it's unclear where the cul-de-sac ends and the property begins. This reduces the area that could be used to place a home and septic field.

4. Hardship Not Caused by Property Owner: Confirm that such conditions are not the result of any actions of the property owner.
Response: The existing topography and drainageway layout have been in place long before ownership of the property. This hardship did not result from actions taken by the applicant or the property owner.

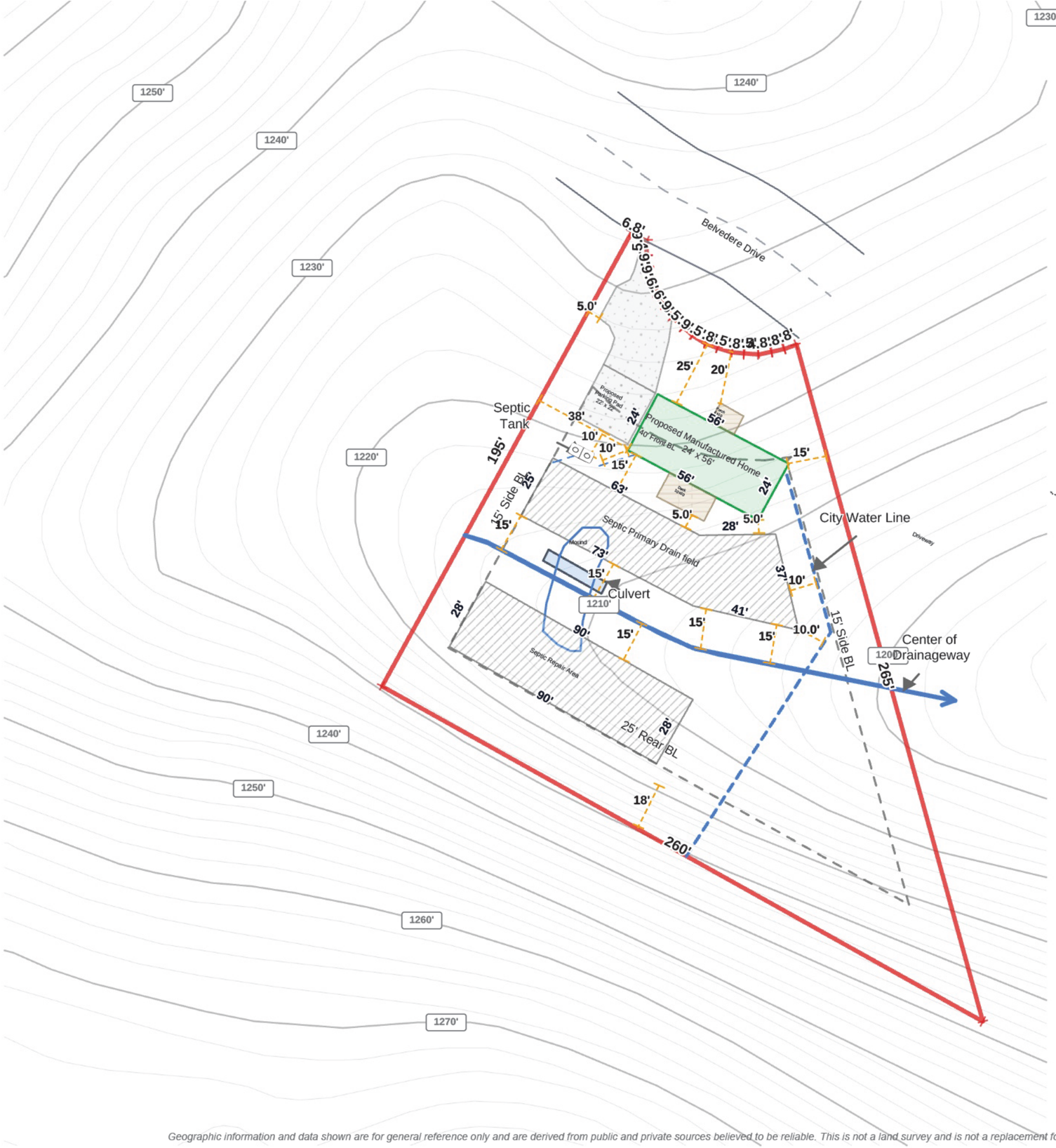
5. Impact on the Public and Zoning Intent: Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied.
Response: Allowing the home location to be shifted closer to the road would not cause any undue hardship or inconveniences for my neighbors. The variance would not encroach or interfere with the existing neighborhood.

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

Applicant Signature: Amanda Cline Date: 9/16/26

Property Address: 4234 Belvedere Dr. Gainesville, GA, 30506

SitePlan Creator.com



LEGEND

Septic Tank

Scale: 1" = 40'

0 20' 40'

SITE PLAN

Site Plan - 4234 Belvedere Dr, Gainesville, GA

4234 Belvedere Dr
Gainesville
GA

Property Info

APN: 10079 001027
Zoning: AR-1
Lot Size: 0.668 acres

Setbacks

Front: 40'
Rear: 25'
Sides: 15'

Surface Coverage

Lot Area: 30,923 sq ft
Impervious: 8,345 sq ft (27.0%)
Permeable: 22,578 sq ft (73.0%)

Drawing Info

Scale: 1" = 40'
Date: 09/21/2026
Drawn by: Greg Cook
Rev: 1

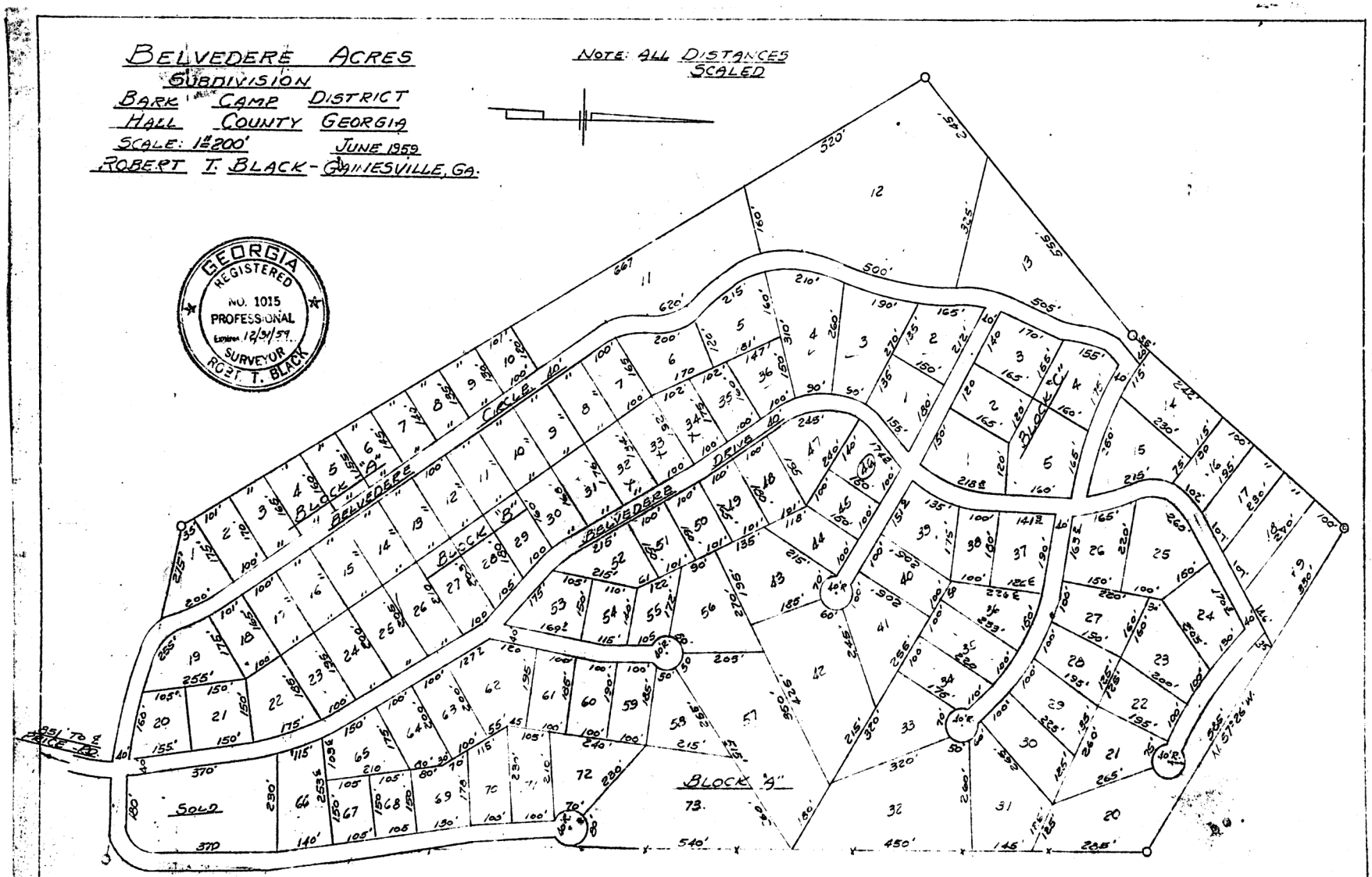
Geographic information and data shown are for general reference only and are derived from public and private sources believed to be reliable. This is not a land survey and is not a replacement for a land survey.

https://search.gsccca.org/Imaging/HTML5Viewer.aspx?key1=O00022&key2=121&county=69&countyname=HALL&userid=891638&appid=28

BELVEDERE ACRES
SUBDIVISION
BARK CAMP DISTRICT
HALL COUNTY GEORGIA
SCALE: 1"=200' JUNE 1959
ROBERT T. BLACK - GAINESVILLE, GA.

NOTE: ALL DISTANCES SCALED

GEORGIA REGISTERED NO. 1015 PROFESSIONAL SURVEYOR ROBT. T. BLACK



Recorded July 7-1959

Judy Watson
Clerk

121

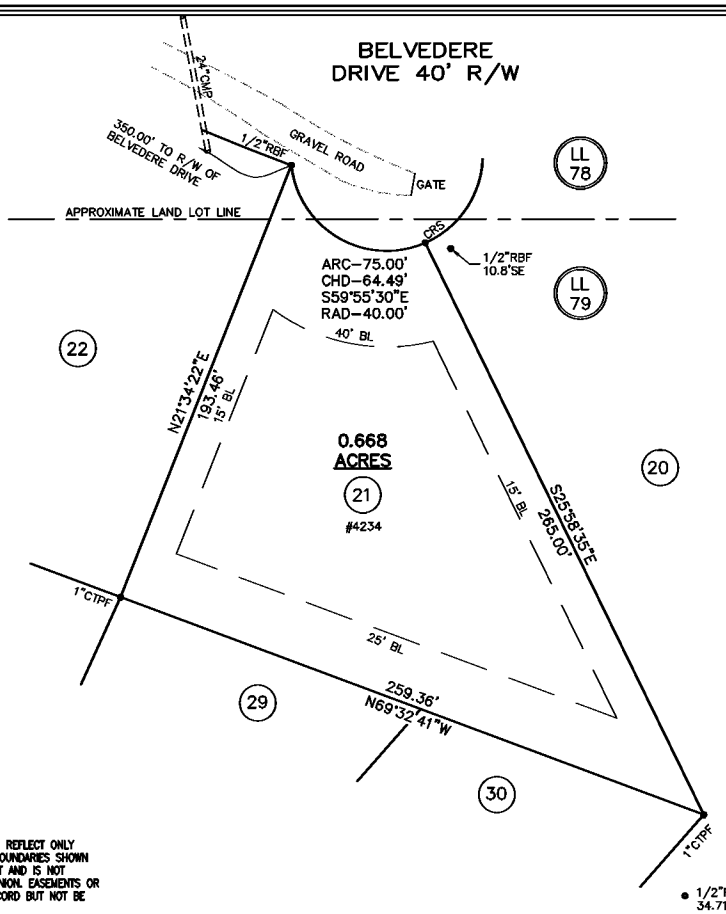
1/1

eFiled and eRecorded
DATE: 08/28/2026
TIME: 12:10 PM
PLAT BOOK: 890
PAGE: 16 - 16
FILING FEES: $10.00
RECORDED BY: CH
Mark Pettitt
Hall County, GA

LEGEND

RBF	REBAR FOUND (1/2" REBAR)
CRS	CAPPED REBAR SET (1/2" REBAR)
CRBF	CAPPED REBAR FOUND
OTF	OPEN TOP FOUND
CTF	CRIMP TOP FOUND
☼	LIGHT POLE
BL	BUILDING LINE
C.L.F	CHAIN LINK FENCE
R/W	RIGHT-OF-WAY
TPED	PHONE PEDASTAL
CATV	CABLE BOX
WM	WATER METER
☐PB	TRANSFORMER
U/E	UTILITY EASEMENT
(12.34'D)	DEED DISTANCE
12.34'(M)	MEASURED DISTANCE
DE	DRAINAGE EASEMENT
SSE	SEWER EASEMENT
AE	ACCESS EASEMENT
HW	HEADWALL
JB	JUNCTION BOX
CB	CATCH BASIN
YI	YARD INLET
P	PORCH
C/P	CARPORT
YI	YARD INLET
ST	STORAGE ROOM
-OHP-	OVERHEAD POWER
-AGL-	ATLANTA GAS LINE

BASED ON GA WEST GRID



GENERAL NOTES

THIS PLAT HAS BEEN CALCULATED FOR CLOSURE BY LATITUDES AND DEPARTURES AND IS FOUND ACCURATE TO WITHIN ONE FOOT IN 182,738 FEET.

THE FIELD DATA UPON WHICH THIS PLAT IS BASED HAS A CLOSURE PRECISION OF ONE FOOT IN 10,000+ FEET AND AN ANGULAR ERROR OF 02" PER ANGLE POINT AND WAS ADJUSTED USING COMPASS RULE.

A NIKON - TOTAL STATION WAS USED TO OBTAIN THE LINEAR AND ANGULAR MEASUREMENTS USED IN THE PREPARATION OF THIS PLAT.

FENCES SHOULD NOT BE PLACED USING SIDE DIMENSIONS FROM HOUSE OR STRUCTURE.

CERTIFICATION IS MADE TO PERSON(S) NAMED ON THIS PLAT AND IS NOT TRANSFERABLE TO OTHERS.

UTILITIES SHOWN ARE LOCATIONS OF GROUND IDENTIFIABLE ITEMS. ADDITIONAL UTILITES MAY EXIST ABOVE OR BELOW GROUND. THE SURVEYOR ACCEPTS NO RESPONSIBILITY FOR THE COMPLETENESS OF THIS DATA.

THIS PROPERTY IS SUBJECT TO ALL RIGHT OF WAYS AND EASEMENTS SHOWN OR NOT SHOWN, RECORDED OR UNRECORDED

FLOOD NOTE:

BASED ON GRAPHIC DETERMINATION, THIS PROPERTY DOES NOT LIE WITHIN A FEMA/FIRM SPECIAL FLOOD HAZARD AREA PER COMMUNITY PANEL NO. 13139C0070GK DATED 4/4/18.

GEORGIA REGISTERED No. 2576 5/11/26 LAND SURVEYOR JOHN A. STEERMAN

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

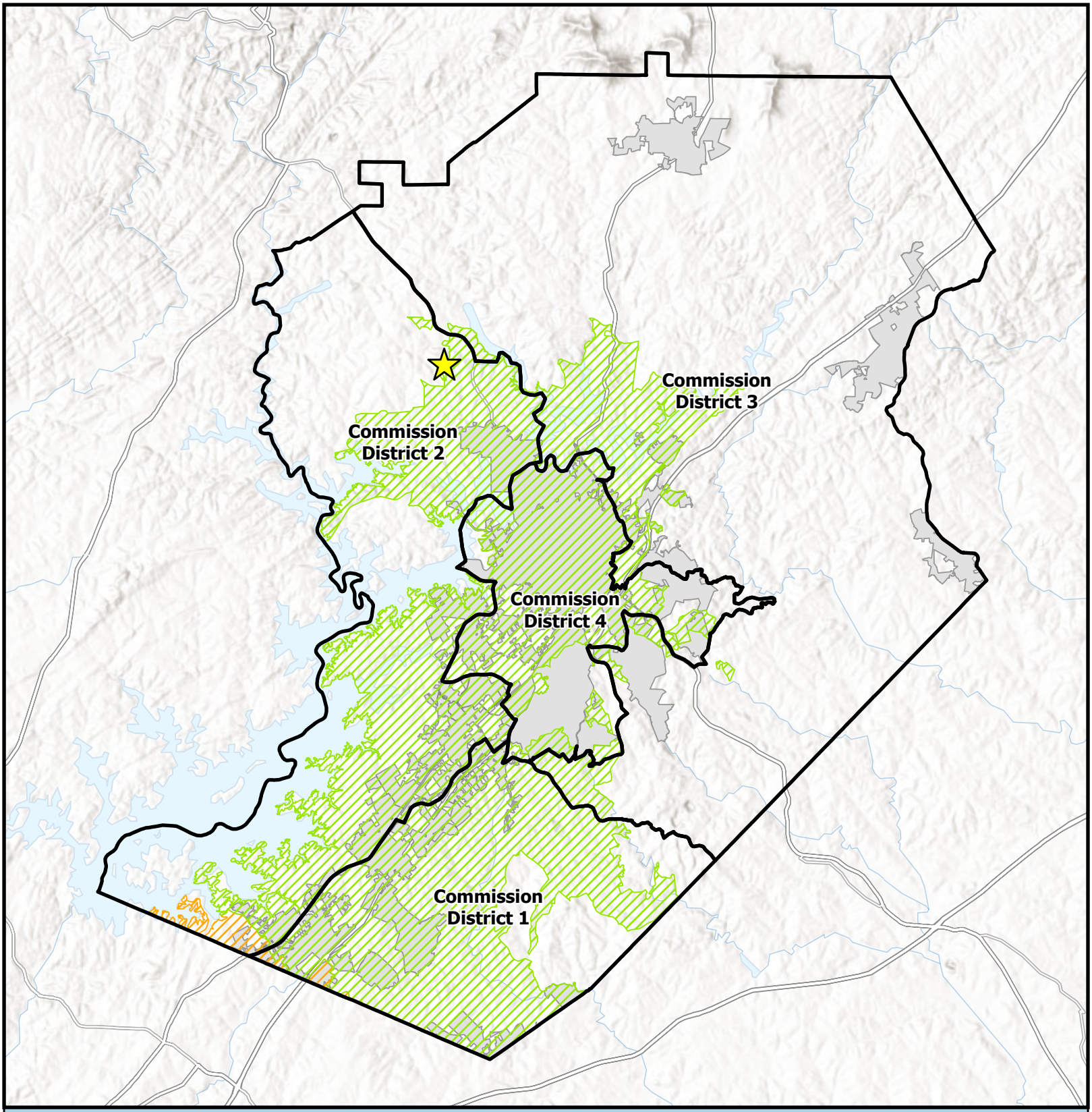
NOTE: THE PUBLIC RECORDS REFERENCED HEREON REFLECT ONLY THOSE RECORDS NECESSARY TO ESTABLISH THE BOUNDARIES SHOWN HEREON, AND REFERENCE TO THE SAME DOES NOT AND IS NOT INTENDED TO CONSTITUTE A TITLE SEARCH OR OPINION. EASEMENTS OR OTHER ENCUMBRANCES MAY EXIST ON PUBLIC RECORD BUT NOT BE SHOWN HEREON.

SCI Development Services
ENGINEERS - SURVEYORS - LAND PLANNERS
2020 WESTSIDE COURT - SITE E - SNELLVILLE GEORGIA 30078
(770) 736-7666 FAX (770) 736-4623
MAIL@SURVEYCONCEPTS.NET

PROJECT: 56964
DWG BY: DCP
CHKD BY: JAS
DATE: 5/11/26
SCALE: 1"=40'

SURVEY FOR:
JORGE MONTILLA

LOT 21 BLOCK "J"
SOUTH FORK VILLAGE ACRES
LAND LOTS 78 & 79 10th DISTRICT
HALL COUNTY, GEORGIA
REFERENCED IN PLAT BOOK 22, PAGE 121



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

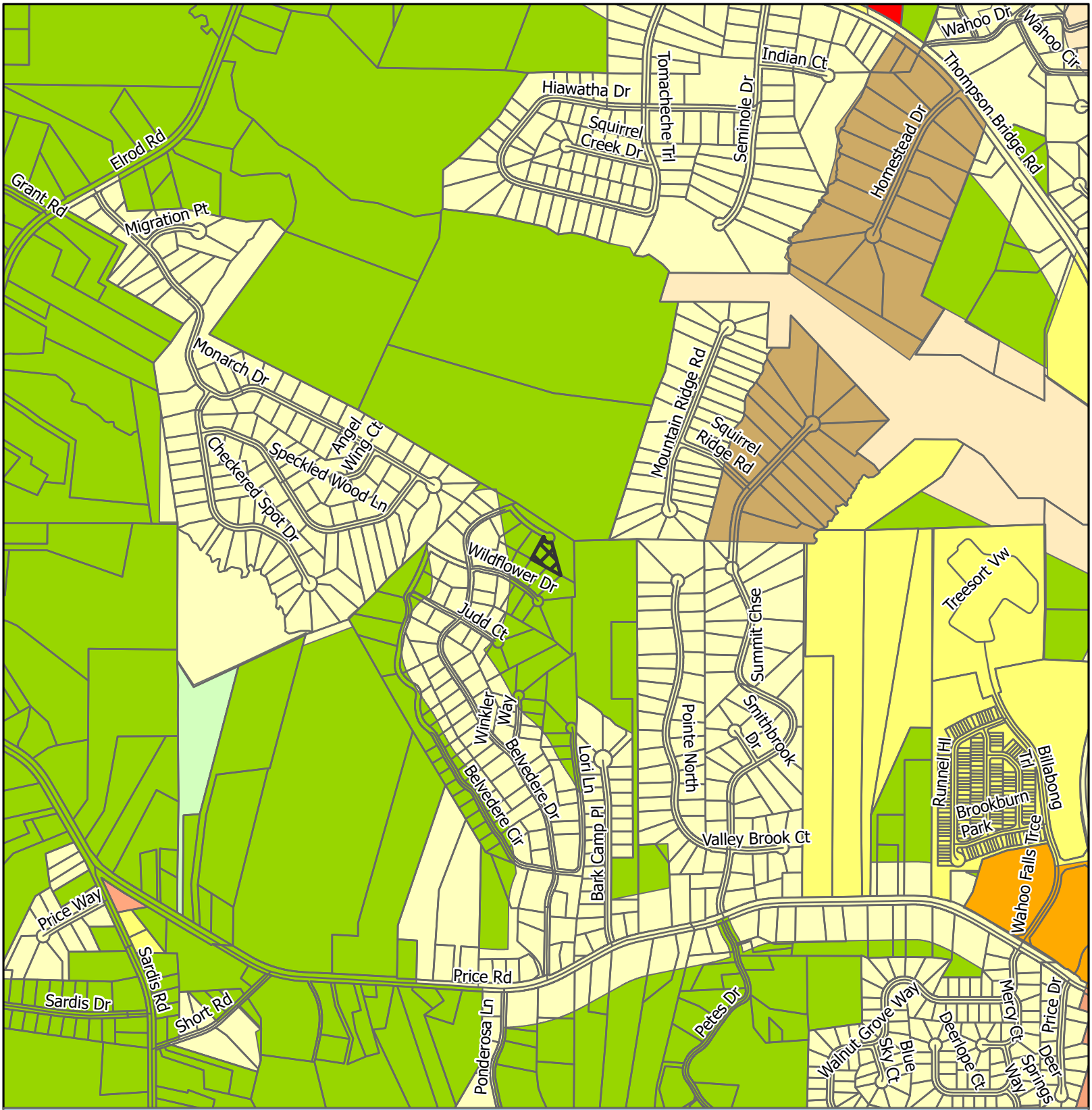
Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: Amanda Cook
Tax Parcel #: 10079 001027
Location: 4234 Belvedere Drive
Commission District: 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 10/29/2026



Zoning Map

Subject Area
City Limits

Zoning

AG-1
AR-1
H-B
PCD
POD
PRD
R-1
R-1-L
S-S
V-C

Applicant: Amanda Cook
Tax Parcel #: 10079 001027
Location: 4234 Belvedere Drive
Commission District 2

HALL COUNTY
GEORGIA
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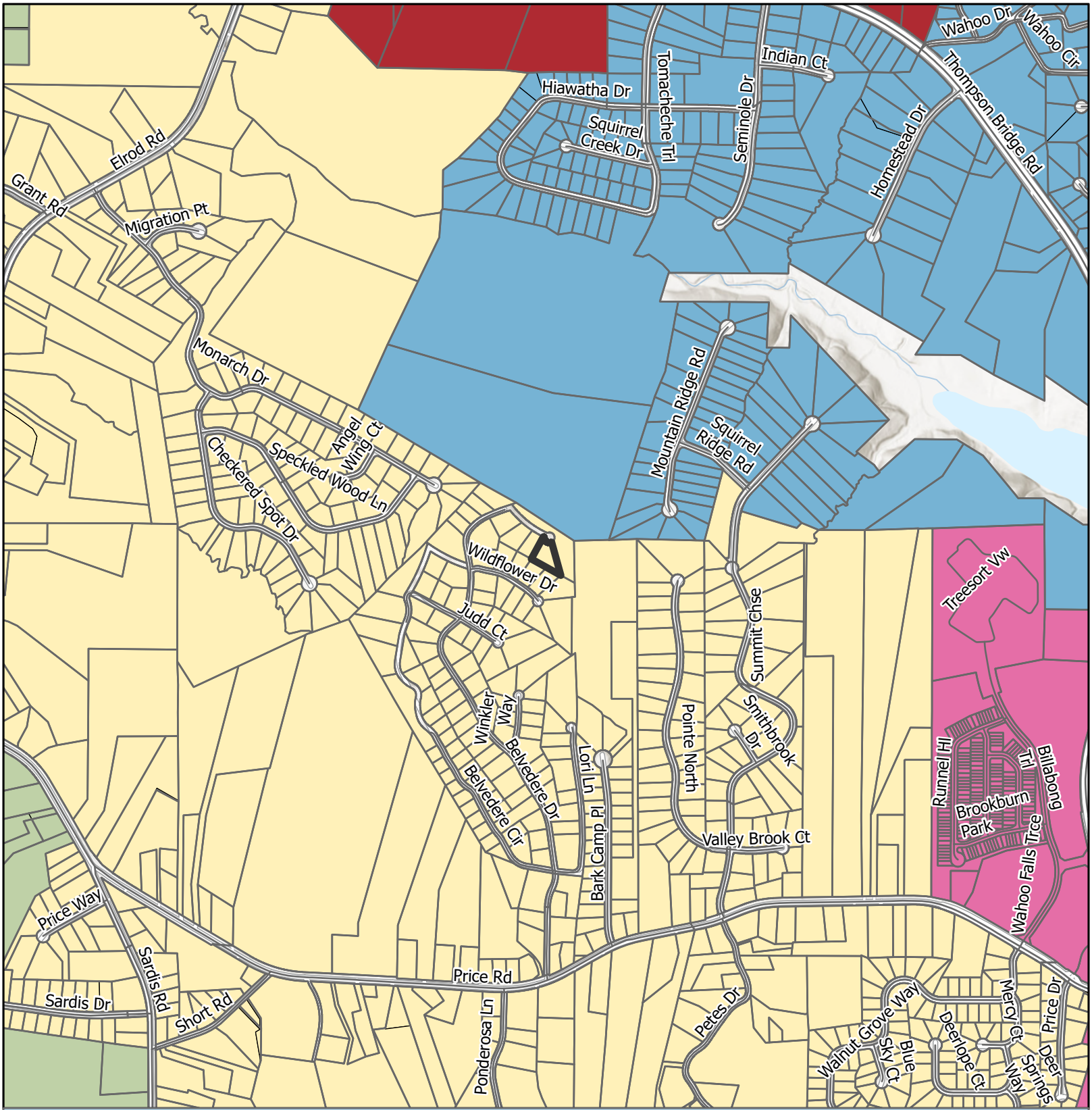
Date Prepared: 10/29/2026



Future Land Use Map

Subject Area
City Limits

FLU

- Business Corridors
- Lakeside Residential
- Regional Activity Center
- Rural Agriculture
- Rural Neighborhood

Applicant: Amanda Cook
Tax Parcel #: 10079 001027
Location: 4234 Belvedere Drive
Commission District: 2

HALL COUNTY
GEORGIA
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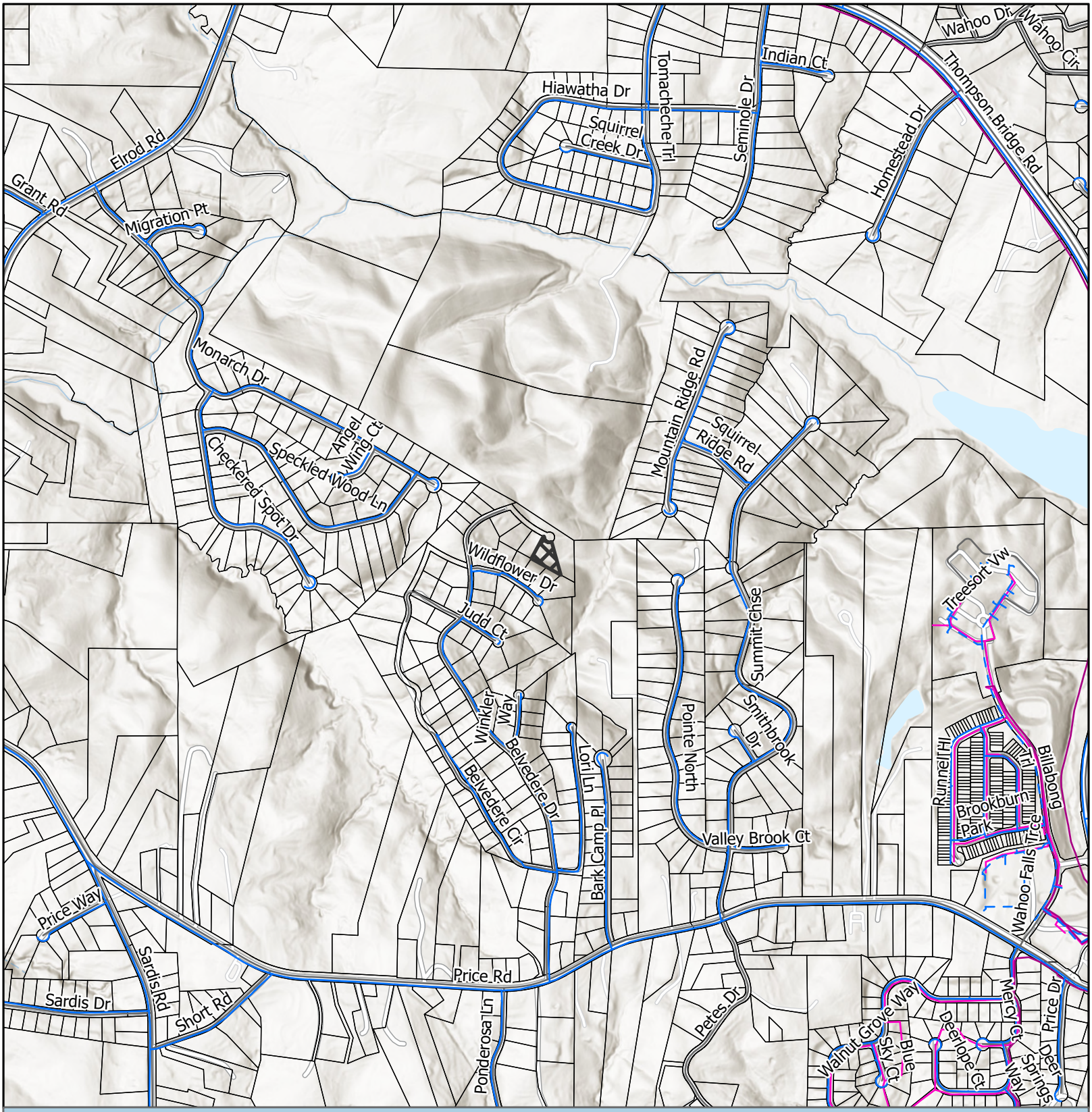
Date Prepared: 10/29/2026



Utilities Map

- Waterline
- Preliminary Waterline
- Gainesville Forcemain
- Gainesville Sewerlines
- Subject Area
- City Limits

Applicant: Amanda Cook
Tax Parcel #: 10079 001027
Location: 4234 Belvedere Drive
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 10/29/2026



Site Plan & Aerial Map

Subject Area

parcel

Applicant: Amanda Cook
Tax Parcel #: 10079 001027
Location: 4234 Belvedere Drive
Commission District 2

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 10/29/2026

eFiled and eRecorded
DATE: 08/24/2026
TIME: 9:55 AM
DEED BOOK: 9916
PAGE: 526 - 527
FILING FEES: $25.00
TRANSFER TAX: $31.00
PT61: 069-2026-006123
RECORDED BY: MM
CLERK: Mark Pettitt
Hall County, GA

After Recording, Return To:
McLain & Merritt, P.C.
3445 Peachtree Road NE, Suite 500
Atlanta, GA 30326

Order No.: 26-1502B

PARCEL ID: 10-079-001-027

LIMITED WARRANTY DEED

STATE OF GEORGIA

COUNTY OF FULTON

THIS INDENTURE, made this 21st day of August, 2026, between We Buy Land and Mobile Homes, LLC, a Georgia limited liability company, as party or parties of the first part, hereinafter called Grantor, and Amanda Cook, as party or parties of the second part, hereinafter called Grantee.

The words "Grantor" and "Grantee" whenever used herein shall include all individuals, corporations, and any other persons or entities, and all the respective heirs, executors, administrators, legal representatives, successors and assigns of the parties hereto, and all those holding under either of them, and the pronouns used herein shall include, when appropriate, either gender and both singular and plural, and the grammatical construction of sentences shall conform thereto. If more than one party shall execute this deed each Grantor shall always be jointly and severally liable for the performance of every promise and agreement made herein.

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 and being in Bark Camp District, Hall County, Georgia, and being all of Lot 21 of Block A of Belvedere Acres Subdivision, as more particularly described in Plat Book 22, Page 121 of the Hall County, Georgia Plat Records, said plat being specifically incorporated herein by reference.

SUBJECT to all zoning ordinances, easements, and restrictions of record insofar as the same may lawfully affect the above-described 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 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 owning, holding or claiming by, through or under the said Grantor.

IN WITNESS WHEREOF, the Grantor has signed and sealed this deed, this 21st day of August, 2026.

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public
My Commission Expires: _____

We Buy Land and Mobile Homes, LLC, a Georgia limited liability company

BY: _____(SEAL)
Jorge Montilla
Sole Member

CHARLES VANDENHEUVEL
NOTARY PUBLIC
My Commission Expires
07-12-2027
FULTON COUNTY, GA

Gmail

Amanda Cook <amanda365cook@gmail.com>

4234 BELVEDERE DRIVE

Tabitha Rider <TRider@gainesvillega.gov> Mon, Aug 31, 2026 at 8:43 AM
To: [redacted]
Cc: Metersales <Metersales@gainesvillega.gov>

Please note important changes to payment options as of 2/9/2026

Your request for a new meter has been processed for the addresses listed below. The amount due is $2,850.00. As of February 9th, payment is expected within 14 days of receiving the email stating the meter is processed. This payment can be made with credit or debit card payments can only be made by creating an account online at https://gainesville.merchanttransact.com or bringing the card to the office. The account number will need to be added to your profile to make the payment. We accept credit or debit card (MC/Visa/Discover) or electronic check online. When payment is made online, please send an email to metersales@gainesvillega.gov to let us know it has been paid. Upon notification of payment, we will email you a copy of the receipt (if paid in office) and meter sheet.

If you are mailing a check to our office, please send directly to the address below

COG attn:Meter Sales

757 Queen City Parkway

Gainesville, GA 30501

4234 Belvedere Drive account # [redacted]

IMPORTANT CHANGE OF PROCEDURE AFTER PAYMENT IS MADE

- We will no longer require you to pick up the meter card and stake.
- It will be the customer's responsibility to mark the meter location with a stick painted blue and lot #/or address noted and send a picture to metersales@gainesvillega.gov
- Please allow 4-6 weeks for meter installation from the date it is released.

Thank you for contacting the City of Gainesville, Department of Water Resources. When replying to this email, please also copy our metersales@gainesvillega.gov as well. That way, if I am out of the office, another representative can assist you.

Tabitha Rider

Meter Sales Representative | Department of Water Resources

GAINESVILLE

O | 770-535-6878

www.cservice@gainesvillega.gov

757 Queen City Parkway, SW
Gainesville, GA 30501

APPALACHIAN SOIL, INC.

ELLIJAY, GA 706-636-3813

Client:	Jorge Montilla	**Phone #:**	[redacted]
Site Location:	Belvedere Dr	**Level of Study:**	3
Date Evaluated:	4/20/26	**County:**	Hall

Hole	Soil Series	Slope %	Depth to Bedrock	Depth to Seasonal High Water Table	Absorption Rate at Recommended Trench Depth	Recommended Trench Depth	Map Unit Suitability Code	Depth After Benching
1	Cecil	11	>72"	>72"	70	24-40"	A	N/A
2	Cecil	9	>72"	>72"	70	24-40"	A	N/A
3	Cecil	19	>72"	>72"	65	24-40"	A	N/A
4	Cecil	12	>72"	>72"	70	24-40"	A	N/A
5	Cecil	18	>72"	>72"	70	24-40"	A	N/A
6	Cecil	24	>72"	>72"	70	24-40"	A	N/A
7	Cecil	36	>72"	>72"	65	24-40"	A	57"
8	Cecil	18	65"	>65"	60	24-40"	A	N/A

Map Unit Suitability Codes

A	Soil series should have ability to function as suitable absorption field with proper design, installation, and maintenance.
H	Due to bedrock limitations, these soils are ***not suitable*** for conventional absorption fields although some alternative systems can be permitted for these soil types. Test pits via heavy equipment may be recommended by the local Environmental Health Department to further determine if the bedrock can be dug and these soils found suitable for a conventional septic system.

- Soil boundary lines are drawn by combining soils with similar properties and interpretations into a map unit. Map units are names for dominant soil series found in the unit and the percent slope. The boundary lines approximate the center of the transition zone between different soil map units and are not an exact separation of the soil series.
- Alteration through cutting and filling of suitable soils voids this report. Due to variances in natural soil conditions and the effects on controlled construction practices a positive report does not guarantee the future performance of septic systems.
- The lot or tract boundaries shown on this map are approximate and based on the best available information at the time of the classification. This map is not a boundary survey and should not be relied upon for boundary location. Soil conditions are subject to change if an accurate survey places the property lines somewhere other than where depicted hereon. This classifier is not responsible for any adverse effects to classification due to boundary location.
- **The information in this report is based on the professional opinion and judgement of Josh Fox, Appalachian Soil, Inc. Josh Fox/ASI does not design, install or maintain, or permit on-site waste disposal systems, and therefore, does not guarantee the performance of any system installed on the property. Decisions and permitting are the responsibility of the local Environmental Health Department. For definitive answers on permitting, the client should consult the local Environmental Health Department.**

Site Specific Additional Comments:

Survey not provided. Property pins not found. Used QPublic data to estimate property line locations. Recommend survey to verify property line locations.

