



Hall County Government  
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PUBLIC WORKS AND UTILITIES

MEMORANDUM

**To:** Randi Doveton, Director of Planning and Development  
**From:** Bill Nash, Director of Public Works and Utilities  
**Date:** April 1, 2023  
**Subject:** April 17th, 2023 - Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR  
Srikanth Yamala

PUBLIC WORKS AND  
UTILITIES DIRECTOR  
Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 17, 2023 meeting. Upon review, we provide the following comments.

**NEW BUSINESS**

1. [6554 Ben Parks Road | Variance | for a road frontage variance from 150 feet to 60.5 feet on a 11.59± acre tract located on the south side of Ben Parks Road at approximately 398 feet from its intersection with Jake Kemp Road | Zoned AR-IV & R-I; Tax Parcel 11041 000001A | Proposed use: 2-lot subdivision | \\* Commission District 3 | John David Odom, applicant.](#)
  - a. **Engineering:** No Comment
  - b. **Traffic:** No Comment
  - c. **Utilities:** No Comment
  
2. [3432 & 0 Cleveland Highway & 3572 Casper Drive | Variance | for a road frontage variance from 150 feet to 50 feet on a 8.16± acre tract located on the east side of Cleveland Highway at approximately 297 feet from its intersection with Casper Drive | Zoned AR-III; Tax Parcel 10144 000032, 000007, & 000009A | Proposed use: 2-lot subdivision | \\* Commission District 3 | John Carter, applicant.](#)
  - a. **Engineering:** No comment
  - b. **Traffic:** Tract I will need an access easement to continue using existing driveway.
  - c. **Utilities:** No Comment
  
3. [4225 Arthur Miller Road | Variance | for a front yard setback variance from 40 feet to 13 feet on a 42.75± acre tract located on the east side of Arthur Miller Road at its terminus | Zoned AR-IV; Tax Parcel 15018 000023 | Proposed use: pole barn | \\* Commission District 3 | Ned Cagle, applicant.](#)
  - a. **Engineering:** No comment
  - b. **Traffic:** No Comment
  - c. **Utilities:** No Comment

4. [1400 Bradford Street | Variance | for a front yard setback variance from 50 feet to 5 feet; right side yard setback variance from 50 feet to 6 feet; and a sign variance on a 7.93± acre tract located on the west side of Bradford Street SW at its intersection with Marler Street | Zoned I-I, R-II, & H-B; Tax Parcel 00031 001001 | Proposed use: monument sign | \\*\\* Commission District 4 | Patrick Ceska, applicant.](#)
  - a. **Engineering:** No comment
  - b. **Traffic:** No Comment
  - c. **Utilities:** No Comment
  
5. [4425 & 4465 Peckerwood Road | Use Subject to Planning Commission Approval | on a 127.81± acre tract located on the east side of Peckerwood Road at approximately 2,414 feet from its intersection with Gillsville Highway | Zoned R-I-L & AR-IV; Tax Parcel 15003 000009 & 000108 | Proposed use: single family dwelling with caretaker residences | \\* Commission District 3 | Walter R. Hope, applicant.](#)
  - a. **Engineering:** FEMA and Hall County studied Flood plains present on site. Show stream buffer and impervious setback from wretched vegetation not center line of stream. Stormwater will be required if site has commercial use.
  - b. **Traffic:** No Comment
  - c. **Utilities:** No sewer available, need septic systems.
  
6. [4240 Winder Highway | Amend Conditions | of a Planned Office Development \(POD\) on a 7.03± acre tract located on the west side of Winder Highway approximately 975 feet from its intersection with Martin Road | Zoned POD; Tax Parcel 15044B000009 | Proposed use: mixed offices | \\*\\* Commission District 1 | Maroun Aoun, applicant.](#)
  - a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
  - b. **Traffic:** No Comment
  - c. **Utilities:** City of Oakwood sewer.
  
7. [8730 Forrester Road | Variance | for a road frontage variance from 50 feet to 0 feet on a 9.5± acre tract located on the east side of Forrester Road at approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 | Proposed use: subdivide property | \\*\\*\\* Commission District 3 | Steven & Holly Crumley, applicants.](#)
  - a. **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage
  - b. **Traffic:** No Comment
  - c. **Utilities:** No Comment