



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 13, 2023

Subject: May 1, 2023 - Hall County Planning Commission Agenda

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Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 1, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [6560 Lanier Islands Parkway | Variance | for a left side yard setback variance from 10 feet to 9 feet on a .27± acre tract located on the west side of Lanier Islands Parkway approximately 444 feet from its intersection with Holiday Road | Zoned V-C; Tax Parcel 07355 001023 | Proposed use: residence | * Commission District 2 | Melinda G. Raines, applicant.](#)

- a) **Engineering:** No Comment
- b) **Traffic:** No Comment
- c) **Utilities:** No Comment

2. [4017 C Rogers Road | Variance | for a dwelling unit variance from 16 feet to 14 feet on a 0.90± acre tract located on the north side of C Rogers Road approximately 522 feet from its intersection with Hidden Valley Road | Zoned AR-III; Tax Parcel 10162 000103 \(pt.\) | Proposed use: mobile home | * Commission District 3 | Christian Boychuk, applicant. .](#)

- a) **Engineering:** No comment
- b) **Traffic:** Applicant should verify sight distance for proposed tract A can be achieved. Existing driveway for proposed tract B (4017 C Rogers Road) appears from GIS to encroach into 4005 C Rogers Road, however, recorded plat does not show this encroachment
- c) **Utilities:** No Comment

3. [2156 Athens Highway | Use Subject to County Commission Approval | on a 11.16± acre tract located on the west side of Athens Highway approximately 968 feet from its intersection with Wilson Drive | Zoned I-II; Tax Parcel 15032D000057B | Proposed use: car sales | ** Commission District 3 | 2156 Athens Highway, LLC, 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:** Any modification to existing driveway or any work within the right-of-way will need to be permitted by GDOT.
 - c. **Utilities:** City of Gainesville Sewer service district
4. [1596 Fulenwider Road | Use Subject to County Commission Approval | on a 5.66± acre tract located on the south side of Fulenwider Road approximately 1,100 feet from its intersection with May Drive | Zoned I-II; Tax Parcel 15031 000135 | Proposed use: epoxy manufacturing facility | ** Commission District 3 | Warren Environmental and Coatings, LLC, 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
FEMA and Hall County studied Flood plains present on site.
Show stream buffer and impervious setback from wretched vegetation not center line of stream
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment
5. [4550 Buckhorn Road | Rezone | from Agricultural-Residential-III \(AR-III\) to Planned Commercial Development \(PCD\) on a 41.67± acre tract located on the north side of Buckhorn Road approximately 187 feet from its intersection with Mount Vernon Road | Zoned AR-III; Tax Parcel 11014 000009 \(pt.\) | Proposed use: event venue | ** Commission District 3 | Keith Walters, 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 Show stream buffer and impervious setback from wretched vegetation not center line of stream
 - b. **Traffic:** Buckhorn Road will need to paved and brought up to county standards and additional right-of-way will be required. Work within the right-of-way of Mount Vernon Road will need to be permitted by GDOT.
 - c. **Utilities:** No sewer available in the area
6. [Public Hearing to Amend Chapter 17.216 entitled "Short Term Rental" of the Official Code of Hall County, Georgia, by deleting the current subsection 17.216.060.A, entitled "Business License and Tax", and inserting a new subsection 17.216.060.A; to provide for an effective date for said resolution; to repeal conflicting ordinances and resolutions; and for other purposes. **](#)
- a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment.