



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:** January 31, 2024

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**Subject:** March 4, 2024 - Hall County Planning Commission Agenda

DIRECTOR  
Srikanth Yamala

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the March 4, 2024 meeting. Upon review, we provide the following comments.

**NEW BUSINESS**

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

1. [\(A\) 3227 Manor Ridge | Variance | 17.240.010. to reduce the right side yard setback from 10 feet to 4 feet | on a 0.37± acre tract located at the northwest corner of Manor Ridge, approximately 2,379 feet from its intersection with Montvale Drive | Zoned R-I; Tax Parcel 10047A000087 | Proposed Use: Residential addition and carport | \\* Commission District 2 | Kade Homes & Renovations, applicant](#)  
[\(B\) 3227 Manor Ridge | Variance | 17.240.010. to reduce the left side yard setback from 10 feet to 4 feet | on a 0.37± acre tract located at the northwest corner of Manor Ridge, approximately 2,379 feet from its intersection with Montvale Drive | Zoned R-I; Tax Parcel 10047A000087 | Proposed Use: Residential addition | \\* Commission District 2 | Kade Homes & Renovations, applicant](#)
  - a. **Engineering:** No Comment
  - b. **Traffic:** No Comment
  - c. **Utilities:** No Comment
  
2. [\(A\) 4305 Winder Highway | Use Subject to County Commission Approval | on a 0.35± acre tract located on the east side of Winder Highway, at its intersection with Strickland Road | Zoned H-B \(GCOD\); Tax Parcel 15037B000036B | Proposed Use: Automobile repair and maintenance | \\*\\* Commission District 1 | Bradley Cohron, applicant](#)  
[\(B\) 4305 Winder Highway | Variance | 17.420.050. Non-residential property development standards | on a 0.35± acre tract located on the east side of Winder Highway, at its intersection with Strickland Road | Zoned H-B \(GCOD\); Tax Parcel 15037B000036B | Proposed Use: Automobile repair and maintenance | \\*\\* Commission District 1 | Bradley Cohron, applicant](#)
  - a. **Engineering:** No Comment
  - b. **Traffic:** No Comment
  - c. **Utilities:** Change of use may need to be permitted through GDOT for access to Winder Highway.