



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: February 15, 2024
Subject: March 18, 2024 - Hall County Planning Commission Agenda

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Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the March 18, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [0 McKinzey Lane | Use Subject to County Commission Approval | 17.50.040.K Minor Subdivisions | on a 5.63± acre tract located on the west side of McKinzey Lane, at its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019B | Proposed Use: 6-lot subdivision | ** Commission District 2 | Garry L. English, applicant](#)
 - a. **Engineering:** Show stream buffer and impervious setback from wretted vegetation not centerline of stream.
 - b. **Traffic:** Driveways must meet Hall County regulations.
 - c. **Utilities:** City of Flowery Branch sewer.

2. [2860 Atlanta Highway | Amend Conditions | on a 3.52± acre tract located on the west side of Atlanta Highway, approximately 170 feet from its intersection with Thurmon Tanner Parkway | Zoned S-S \(GCOD\); Tax Parcel 08027 000010 | Proposed Use: Service station, convenience store, and shopping center | ** Commission District 2 | Karan Ahuja, 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:** GDOT permit requires for driveway access to Atlanta Highway Thurmon Tanner Pkwy driveway will need to meet Hall County commercial requirements
 - c. **Utilities:** City of Oakwood sewer district

3. [2852 Atlanta Highway | Rezone | from Highway Business \(H-B\) to Suburban Shopping \(S-S\) | on a 0.20 ± acre tract located on the west side of Atlanta Highway, at its intersection with Thurmon Tanner Parkway | Zoned H-B \(GCOD\); Tax Parcel 08027 000011 | Proposed Use: Service station, convenience store, and shopping center | ** Commission District 2 | Karan Ahuja, 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:** GDOT permit requires for driveway access to Atlanta Highway
Thurmon Tanner Pkwy driveway will need to meet Hall County commercial requirements
 - c. **Utilities:** City of Oakwood sewer district
4. [8545 Belton Bridge Road | Amend Conditions | on a 8.23± acre parcel located at the terminus of Pintail Court | Zoned AR-IV; Tax Parcel 12127 000001 | Proposed Use: Amenity area | ** Commission District 3 | Mallard View Homeowners Association, applicant](#)
- a. **Engineering:** Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
 - b. **Traffic:** No Comments
 - c. **Utilities:** Hall County sewer – No sewer connection within feasible distance.
5. [\(A\) 2696 Cleveland Highway | Rezone | from Suburban Shopping \(S-S\) to Highway Business \(H-B\) | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S \(GCOD\), Tax Parcel 10138 000058 | Proposed Use: Used automobile sales and repair | ** Commission District 3 | Ramon Carrillo Jr, applicant](#)
[\(B\) 2696 Cleveland Highway | Use Subject to County Commission Approval | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S \(GCOD\), Tax Parcel 10138 000058 | Proposed Use: Used automobile sales and repair | ** Commission District 3 | Ramon Carrillo Jr, 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:** Permit from GODT will be required for driveway access to Cleveland Highway.
 - c. **Utilities:** Hall County sewer – No connection within feasible distance.