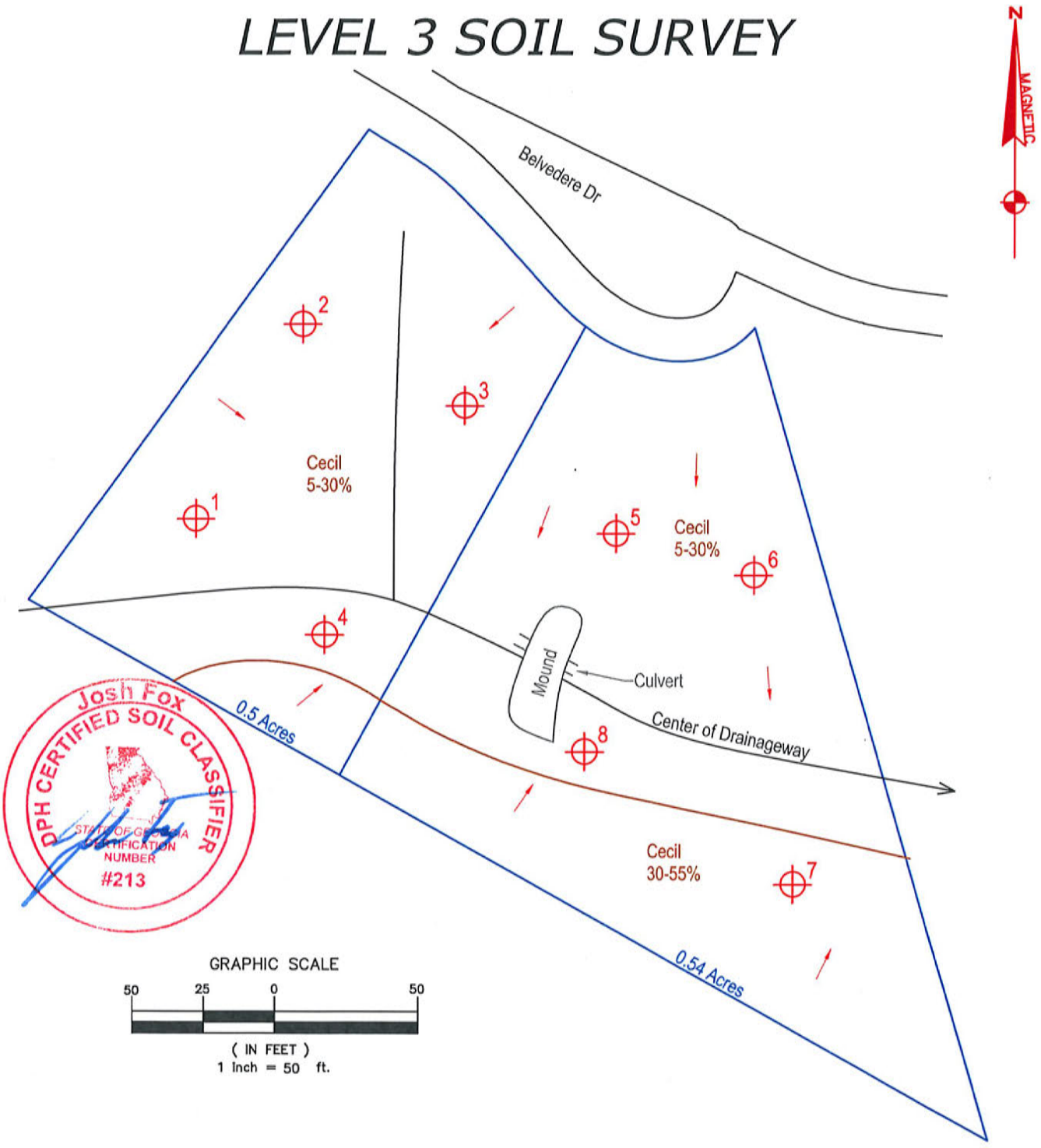
Parcel #s 10079 001027 and 10079 001028

House sites not marked.



Soil Classifier:
Josh Fox, GA SC# 213

LEVEL 3 SOIL SURVEY



SOIL MAP LEGEND

- = soil observation locations (auger)
- = soil observation locations (backhoe pit)
- = slope direction - descending

NOTES:

1. All lines and locations are approximate.
2. Observations located using GPS
3. All Boring Sites marked in field with either Pink Flagging Tape or Pink Flag Stakes

Date: April 28, 2026

Soil Survey Completed By:
Appalachian Soil, INC
Ellijay, GA 30540

Soil Survey Completed For:
Jorge Montilla
Hall County, GA

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 2/24/2026

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER Sutter, McLellan & Gilbreath, Inc. 33 Buford Village Way, Suite 329 Buford, GA 30518	CONTACT NAME: Toni Luker, CRIS PHONE (A/C, No, Ext): 678-533-2223 FAX (A/C, No): 678-802-3971 E-MAIL ADDRESS: tluker@smginsurance.com
INSURED APPASOI-01 Appalachian Soil, Inc. 7903 Turtle Lane Ooltewah, TN 37363	INSURER(S) AFFORDING COVERAGE — NAIC # INSURER A : Westchester Surplus Lines Co. — 10172 INSURER B : Amtrust Insurance Company of Kansas — 15954 INSURER C : INSURER D : INSURER E : INSURER F :

COVERAGES **CERTIFICATE NUMBER:** 443782525 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X COMMERCIAL GENERAL LIABILITY	Y	Y	G47393693 004	3/5/2026	3/5/2027	EACH OCCURRENCE	$ 1,000,000
	CLAIMS-MADE X OCCUR						DAMAGE TO RENTED PREMISES (Ea occurrence)	$ 50,000
							MED EXP (Any one person)	$ 10,000
							PERSONAL & ADV INJURY	$ 1,000,000
	GEN'L AGGREGATE LIMIT APPLIES PER:						GENERAL AGGREGATE	$ 2,000,000
	X POLICY PRO-JECT LOC						PRODUCTS - COMP/OP AGG	$ 2,000,000
	OTHER:							$
	AUTOMOBILE LIABILITY						COMBINED SINGLE LIMIT (Ea accident)	$
	ANY AUTO						BODILY INJURY (Per person)	$
	OWNED AUTOS ONLY / SCHEDULED AUTOS						BODILY INJURY (Per accident)	$
	HIRED AUTOS ONLY / NON-OWNED AUTOS ONLY						PROPERTY DAMAGE (Per accident)	$
								$
	UMBRELLA LIAB OCCUR						EACH OCCURRENCE	$
	EXCESS LIAB CLAIMS-MADE						AGGREGATE	$
	DED RETENTION $							$
B	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY Y / N	N / A		KWS1413293	11/4/2025	11/4/2026	X PER STATUTE OTH-ER	
	ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBEREXCLUDED? N						E.L. EACH ACCIDENT	$ 1,000,000
	(Mandatory in NH)						E.L. DISEASE - EA EMPLOYEE	$ 1,000,000
	If yes, describe under DESCRIPTION OF OPERATIONS below						E.L. DISEASE - POLICY LIMIT	$ 1,000,000
A	Contractors Pollution Liability	Y	Y	G47393693 004	3/5/2026	3/5/2027	Each Claim	1,000,000
	Professional Liability						Aggregate	1,000,000
							Each Claim/Aggregate	$1MIL / $1MIL

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

Georgia Department of Public Health
2 Peachtree St. NW, Suite 13-217
Atlanta, GA 30303

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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GEORGIA DEPARTMENT OF PUBLIC HEALTH
District 2 Public Health

Hall County Environmental Health

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

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

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: November 3, 2026

Subject: December 8, 2026 Hall County Planning Commission Meeting – Planning Items

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

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

* 954 Gainesville Hwy, Greene: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

Outlook

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

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below comments in red.

If you have any questions, please let me know.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Monday, October 26, 2026 11:01 AM
Subject: Tentative Agenda December 8, 2026 Hall County Planning Commission Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Tentative Agenda for the Tuesday, December 8, 2026, Hall County Planning Commission Meeting has been distributed. Please review the documents and submit any comments in the form of a memorandum to Hall County Planning and Zoning. When providing comments, include the applicant's name and the property address associated with each comment. Failure to submit comments in a timely manner may result in the information being omitted from the staff report.

PLEASE NOTE: These items will be discussed in next week's Development Review meeting.

Comments are due by **Monday, November 9, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

LINK

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

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

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

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

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, January 14, 2027, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, January 14, 2027. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,

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

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

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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: October 28, 2026

Subject: December 8, 2026
Planning Commission Meeting

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

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

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

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

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

Hall County Government
FIRE RESCUE

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

POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

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

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

International Fire Code 503.2.1 Dimensions.

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

International Fire Code 503.2.3 Surface.

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

503.2.5 Dead ends.

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

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

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

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

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

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

Website: www.Hallcounty.org

HALL COUNTY

HALL COUNTY HIGHLANDS ISLANDS FIRE RESCUE

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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

INTERIM DEVELOPMENT SERVICES DIRECTOR
Barry Shaw

CHIEF BUILDING OFFICIAL
Cody Edwards

To: Katie Ahmed, Director of Planning and Zoning

From: Barry Shaw, Interim Director of Development Services

Date: November 9, 2026

Subject: December 8, 2026

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

- **NO COMMENT**

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

- **NO COMMENT**

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 NOVEMBER 9, 2026 AND NO LATER THAN NOVEMBER 15, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN NOVEMBER 15, 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, Amanda Cook (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** 11/11/2026 (Date) **for** Setback Variance (Name application filed as).

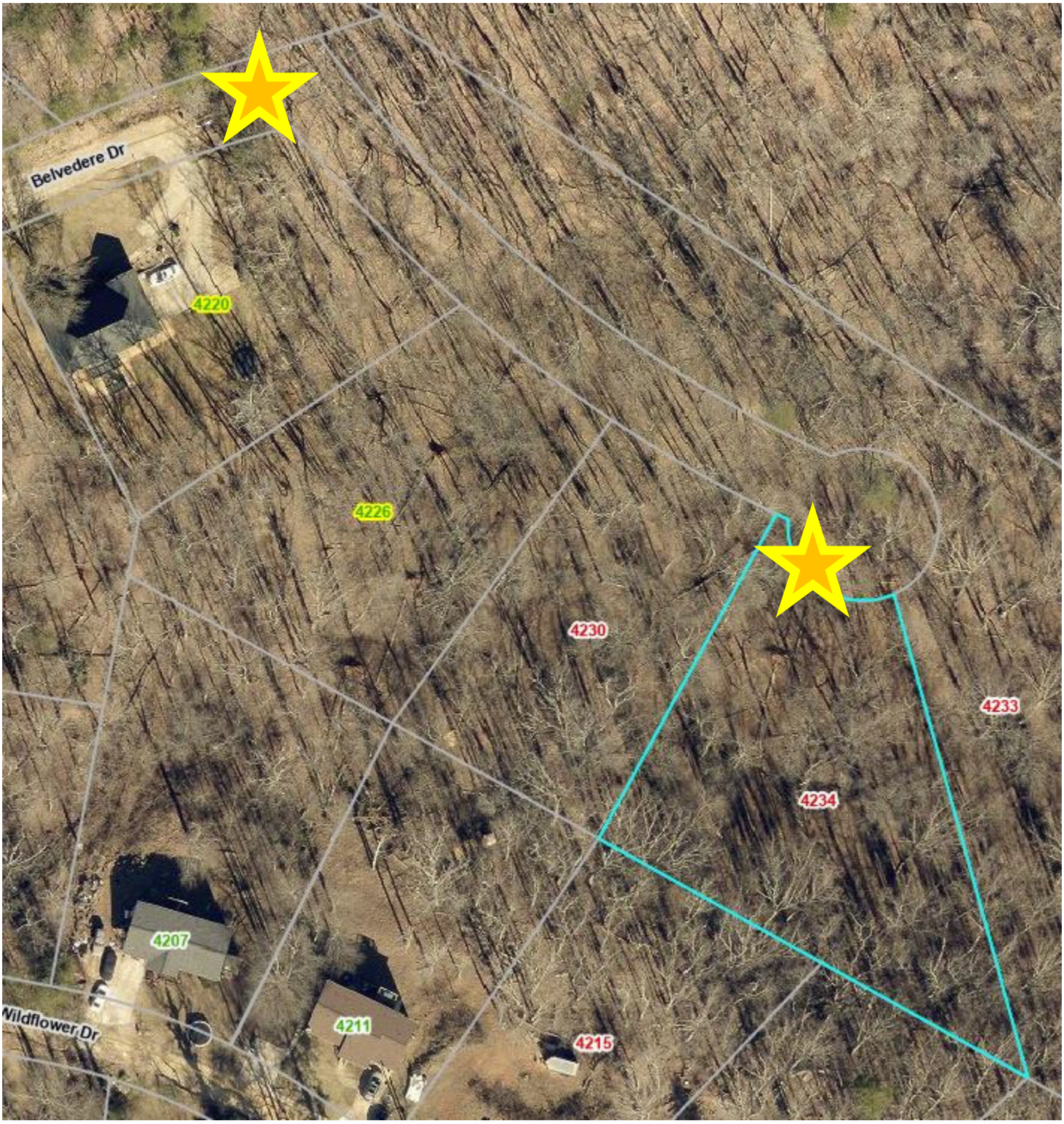
Signature Amanda Cook

(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: AMANDA COOK
REQUEST: REDUCE THE MINIMUM YARDS FOR SINGLE-FAMILY DWELLING
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC 08, 2026 IF
Time: 5:15 P.M.
COUNTY COMMISSION
Date: JAN 14, 2027
APPEALED 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: AMANDA COOK
REQUEST: REDUCE THE MINIMUM YARDS FOR SINGLE-FAMILY DWELLING
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC 08, 2026
Time: 5:15 PM
IF APPEALED
COUNTY COMMISSION
Date: JAN 14, 2027
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809

4234 Belvedere Drive – Amanda Cook



AGENDA ITEM

New Business

REPORT TO: **Planning Commission Meeting (12/08/26)**

ITEM NO: 790/2026

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

Meetings:

Voting Meeting Date: 12/08/26

Executive Summary:

Presenter: LT

Recommendation:

Approval, with conditions, as the proposed use meets all minimum standards of the Highway Business (H-B) zoning district.

1. The property shall be developed in accordance with the site plan dated October 6, 2026, and narrative dated August 7, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No further development shall be permitted until a combination plat is approved by the County.
3. Any further development shall comply with Gateway Corridor Overlay District (GCOD) standards.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

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

History:

Facts and Issues:

Options:

Approvals:

Submit	Review
KE	LT

Attachments:
Staff Report
Application
Narrative
Site Plan
Plat
Maps
Deed
Department Comments
Notice Sign

HALL COUNTY PLANNING COMMISSION
STAFF REPORT

Applicant	William Greene
Request	**Special Use** |for vehicle repair, minor in GCOD
Proposed Use	Vehicle repair, minor
Size	3.79± acres
Zoning	Highway Business (H-B)
Location	**954 Gainesville Highway |** Tax Parcel 08158 002004
Commission District	One
Planning Commission Date	December 8, 2026
Staff Recommendation	**Approval, with conditions,** as the proposed use meets all minimum standards of the Highway Business (H-B) zoning district.
Record Number	HZCU26-0045

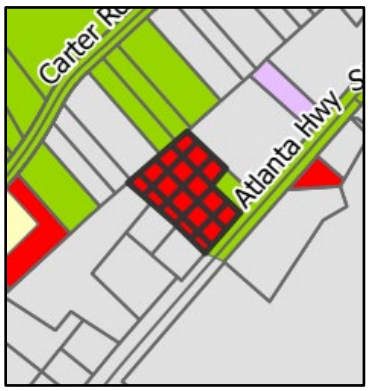
Staff recommends <u>APPROVAL</u> of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated October 6, 2026, and narrative dated August 7, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No further development shall be permitted until a combination plat is approved by the County.
3. Any further development shall comply with Gateway Corridor Overlay District (GCOD) standards.
4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
5. 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 a Special Use to allow minor vehicle repair on a commercially developed 3.79± acre parcel zoned Highway Business (H-B) and located within the Gateway Corridor Overlay District (GCOD).

The surrounding properties are zoned and developed as outlined below:



North: Agricultural Residential (AR-1): single-family residences; Buford Agricultural-Residential (RA-200): single-family residences
East: Agricultural Residential (AR-1): single-family residence; Buford Office Institutional (O-I)
South: Buford General Business (C-2); Buford Light Industrial (M-1): Amazon distribution facility
West: Buford General Business (C-2): undeveloped & indoor self-storage)

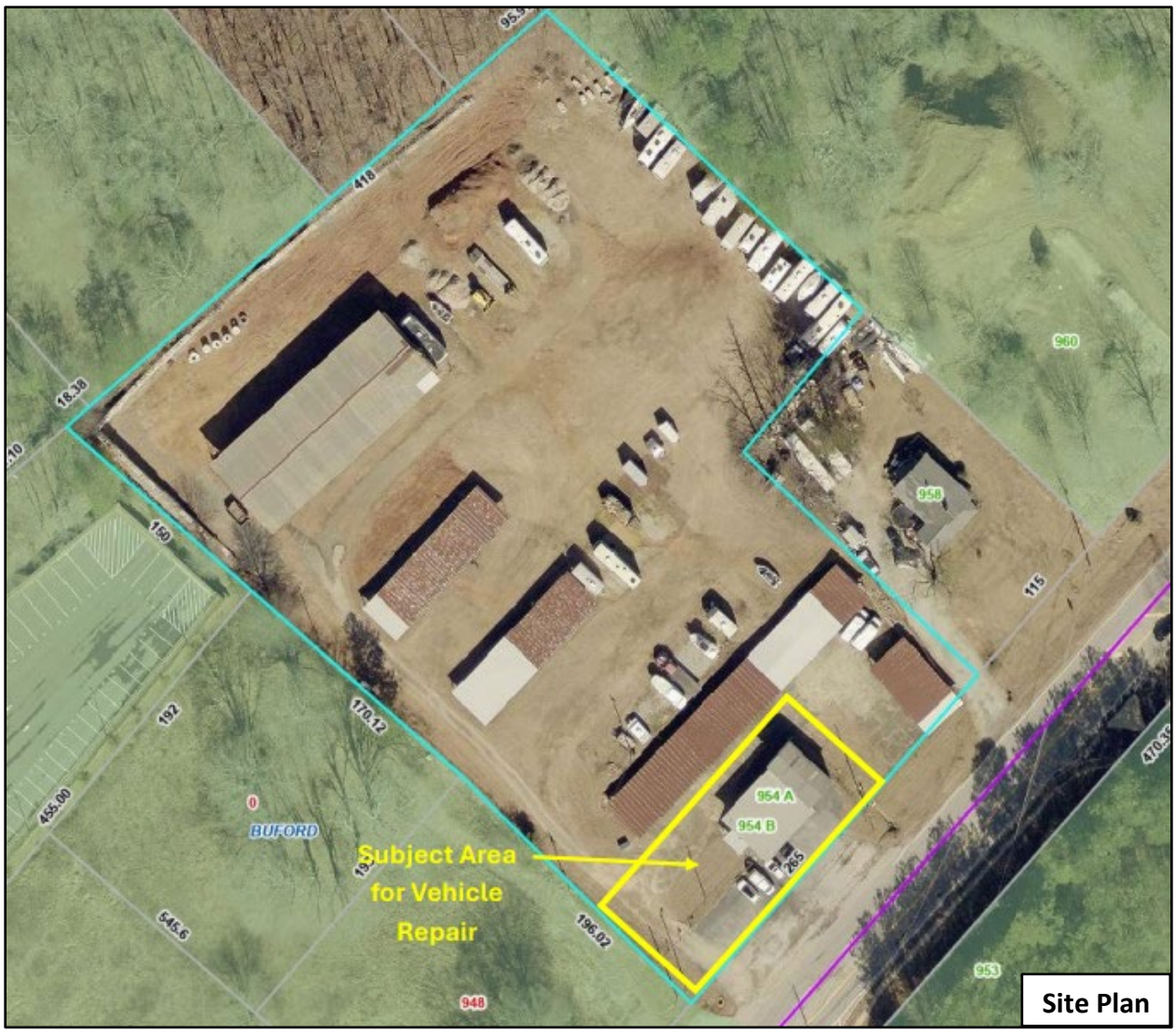
The subject property was rezoned to Highway Business (H-B) in 1983 to recognize an existing boat and outdoor storage operation. According to Hall County Tax Assessor records, the property is currently developed with a 1,896-square-foot commercial building constructed in 1947 and five vehicle storage canopies installed in 1987. The principal commercial building was most recently occupied by a sign company from 2009 through 2025 and is proposed to serve as the location of the requested minor vehicle repair business.



Per the submitted narrative, the applicant is requesting a Special Use permit to allow a minor vehicle repair use within the existing commercial building. The proposed business specializes in the installation of vehicle radios, audio systems, and related electronic equipment. The majority of work will be conducted within the enclosed garage area. As proposed, the operation meets the Unified Development Code (UDC) definition of Vehicle Repair, Minor (Section 7.5.12.H).

The submitted site plan demonstrates adequate space to accommodate the required off-street parking spaces, as illustrated in the Site Plan Detail exhibit below.

Water service is provided by the City of Gainesville, and sanitary sewer services are provided by an on-site septic system.



GCOD Analysis

The property was developed in its current configuration prior to 1983 and predates the establishment of the Gateway Corridor Overlay District (GCOD) in 2008. As a result, the existing development does not conform to current GCOD design and development standards. While the existing site may continue as a legal nonconforming development, any future site modifications, expansions, or improvements must be designed to comply with applicable GCOD requirements to the extent required by the Unified Development Code (UDC).



Site Plan Detail

The subject property, outlined in turquoise below, consists of multiple platted lots (shown by the green lines) that have not been formally combined into a single lot of record. Prior to any additional development, a combination plat must be prepared and submitted to the County for review and approval, and subsequently recorded, to establish a unified parcel and correct the existing lot configuration.



Zoning Analysis

When considering a use subject to approval by 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 use is suitable in view of the historical use of the subject property and development of adjacent and nearby properties along Gainesville Highway.**

b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed use does not appear to 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.**

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 use is not anticipated 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 consistent with the future land use designation of Business Nodes & Corridors within the South Hall Character 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 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 property was developed with a commercial building in 1947 and the boat and RV storage has been in existence prior to the rezoning of the property in 1983.**

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; **This special use would not create an isolated district unrelated to the surrounding zoning districts.**

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 or the immediate neighborhood.**

n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The subject property is already zoned Highway Business (H-B), a zoning classification that supports the proposed minor vehicle repair use. However, because the property is located within the Gateway Corridor Overlay District (GCOD), the use is subject to Special Use approval by the Board of Commissioners in accordance with the Unified Development Code (UDC). Therefore, rezoning is not necessary to accommodate the proposed use**

o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request is not related to a dimensional standard or development requirement that could be addressed through the variance process. Rather, the proposed minor vehicle repair use within the Gateway Corridor Overlay District (GCOD) requires Special Use approval by the Board of Commissioners pursuant to the Unified Development Code (UDC). As such, a variance would not provide the necessary authorization for the proposed use**

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.**

Development Support and Constraints

Hall County Environmental Health
In a memorandum dated November 3, 2026, the Hall County Environmental Health Department 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. Please note that BOC approval does not imply approval from other county departments"

Georgia Department of Transportation
In an email dated October 27, 2026, Christopher Hash, P.E., D1 Traffic Operations Supervisor, stated "On-System, coordination required for consideration of commercial driveway access."

Hall County Public Works and Utilities
In a memorandum dated October 28, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

Engineering:
No comment.

Traffic:
Access is from State Route 13 (Atlanta Hwy). An approval letter from the Georgia Department of Transportation is required.

Utilities
Property is located within the Buford sewer service district.

Hall County Fire Marshal
In a memorandum dated October 27, 2026, the Hall County Fire Marshal's Office stated, "The Hall County Fire Marshal's Office has no comments as proposed."

Hall County Business License
In a memorandum dated November 2, 2026, Brandi Smith, Business License Director, stated, "If the above item is approved, applicant must apply for a Hall County Business License before any business is conducted onsite."

Hall County Building Inspections
In a memorandum dated November 9, 2026, Barry Shaw, Interim Director of Development Services, stated, "No comment."

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
T: 770-531-6809 I Email: planning@hallcounty.org

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SPECIAL/CONDITIONAL USE APPLICATION

Applicant (Name & Mailing Address)

William Greene
2660 Westview Circle
Gainesville GA 30506

Phone [redacted]

Email [redacted]

Property Owner (Name & Mailing Address)

Secure Storage, LLC
2660 Westview Circle
Gainesville GA 30506

Phone [redacted]

Email [redacted]

Contact Person (Name & Mailing Address)

Same as Applicant

Phone

Email

Status of Applicant

- ☒ Owner
- ☐ Option to Purchase
- ☐ Area Resident
- ☐ Other:

Requested Action

- ☒ Special Use
- ☐ Conditional Use

Property Information

Location Address(es): 954 Gainesville Hwy, Buford GA 30518
Tax Parcel Number(s): 08158 002004 Acreage: 3.79 ac
Existing Use(s): Boat + RV Storage Zoning: H-B
Proposed Use(s): Vehicle repair, major in the GCOD

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

Applicant Name Printed: William Greene
Applicant Signature: [signature] Date: 10.21.2026

Applicant must complete all required information above. Incomplete applications will not be accepted. The Planning Department has 15 days after application deadline to review each submittal and will assign scheduling dates during that review period. If an application is determined to be insufficient, no agenda date will be set until all required information has been provided.

