



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: June 20, 2023

Subject: July 24, 2023 - Hall County Planning Commission Agenda

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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 July 24, 2023 meeting. Upon review, we provide the following comments.

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 15th Planning Commission meeting.](#)

- 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 wrested vegetation not center line of stream
Show stream buffer and impervious setback from wrested vegetation not center line of stream
Comments on the last submittal.
- b) **Traffic:** Access permit from GDOT for connection to Lanier Islands Parkway.
- c) **Utilities:** Permit from environmental health may be required for portable bathrooms.

2. [8511 & 8515 Belton Bridge Road | Variance | from 17.240.010 to reduce the road frontage requirement from 90 feet to 50 feet | on a 11.79± acre tract located on the south side of Belton Bridge Road, approximately 91 feet from its intersection with Forrester Road | Zoned AR-IV, Tax Parcel 12127 000092 & 000093 | Proposed Use: 2-lot subdivision | * Commission District 3 | Robin Cole, 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 wrested vegetation not center line of stream
Show stream buffer and impervious setback from wrested vegetation not center line of stream.
- b) **Traffic:** No Comment
- c) **Utilities:** No Comment

3.

(A) 3463 Leisure Lane | Variance | from 17.240.010 to reduce the rear yard setback from 20 feet to 2 feet | on a 1.42± acre tract located on the north side of Leisure Lane, approximately 1,377 feet from its intersection with Griffin Drive | Zoned R-I; Tax Parcel 10145 000031 | Proposed use: bring existing accessory building into compliance | * Commission District 3 | Carolann Justus, applicant.

(B) 3463 Leisure Lane | Variance | from 17.240.010 to reduce the rear yard setback from 20 feet to 13 feet | on a 1.42± acre tract located on the north side of Leisure Lane, approximately 1,377 feet from its intersection with Griffin Drive | Zoned R-I; Tax Parcel 10145 000031 | Proposed use: bring existing accessory building into compliance | * Commission District 3 | Carolann Justus, applicant.

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

4.

(A) 6178 Lake Lanier Heights Road | Variance | from 17.240.010 to reduce the left side yard setback from 10 feet to 3 feet | on a 0.24± acre tract located on the north side of Lake Lanier Heights Road, approximately 126 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax Parcel 07353 001025 | Proposed Use: residential addition and bring the existing residence into compliance | * Commission District 2 | Nave Edelstein, applicant.

(B) 6178 Lake Lanier Heights Road | Variance | from 17.240.010 to reduce the right side yard setback from 10 feet to 4 feet | on a 0.24± acre tract located on the north side of Lake Lanier Heights Road, approximately 126 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax Parcel 07353 001025 | Proposed Use: residential addition and bring the existing residence into compliance | * Commission District 2 | Nave Edelstein, applicant.

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

5.

5961 Pocahontas Drive | Use Subject to County Commission Approval | on a 5.30± acre tract located at the intersection of Pocahontas Drive and Nachoochee Trail | Zoned R-I; Tax Parcel 08131 002046 | Proposed use: 5-lot subdivision | ** Commission District 2 | Kimberly Zax, 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 wrested vegetation not center line of stream Show stream buffer and impervious setback from wrested vegetation not center line of stream.
FEMA and Hall County studied Flood plains present on site.
 - b) **Traffic:** No Comment
 - c) **Utilities:** City of Flowery Branch sewer district.

6. [\(A\) 3555 North Bogan Road | Use Subject to County Commission Approval | on a 7.03± acre tract located on the east side of North Bogan Road, approximately 290 feet from its intersection with Bogan Springs Drive | Zoned AR-III, Tax Parcel 08155 000029 | Proposed use: agri-entertainment venue | ** Commission District 1 | John A. Moore, Sr., applicant.](#)
[\(B\) 3555 North Bogan Road | Variance | from 17.215.040 to reduce the setback for agri-entertainment structures from 300 feet to 15 feet on a 7.03± acre tract located on the east side of North Bogan Road, approximately 290 feet from its intersection with Bogan Springs Drive | Zoned AR-III, Tax Parcel 08155 000029 | Proposed use: agri-entertainment venue | ** Commission District 1 | John A. Moore, Sr., applicant.](#)
[\(C\) 3555 North Bogan Road | Variance | from 17.215.040 to reduce the setback for agri-entertainment parking from 200 feet to 15 feet on a 7.03± acre tract located on the east side of North Bogan Road, approximately 290 feet from its intersection with Bogan Springs Drive | Zoned AR-III, Tax Parcel 08155 000029 | Proposed use: agri-entertainment venue | ** Commission District 1 | John A. Moore, Sr., 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 wrested vegetation not center line of stream
Show stream buffer and impervious setback from wrested vegetation not center line of stream.
 - b) **Traffic:** No Comment
 - c) **Utilities:** City of Flowery Branch sewer district.
7. [2196 Centennial Drive | Use Subject to County Commission Approval | on a 4.19± acre parcel located on the north side of Centennial Drive approximately 1,235 feet from its intersection with Centennial Circle | Zoned I-I; Tax Parcel 08013 003033 | Proposed Use: food processing plant involving the further processing of animal or animal product | ** Commission District 4 | Brian Jones, 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 wrested vegetation not center line of stream
Show stream buffer and impervious setback from wrested vegetation not center line of stream.
FEMA and Hall County studied Flood plains present on site.
 - b) **Traffic:** Driveway must meet Hall County requirements.
 - c) **Utilities:** City of Gainesville sewer district.