



Hall County Government  
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PUBLIC WORKS AND UTILITIES

MEMORANDUM

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PUBLIC WORKS AND  
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Bill Nash, P.E.

**To:** Randi Doveton, Director of Planning and Development  
**From:** Bill Nash, Director of Public Works and Utilities  
**Date:** July 6, 2023  
**Subject:** August 7, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the August 7, 2023 meeting. Upon review, we provide the following comments.

**NEW BUSINESS**

1. [\(A\) 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.](#)

[\(B\) 6814 Cleveland Highway | Use Subject to County Commission Approval | 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: outdoor storage within the Gateway Corridors Overlay District \(GCOD\) | \\*\\* Commission District 3 | Ronald McIntyre, LLC, applicant.](#)

[\(C\) 6814 Cleveland Highway | Variance | from the non-residential development standards in the Gateway Corridors Overlay District \(GCOD\) | 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 Show stream buffer and impervious setback from wrested vegetation not center line of stream  
To include detention/ Water quality
- b) **Traffic:** GDOT permit would be required for any required driveway modifications.
- c) **Utilities:** No sanitary sewer in area.

2. [5571 Our Road | Variance | from 17.240.010 to reduce the right side yard setback from 10 feet to 5 feet | on a 0.24± acre tract located at the](#)

[terminus of Our Road | Zoned V-C, Tax Parcel 08089A002027 | Proposed Use: attached garage | \\* Commission District 2 | Concord Commercial Contracting Co. Inc. / Alexandru Dragomirescu, applicant.](#)

- a) **Engineering:** Must remain clear of Corp of Engineer property.
- b) **Traffic:** No Comment
- c) **Utilities:** No Comment

3. [\(A\) 6956 Dee Lane | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of the road to 50 feet from centerline of the road | on a 0.37± acre tract located on the east side of Dee Lane, approximately 265 feet from its terminus | Zoned V-C, Tax Parcel 11130 000004B | Proposed Use: detached garage | \\* Commission District 2 | Sharon & Chris Johnson, applicant.](#)

[\(B\) 6956 Dee Lane | Variance | from 17.240.010 to reduce the left yard setback from 10 feet to 5 feet | on a 0.37± acre tract located on the east side of Dee Lane, approximately 265 feet from its terminus | Zoned V-C, Tax Parcel 11130 000004B | Proposed Use: detached garage | \\* Commission District 2 | Sharon & Chris Johnson, applicant.](#)

- a) **Engineering:** Must remain clear of Army Corp of Engineer property
- b) **Traffic:** No comment
- c) **Utilities:** No Comment

4. [5010 McKinzy Lane | Use Subject to County Commission Approval | on a 3.05± acre tract located on the east side of McKinzy Lane at its intersection with Stephens Road | Zoned V-C, Tax Parcel 08089 001019 | Proposed Use: 3-lot subdivision | \\*\\* Commission District 2 | Garry L. & Gale W. English, applicants.](#)

- a) **Engineering:** Further subdivision of these lots will results in necessity of a storm water management plan if the total number of lots reaches more than 6.
- b) **Traffic:** Ten foot right-of-way dedication will be required along Mckinzy Lane in order to bring up to Hall County standard for ditched section. Driveways must meet Hall County driveways regulations.
- c) **Utilities:** Flowery Branch sewer district but no feasible connection for sewer lines. Septic system shall comply with all Environmental Health requirements.

5. [7896 Calvary Cross Road | Rezone | from Planned Commercial Farm District \(PCFD\) to Planned Residential Development \(PRD\) on a 53.98± acre tract located on north side of Calvary Cross Road at its intersection with Lula Road | Zoned PCFD; Tax Parcel 12104 000005 | Proposed use: 12-lot subdivision | \\*\\* Commission District 3 | Candler Road Estate, 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.

- b) **Traffic:** GDOT permit will be required for driveways on Lula Road (SR52). Driveways on Calvary Cross Road must meet Hall County requirements.
- c) **Utilities:** Hall county sewer district but no feasible sewer connection.

6. **0 Candler Road | Rezone | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) within the Gateway Corridors Overlay District (GCOD) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV; Tax Parcel 15031A000001 | Proposed use: welding service | \*\* Commission District 3 | 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 wrested vegetation not center line of stream. FEMA and Hall County studied Flood plains present on site.
- b) **Traffic:** Proposed driveways ties into existing Candler Road (SR60) driveways, however, GDOT will need to approve expanded use of existing driveway.
- c) **Utilities:** City of Gainesville sewer district.