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

Applicant Signature: _____ Date: _____

STATE OF GEORGIA

Secretary of State

Corporations Division
313 West Tower
2 Martin Luther King, Jr. Dr.
Atlanta, Georgia 30334-1530

Annual Registration

Electronically Filed
Secretary of State
Filing Date: 07/01/2026 07:43:58

BUSINESS INFORMATION	
BUSINESS NAME	: Secure Storage, LLC
CONTROL NUMBER	: 17007950
BUSINESS TYPE	: Domestic Limited Liability Company
ANNUAL REGISTRATION PERIOD	: 2026, 2027, 2028

BUSINESS INFORMATION CURRENTLY ON FILE	
PRINCIPAL OFFICE ADDRESS	: 2660 Westview Circle, Gainesville, GA, 30506, USA
REGISTERED AGENT NAME	: Randall Frost
REGISTERED OFFICE ADDRESS	: 200 Main St., Suite 600, Gainesville, GA, 30501, USA
REGISTERED OFFICE COUNTY	: Hall

UPDATES TO ABOVE BUSINESS INFORMATION	
PRINCIPAL OFFICE ADDRESS	: 2660 Westview Circle, Gainesville, GA, 30506, USA
REGISTERED AGENT NAME	: Randall Frost
REGISTERED OFFICE ADDRESS	: 200 Main St., Suite 600, Gainesville, GA, 30501, USA
REGISTERED OFFICE COUNTY	: Hall

AUTHORIZER INFORMATION	
AUTHORIZER SIGNATURE	: William Greene
AUTHORIZER TITLE	: Authorized Person

PLANNING AND ZONING DEPARTMENT
2875 BROWNS BRIDGE ROAD, GAINESVILLE, GA, 30504
MAILING ADDRESS: PO BOX 1435, GAINESVILLE. GA 30503
T: 770-531-6809 I Email: planning@hallcounty.org

HALL COUNTY
GEORGIA
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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: Disclosure of Campaign Contributions:

(a) When any applicant for rezoning action has made, within two years immediately preceding the filing of that applicant's application for the rezoning 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:

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

(2) 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 OCGA 1981, § 36-67A-3, enacted by Ga L. 1986, page 1269, § 1; Ga L. 1991, page 1365, § 1; Ga L. 1993, page 91, § 36).

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 contribution(s), 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 Name Printed: William A G Greene III

Applicant's/Owner's Signature: _____ Date: 10/06/2026

NARRATIVE

From: trey greene trey_greene@yahoo.com
Subject: Letter for Felipe
Date: Aug 7, 2026 at 10:37:07 AM
To: Trey Greene trey_greene@yahoo.com

Letter of Support for AMA Custom Audio

Proposed Minor Vehicle Repair Use – Gateway Corridor Overlay District

To Whom It May Concern:

I am writing in strong support of Felipe Rios and AMA Custom Audio and his request to operate his business at this location under the proposed Minor Vehicle Repair use.

The property is currently zoned Highway Business and is located within the Gateway Corridor Overlay District. I believe the proposed use is appropriate for this commercial location and will allow a young local business owner to continue operating and growing his business in a professional and orderly manner.

Felipe is a young, hardworking local entrepreneur who has been operating AMA Custom Audio since 2018. I have personally known Felipe since 2014, when he worked at our dealership, Greene Ford. During his time with us, Felipe was always dependable, hardworking, and took great pride in his work. I was very proud of him when he made the decision to leave and pursue his goal of owning and operating his own business.

AMA Custom Audio specializes primarily in the installation of radios, audio equipment, and related electronics in automobiles. This is a relatively small-scale operation, and the majority of the work will be performed inside the approximately 900-square-foot climate-controlled garage. The property also contains approximately 1,000 square feet of office space.

The proposed hours of operation are:

Monday–Saturday: 10:00 AM–6:00 PM
Sunday: Closed

There are approximately eight parking spaces available at the property, providing adequate parking for the business and its customers. Vehicles will be

brought to the property for scheduled work and will be serviced inside the garage. No customer vehicles will be left parked in front of the property overnight.

One of the primary reasons for this move is that the rent at Felipe's current location has increased by approximately $1,000 per month. I am pleased to have the opportunity to provide him with a more affordable location where he can continue operating and growing his business. The climate-controlled garage will also provide Felipe with a significantly better and more professional environment in which to perform his work.

I believe AMA Custom Audio is an excellent fit for this location. The business will be operated during reasonable daytime and early evening hours, with the work being performed inside the building. It is not intended to be a large-scale automotive repair facility, and the nature of the business is primarily the installation of radios, audio systems, and related equipment.

Because the property is located within the Gateway Corridor Overlay District, I also believe it is important that the property remain occupied by a quality local business that maintains a clean, professional appearance and operates in a manner that is respectful of the surrounding commercial area.

I am proud of what Felipe has accomplished since leaving Greene Ford and starting AMA Custom Audio. He has worked hard to build his business, and I am happy to support him as he continues to grow his company and contribute to our local business community.

I respectfully ask that you give favorable consideration to Felipe Rios and AMA Custom Audio's request for approval of the proposed Minor Vehicle Repair use.

Sincerely,

William Greene
Greene Ford

SITE PLAN

954 Gainesville Highway, Buford, GA

10/06/2026



SITE PLAN DETAIL
954 Gainesville Highway, Buford, GA
10/06/2026

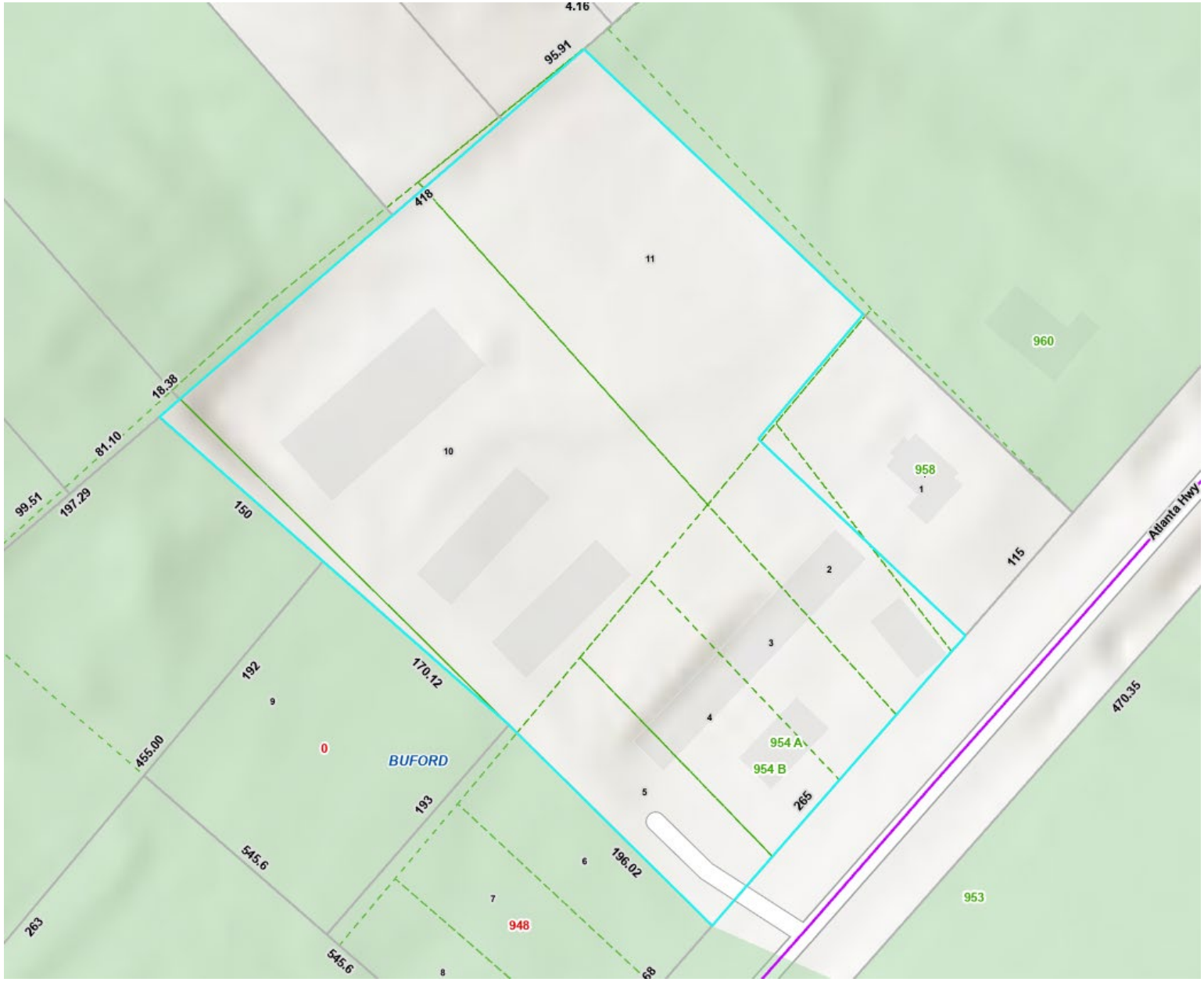
Parking Spaces 9' x 18'

