



Hall County Government  
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PUBLIC WORKS AND UTILITIES

MEMORANDUM

**To:** Randi Doveton, Director of Planning and Development

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

**From:** Bill Nash, Director of Public Works and Utilities

**Date:** May 31, 2023

t: 770.531.6800 | f: 770.531.3945

**Subject:** June 19, 2023 - Hall County Planning Commission Agenda

DIRECTOR  
Srikanth Yamala

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 19, 2023 meeting. Upon review, we provide the following comments.

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

**NEW BUSINESS**

1. [5351 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 \(pt.\) | Proposed use: agri-entertainment | \\*\\* Commission District 1 | Keith D. & Chad Bell, applicant. NOTE: This application was tabled at the May 15<sup>th</sup> Planning Commission meeting to this date.](#)

- 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:** Permit from GDOT for access from Lanier Islands Parkway
- c) **Utilities:** Approval from Environmental Health may be required for portable bathrooms  
No sanitary sewer in area.

2. [4312 Cherokee Trail | Variance | front yard setback variance from 55 feet from the centerline of the road to 48 feet from the centerline of the road on a 0.65± acre tract located on the south side of Cherokee Trail approximately 660 feet from its intersection with Cherokee Trail | Zoned R-I; Tax Parcel 08038 001018 | Proposed use: storage building | \\*Commission District 2 | Camille A. Crawford, applicant.](#)

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

3. [3041 & 3042 W S Cain Road | Variance | from the requirements of 16.100.110, flag lots, and 17.240.150, flag lot width and frontage standards on a 3.96± acre parcel located at the terminus of W S Cain Road | Zoned AR-IV; Tax Parcel 15021 000001H & 000144 | Proposed](#)

[use: 3-lot subdivision](#) | \* Commission District 3 | [Wes Newberry, applicant.](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** No comment

4. [6060 Old Federal Road | Use Subject to County Commission Approval](#) | on a 2.942± acre tract located on the north side of Old Federal Road, at its intersection with Jim Crow Road | Zoned V-C; Tax Parcel 08102 001018 | [Proposed use: 3-lot subdivision](#) | \*\*  
[Commission District 2](#) | [ABE Consulting Inc. / Abe Abouhamdan, PE FASCE, applicant.](#)

- a. **Engineering:** Old Federal is a minor collector road. Lot #2 must increase its road frontage to 90 feet.  
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 sanitary sewer in area

5. [\(A\) 1590 & 0 Monroe Drive | Use Subject to County Commission Approval](#) | on a 2.2± acre tract located on the north side of Monroe Drive, at its intersection with EE Butler Parkway and Athens Highway | Zoned I-I; Tax Parcels 00140 000001D and 000001C | [Proposed use: outdoor storage of inventory items within the Gateway Corridors Overlay District \(GCOD\)](#) | \*\* Commission District 4 | [Westwood Sheds, 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:** Permit from City of Gainesville required for access to Monroe Drive
- c. **Utilities:** No hall county sewer

6. [5201 Browns Bridge Road | Rezone](#) | to amend existing conditions of a Planned Commercial Development (PCD) on a 1.47± acre tract located on the south side of Browns Bridge Road at its intersection with Ash Circle | Zoned PCD; Tax Parcel 08080 001001 | [Proposed use: food truck](#) | \*\* Commission District 2 | [Nhan Nguyen, applicant.](#)

- a. **Engineering:** This parcel has never provided an as-built stormwater report and survey of the existing stormwater system. Engineering will required as as-built survey and hydrology report. Detention does not work for this site.
- b. **Traffic:** No Comment
- c. **Utilities:** No Comment.

7. (A) 6814 Cleveland Highway | Rezone | from Agricultural Residential-IV and Highway Business (H-B) to Light Industrial (I-I) on a 2.92± acre tract located on the east side of Cleveland Highway, approximately 325 from its intersection with Old Cleveland Highway | Zoned AR-IV and H-B; Tax Parcel 12084 000057 | Proposed use: truck terminal | \*\* Commission District 3 | Ronald McIntyre, 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:** GDOT approval required for access to Cleveland Highway.
  - c. **Utilities:** No Comment