



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: November 2, 2023
Subject: December 4, 2023 - Hall County Planning Commission Agenda

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PUBLIC WORKS AND
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Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the December 4, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [6143 White Oak Drive | Variance | 17.240.010 to reduce the front yard setback requirement from 55 feet from centerline to 40 feet from centerline | on a 0.73± acre tract located on the south side of White Oak Drive, at its intersection with Oak Hill Drive | Zoned R-1, Tax Parcel 08102A000065 | Proposed Use: single-family residence | * Commission District 2 | Nikki Biggers – LVG Investments, LLC, applicant.](#)
 - a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
Variance will be needed for encroachment into 75' stream buffer
It would be difficult to construct as shown without encroaching and distributions within the 50' stream buffer.
 - b. **Traffic:** No Comment
 - c. **Utilities:** permit from Environmental Health will be required for proposed septic system.

2. [4917 Gilstrap Circle | Variance | 17.240.010 to reduce the front yard setback requirement from 55 feet from centerline to 49 feet from centerline | on a 0.42± acre parcel located on the south side of Gilstrap Circle, approximately 315 feet west of its intersection with Cleveland Highway | Zoned AR-IV; Tax Parcel 12020 000016A | Proposed use: single-family residence | * Commission District 3 | Jarica Cardoso, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

3. [3536 Atlanta Highway | Variance | 17.420.050 to vary the Gateway Corridors Overlay District \(GCOD\) standards | on a 2.99± acre parcel located on the north side of Atlanta Highway, approximately 170 feet west of its intersection with Wallis Road | Zoned H-B / GCOD, Tax Parcel](#)

[08047 001004 | Proposed Use: office building | * Commission District 1 | Gail Chapman, applicant.](#)

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

4. [3210 Joe Parker Road | Amend conditions of PCD | on a 20.19± acre parcel located on the west side of Joe Parker Road, approximately 1,150 feet north of its intersection with Gillsville Highway | Zoned PCD; Tax Parcel 15023 000055 | Proposed use: event facility | ** Commission District 3 | El Alamo Properties, LLC, applicant.](#)

- a. **Engineering:** This 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 centerline of stream.
- b. **Traffic:** No Comment
- c. **Utilities:** Gainesville/ Hall sewer district- no sewer connection within feasible distance. Septic system requires permit from Environmental Health.

5. [2595 Gillsville Highway | Use Subject to County Commission Approval | 17.110.040\(M\) for a commercial kennel | on a 10.14± acre parcel located on the north side of Gillsville Highway, approximately 1,300 feet west of its intersection with Jack Bryant Circle | Zoned AR-III & AR-IV; Tax Parcel 15023 000015 | Proposed use: commercial kennel | ** Commission District 3 | Sue Ann Buchanan, applicant.](#)

- a. **Engineering:** This 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 centerline of stream.
- b. **Traffic:** Driveway permit from GDOT will be required.
- c. **Utilities:** Gainesville/ Hall sewer district: no sewer connection within feasible distance.

6. [5348 Grant Road | Use Subject to County Commission Approval | 17.110.040\(M\) for a commercial kennel | on a 10.69± acre parcel located on the north side of Grant Road, approximately 590 feet west of its intersection with Lee Road | Zoned AR-III; Tax Parcel 11085 000005B | Proposed use: commercial kennel | ** Commission District 2 | Megan Partrick – Bark Camp Farm, applicant.](#)

- a. **Engineering:** This 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 Comment