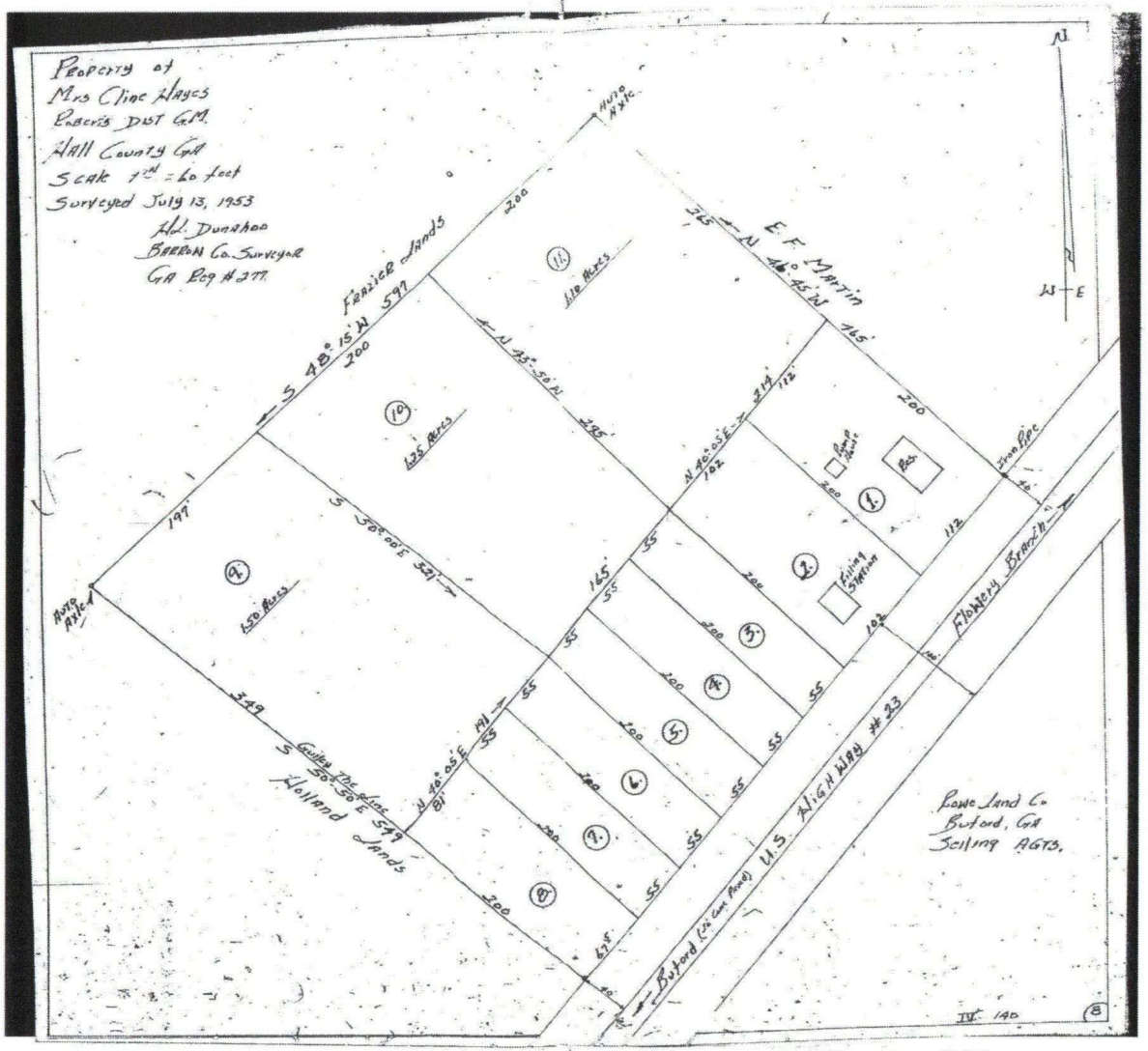
Office

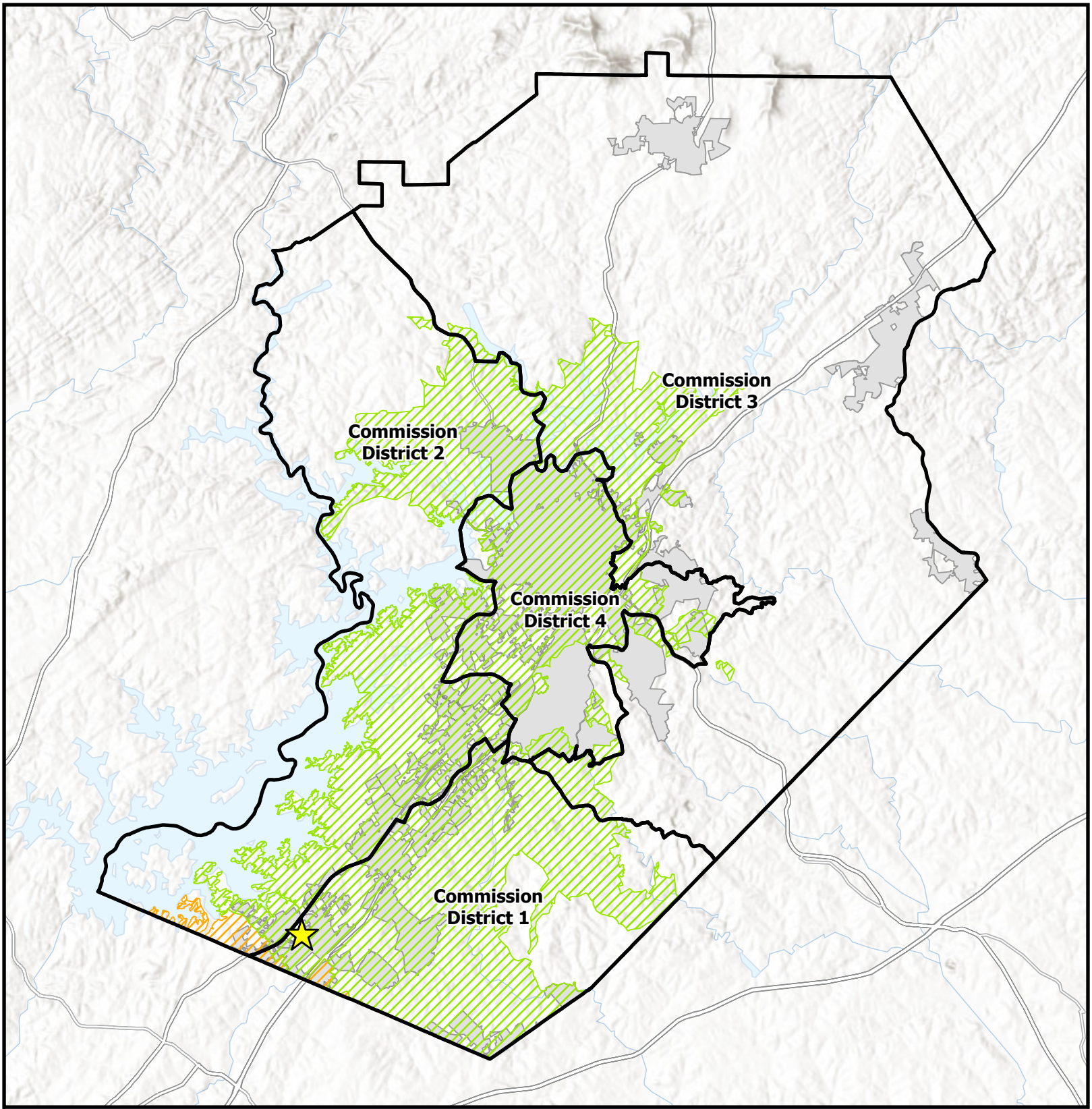
Garage



SITE PLAN – Lot Boundaries
954 Gainesville Highway, Buford, GA
10/06/2026




Property of
Mrs Cline Hayes
Roberts Dist G.M.
Hall County Ga
Scale 1" = 60 feet
Surveyed July 13, 1953
H.L. Dunnagan
Barrow Co. Surveyor
GA Reg # 377
N
N - E
E. F. Martin
N 46° 45' W 765'
S 48° 15' W 597
Frazier Lands
200
11.
11.8 Acres
10.
12.5 Acres
9.
15.0 Acres
N 45° 50' E 385'
S 30° 00' E 321'
N 46° 00' E 214'
112
102
200
197
165
55
Auto Axle
Auto Axle
Pool House
Pool
Filling Station
Iron Pipe
Flowery Branch
Butford (2 Lane Road) U.S. Highway # 23
Rowe Land Co.
Butford, Ga
Selling Agts.
S Gulley Tile Line
S 50° 50' E 574
Holland Lands
N 46° 00' E 811
349
200
67.5
IV 140
8
Recorded July 13, 1953
W. B. Duncan, Clerk



Overview Map

- Subject Area Location
- Subject Area
- Commision Districts
- City Limits

Urbanized Zone Areas

- Atlanta, GA
- Gainesville, GA

Applicant: William Greene
Tax Parcel #: 08158 002004
Location: 954 Gainesville Highway
Commission District: 1

HALL COUNTY
GEORGIA
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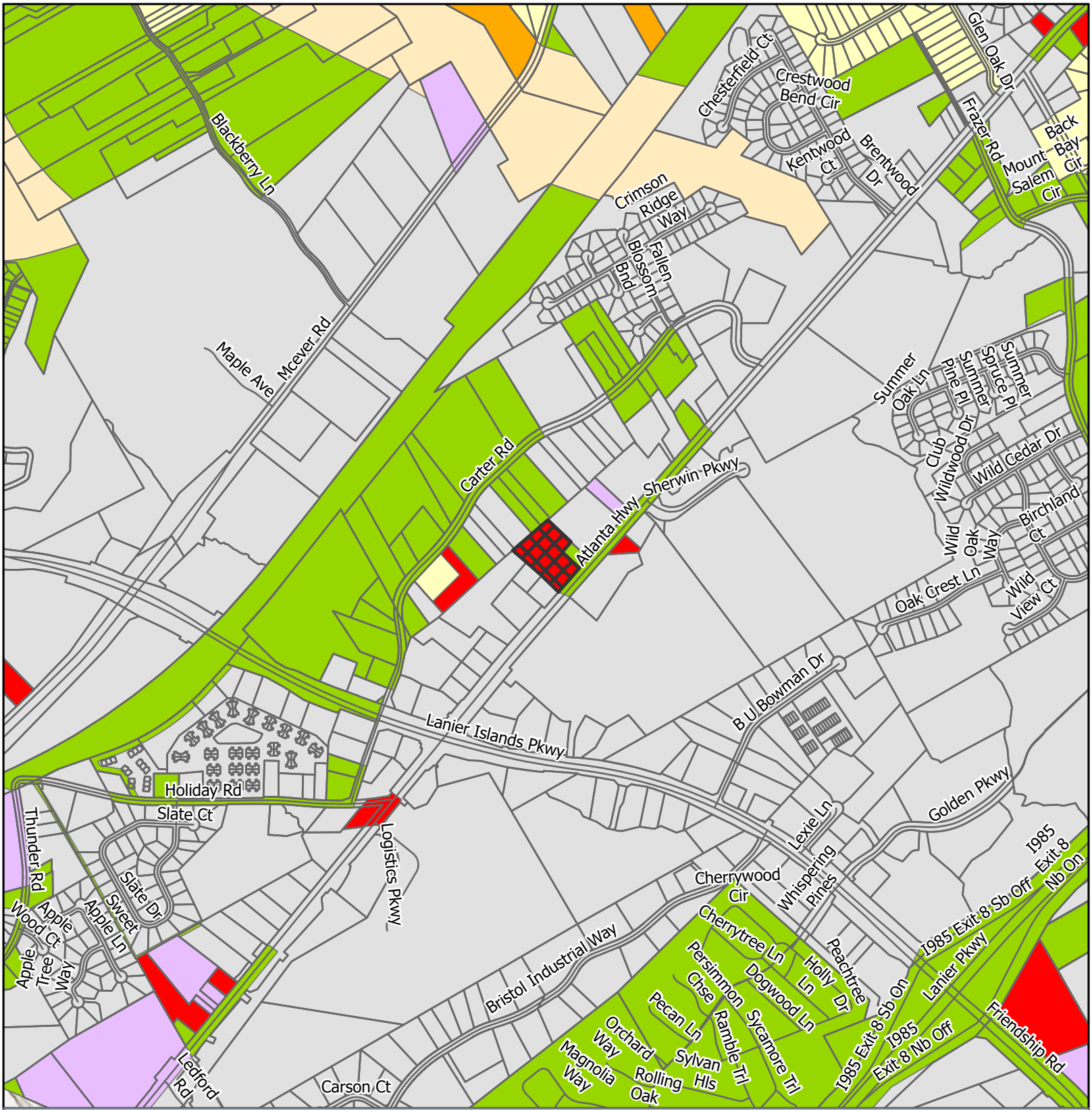
Date Prepared: 10/29/2026



Zoning Map

Subject Area
City Limits

Zoning
AR-1
H-B
I-1
PCD
R-1
V-C

Applicant: William Greene
Tax Parcel #: 08158 002004
Location: 954 Gainesville Highway
Commission District 1

HALL COUNTY
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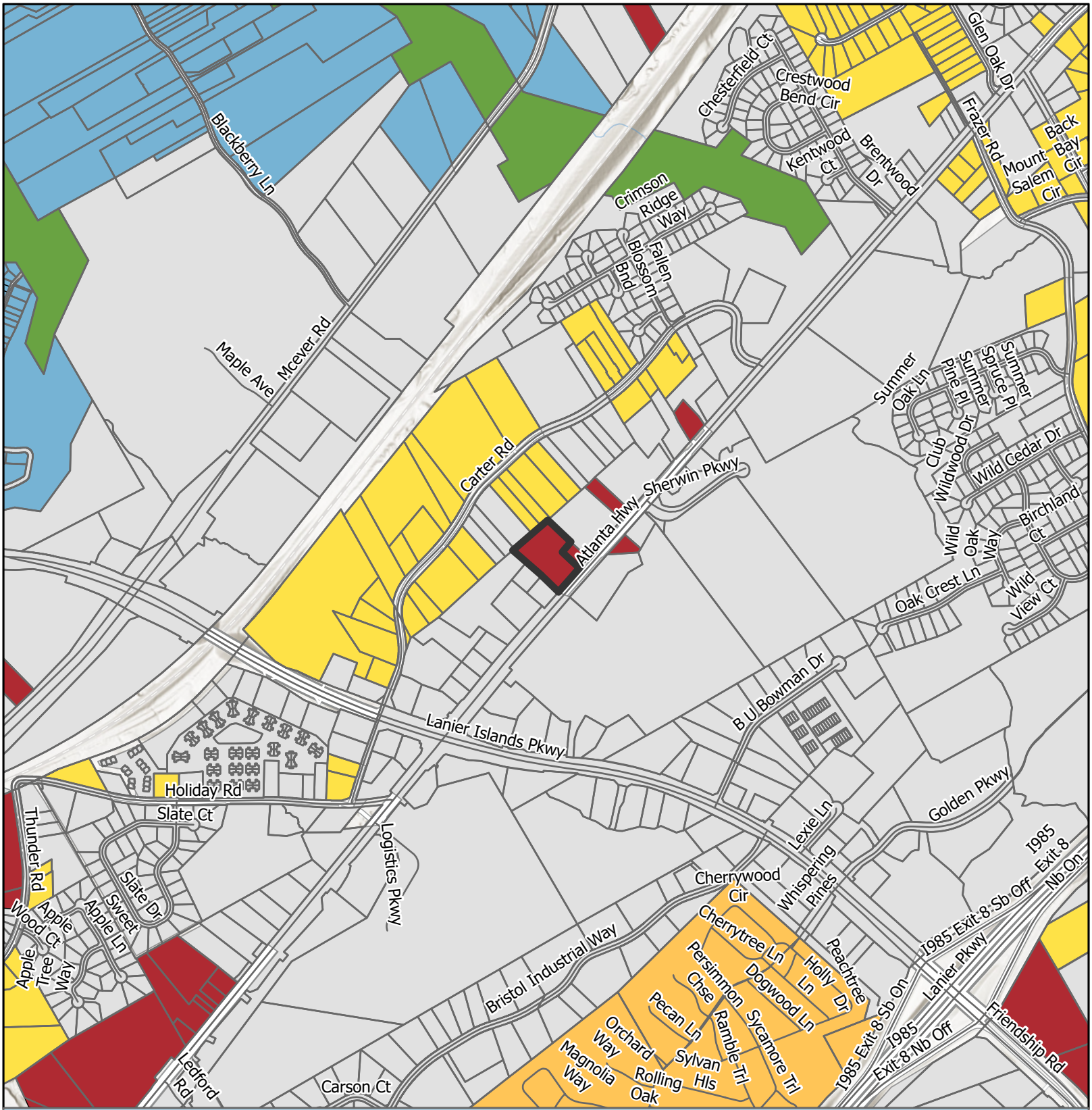
Date Prepared: 10/29/2026



