



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:** May 18, 2023

**Subject:** June 5, 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 June 5, 2023 meeting. Upon review, we provide the following comments.

**NEW BUSINESS**

1. [3621 Reece Circle | appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 on a 1.01± acre tract located on the south side of Reece Circle at its intersection with A L Mangum Road | Zoned R-II; Tax Parcel 15014 000056A | Proposed use: hardship mobile home | \\* Commission District 3 | Henry Whitlow, applicant.](#)
  - a. **Engineering:** No Comment
  - b. **Traffic:** No Comment
  - c. **Utilities:** No Comment
  
2. [\(A\) 3263 Tanners Mill Road | Use Subject to County Commission Approval | on a 37.28± acre tract located on the east side of Tanners Mill Road approximately 756 feet from its intersection with Weaver Road | Zoned AR-IV; Tax 15025 000002 | Proposed use: agri-entertainment venue | \\*\\*Commission District 1 | Paden M. Dunagan, 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  
Show stream buffer and impervious setback from wretched vegetation not center line of stream  
Proposed development is within 200' of state waters and will require a L.D.P.
  - b. **Traffic:** No Comment
  - c. **Utilities:** No Comment
  
3. [\(A\) 4375 Peckerwood Road | Rezone | from Residential-I-Low Density \(R-I-L\) to Agricultural Residential-III \(AR-III\) on a 5.21± acre tract located on the east side of Peckerwood Road approximately 1,720 feet from its intersection with Gillsville Highway | Zoned R-I-L; Tax Parcel 15003 000136 | Proposed use: permitted uses in AR-III | \\*\\*Commission District 3 | Carlos & Tara Gregory, 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:** Check with environment health if separate septic system will be required for food service.
  
- 4. [4033 Hidden Hollow Drive | Rezone | from Planned Residential Development \(PRD\) to Agricultural-Residential-III \(AR-III\) on a 4.36± acre tract located on the west side of Hidden Hollow Drive approximately 718 feet from its intersection with Hidden Hollow Terrace | Zoned PRD; Tax Parcel 10098 000125 | Proposed use: permitted uses in AR-III | \\*\\* Commission District 2 | Bourdua REI, LLC/Brian Bourdua, applicant.](#)
  - a. **Engineering:** This property may have multiple streams and springheads as depicted on "plat for E.R.E. INC." any development on this property must show all stream buffers and flood zones.  
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 wooded vegetation not center line of stream
  - b. **Traffic:** No Comment
  - c. **Utilities:** Gainesville sewer district
  
- 5. [5800 Lanier Islands Parkway | Rezone | from Planned Commercial Development \(PCD\) Conditional to Planned Commercial Development \(PCD\) to amend existing conditions on a 3.57± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | Proposed use: vehicle sales and construction equipment rental & sales | \\*\\* Commission District 2 | Vacutek, 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 Show stream buffer and impervious setback from wooded vegetation not center line of stream
  - b. **Traffic:** GDOT permit required for access to Lanier Islands parkway.
  - c. **Utilities:** City of Buford sewer district.
  
- 6. [Deaton Creek Parkway | Change a Segment of a Road Name | on the official Hall County road map from Deaton Creek Parkway to Deaton Way; being a ±0.096 mile section between Friendship Road and Thompsons Mill Road | \\*\\* Commission District 1 | Hall County Public Works Staff, applicant.](#)
  - a. **Engineering:** No Comment
  - b. **Traffic:** No Comment
  - c. **Utilities:** No Comment.