Future Land Use Map

Subject Area
City Limits

FLU
- Business Corridors
- Greenspace - Conservation
- Lakeside Residential
- Suburban Neighborhood, Low-Density
- Suburban Neighborhood, Medium-Density

Applicant: William Greene
Tax Parcel #: 08158 002004
Location: 954 Gainesville Highway
Commission District: 1

HALL COUNTY
GEORGIA
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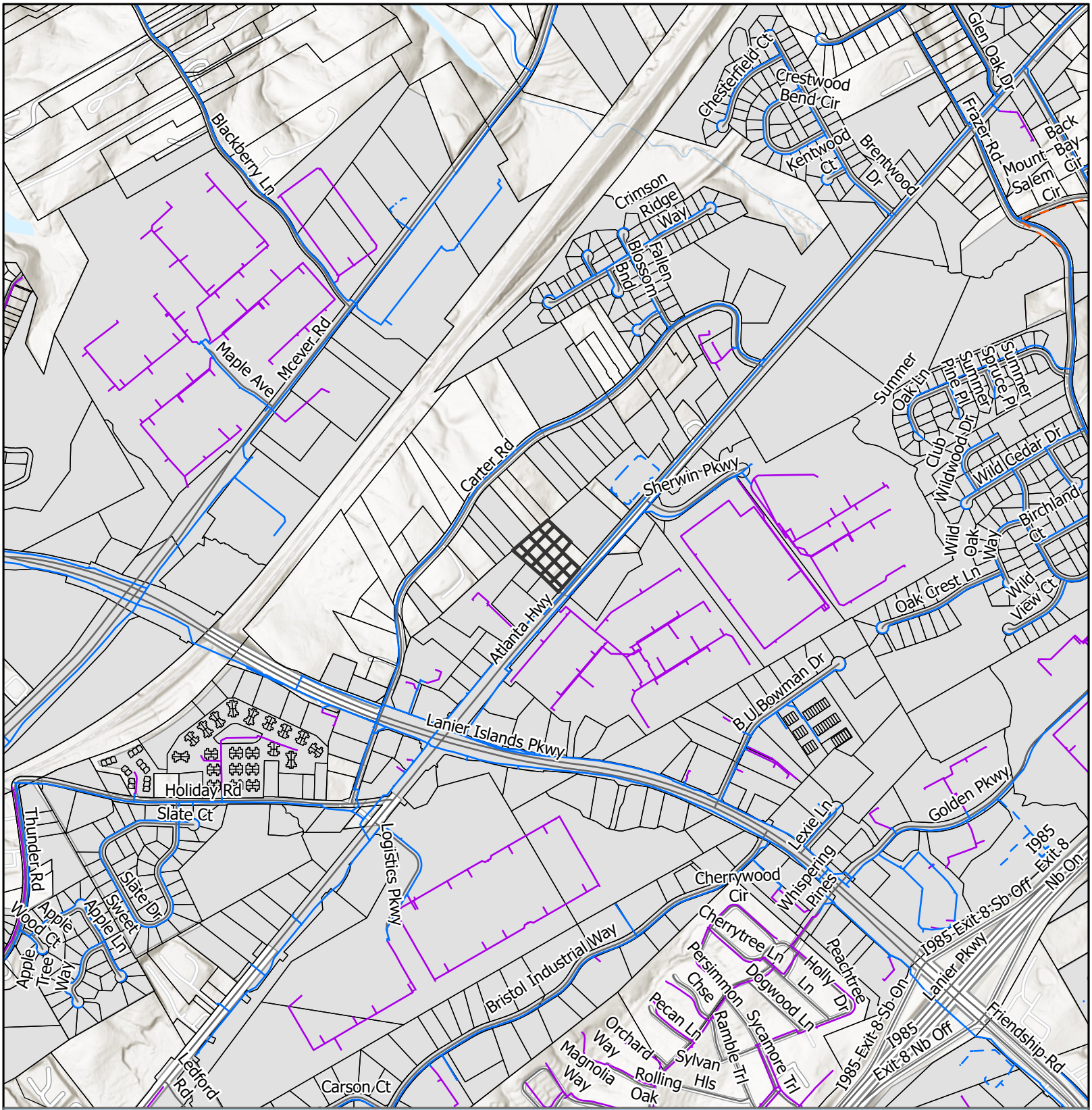
Date Prepared: 10/29/2026



Utilities Map

- Private of Other System
- Waterline
- Preliminary Waterline
- County Propsed Forcemain
- Subject Area
- City Limits

Applicant: William Greene
Tax Parcel #: 08158 002004
Location: 954 Gainesville Highway
Commission District 1

HALL COUNTY
GEORGIA
We have it all in Hall

Date Prepared: 10/29/2026



Site Plan & Aerial Map

Subject Area
parcel

Applicant: William Greene
Tax Parcel #: 08158 002004
Location: 954 Gainesville Highway
Commission District 1

HALL COUNTY
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Date Prepared: 10/30/2026

JAMES M. WALTERS
Attorney at Law
Suite 103
311 Green St. N.W.
Gainesville, GA 30503
(770) 536-3264

eFiled and eRecorded
DATE: 05/13/2022
TIME: 10:36 AM
DEED BOOK: 9125
PAGE: 649 - 651
FILING FEES: $25.00
TRANSFER TAX: $1,350.00
PARTICIPANT ID: 2722571621
PT61: 069-2022-004318
RECORDED BY: JP
CLERK: Charles Baker, C.S.C
Hall County, GA

LIMITED
WARRANTY DEED

State of Georgia, Hall County

THIS INDENTURE, Made the 12th day of May in the year of our Lord Two Thousand and Twenty Two between **SBD VENTURES, LLC,** Grantor and **SECURE STORAGE LLC., Grantee**

WITNESSETH: That the said Grantor for and in consideration of the sum of TEN DOLLARS AND OTHER GOOD AND 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 Grantee, his heirs and assigns, all the following described property, to wit:

SEE 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, its heirs and assigns, forever, in Fee Simple.

AND THE SAID Grantor, for her heirs, executors and administrators, will warrant and forever defend the right and title to the above described property, unto the said Grantee, its heirs and assigns, against the claims of all persons owning, holding or claiming by, through or under the said Grantor.

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

Signed, sealed and delivered in the presence of:

Unofficial Witness

Notary Public

Notary Seal Affixed:



SBD VENTURES, LLC

BY: _____ (SEAL)
TRENT J. GOBER, Member

BY: _____ (SEAL)
ERIC N. HALL, Member

EXHIBIT 'A'

ALL OF THAT TRACT OR PARCEL OF LAND lying and being in Land Lot 158 of the 8th Land District of Hall County, Georgia, and being Lots 2, 3, 4, 5, 10, and 11 as shown on a Plat of survey for Mrs. Cline Hayes by H. L. Dunahoo, Georgia Registered Land Surveyor, dated July 13, 1953, and recorded in Plat Book 12, Page 24, Hall County, Georgia records, which Plat is incorporated herein and made a part hereof by reference. Said real property is part of the real property conveyed to Grantor in a certain Corrective Warranty Deed from G. W. Bailey dated November 5, 1986, and recorded in Deed Book 1043, Page 249, Hall County, Georgia records.

The aforesaid real property is also described as beginning at a point marked by an iron pin on the northwesterly right-of-way of Georgia Highway 13, also known as U.S. Highway 23, having a 100 foot right-of-way, which point is located 2,230.60 feet as measured along the northwesterly right-of-way from the intersection formed by the centerline of Holiday Road with said Georgia Highway 13; run thence North 40 degrees, 39 minutes East along the northwesterly right-of-way of GA Hwy. 13 a distance of 165.00 feet to a point marked by an iron pin; continue thence North 40 degrees, 14 minutes East along the northwesterly right-of-way of GA Hwy. 13 a distance of 101.96 feet to a point marked by an iron pin on the northwesterly right-of-way of said Hwy. 13; leaving said right-of-way, run thence North 46 degrees 45 minutes West a distance of 199.48 feet to a point marked by an iron pin; run thence North 40 degrees, 05 minutes East a distance of 112.00 feet to a point marked by an iron pin; run thence North 46 degrees, 45 minutes West a distance of 264.83 feet to a point marked by an iron pin; run thence South 48 degrees, 11 minutes West a distance of 398.11 feet to a point marked by an iron pin; run thence South 50 degrees, 05 minutes East a distance of 320.16 feet to a point marked by an iron pin; and run thence South 46 degrees, 38 minutes East a distance of 198.01 feet to a point marked by an iron pin on the northwesterly right-of-way of GA Hwy. 13, which point is the beginning point.

Said property contains 3.81 acres and is described above by the metes and bounds as shown on a Plat of survey by Thomas Wood, Georgia Registered Land Surveyor No. 1990, dated June 22, 1987, for H. F. Phillips, Jr.

GEORGIA DEPARTMENT OF PUBLIC HEALTH
District 2 Public Health

Hall County Environmental Health

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

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

To: Katie Ahmed, Director of Planning and Zoning

From: Hall County Environmental Health Department

Date: November 3, 2026

Subject: December 8, 2026 Hall County Planning Commission Meeting – Planning Items

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

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

* 954 Gainesville Hwy, Greene: Must meet all Environmental Health commercial septic system permitting requirements. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments.

Outlook

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

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

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Kaitlyn,

Please see the below comments in red.

If you have any questions, please let me know.

Christopher Hash, P.E.
D1 Traffic Operations Supervisor

GDOT Georgia Department of Transportation

A1, A4 Access and Operations
1475 Jesse Jewell Pkwy
Suite 100
Gainesville, GA, 30501
470.201.8029 cell

From: Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>
Sent: Monday, October 26, 2026 11:01 AM
Subject: Tentative Agenda December 8, 2026 Hall County Planning Commission Meeting

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good afternoon,

The Tentative Agenda for the Tuesday, December 8, 2026, Hall County Planning Commission Meeting has been distributed. Please review the documents and submit any comments in the form of a memorandum to Hall County Planning and Zoning. When providing comments, include the applicant's name and the property address associated with each comment. Failure to submit comments in a timely manner may result in the information being omitted from the staff report.

PLEASE NOTE: These items will be discussed in next week's Development Review meeting.

Comments are due by **Monday, November 9, 2026**. Email comments to Lynn (ltaylor@hallcounty.org) and Kaitlyn (kelliott@hallcounty.org).

LINK

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

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

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

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

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within 30 days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing Thursday, January 14, 2027, at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

**The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on Thursday, January 14, 2027. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,

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

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

HALL COUNTY
GEORGIA

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Jorge Gomez, P.E.

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

To: Katie Ahmed, Planning and Zoning Director

From: Jorge Gomez, Director of Public Works and Utilities

Date: October 28, 2026

Subject: December 8, 2026
Planning Commission Meeting

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

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

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

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

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

Hall County Government
FIRE RESCUE

HALL COUNTY
GEORGIA
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POST OFFICE BOX 907730
GAINESVILLE, GA 30501

t: 770.531-6838 | f: 770.531.6845

FIRE CHIEF
Jerry Smith

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

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

International Fire Code 503.2.1 Dimensions.

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

International Fire Code 503.2.3 Surface.

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

503.2.5 Dead ends.

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

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

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

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

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1

Lieutenant, Hall County Fire Rescue

Hall County Government

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

Website: www.Hallcounty.org

HALL COUNTY

HALL COUNTY HIGHLANDS ISLANDS FIRE RESCUE

Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
BUILDING INSPECTIONS DIVISION

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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

INTERIM DEVELOPMENT SERVICES DIRECTOR
Barry Shaw

CHIEF BUILDING OFFICIAL
Cody Edwards

To: Katie Ahmed, Director of Planning and Zoning

From: Barry Shaw, Interim Director of Development Services

Date: November 9, 2026

Subject: December 8, 2026

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

- **NO COMMENT**

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

- **NO COMMENT**

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 NOVEMBER 9, 2026 AND NO LATER THAN NOVEMBER 15, 2026.

THE ORGINAL SIGNED AFFIDAVIT MUST BE RETURNED TO THE PLANNING DEPARTMENT NO LATER THAN NOVEMBER 15, 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, William Grange **, 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 11/26 **for** Secret Storage.
Date (Name application filed as)

Signature William Grange
(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: WILLIAM GREENE
REQUEST: SPECIAL USE FOR VEHICLE REPAIR, MINOR IN GCOD
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC 08, 2026
Time: 5:15 PM.
&
COUNTY COMMISSION
Date: JAN 14, 2027
Time: 6:00 PM
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: WILLIAM GREENE
REQUEST: SPECIAL USE FOR VEHICLE REPAIR, MINOR IN GOD
PUBLIC HEARINGS WILL BE HELD ON:
PLANNING COMMISSION
Date: DEC. 08, 2026
Time: 5:15 P.M.
&
CITY COMMISSION
Date: JAN 19 2027
Time: 6:00 P.M.
HALL COUNTY GOVERNMENT CENTER, 3875 BROWN BRIDGE ROAD, GAINESVILLE, GA
FOR MORE INFORMATION CALL: (770) 531-6809


954
ZONING NOTICE

954 Gainesville Highway – William Greene



954 Gainesville Highway – William Greene

