



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 29, 2024

Subject: April 1, 2024 - 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 April 1, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [2615 Pemman Run | Variance | 17.240.010. to reduce the front yard setback | on a 1.33± acre tract located on the south side of Pemman Run, approximately 2,400 feet from its intersection with Bruce Drive | Zoned V-C; Tax Parcel 08004 000001A | Proposed Use: Single-family residence | * Commission District 2 | Bridget Conner, applicant](#)
 - a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
 - b. **Traffic:** No comment.
 - c. **Utilities:** City of Gainesville Sewer district

2. [3302 & 3212 Antioch Campground Road and 3446, 3450 & 3456 Looper Lake Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) | on a combined 59.31± acre tract located on the south side of Antioch Campground Road at its intersection with Looper Lake Road | Zoned AR-III; Tax Parcels 10096 000006, 000004, 000059, 000061, and 000062 | Proposed Use: 115-lot single-family development | ** Commission District 2 | The Revive Land Group, 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 FEMA and Hall County studied Flood plains that are present on site
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
 - b. **Traffic:** Roadways must meet Hall County subdivision regulations (code Chapter 16).
Decel (right turn) lanes are required for both proposed access points per code 16.60.290.
Mail kiosk must meet post master and Hall County standards.
 - c. **Utilities:** City of Gainesville sewer district

3. 6189, 6191, 6193 & 6195 Christy Lane | Rezone | from Residential I (R-I) to Agricultural Residential III (AR-III) on a combined 17.13± acre tract located on the north side of Christy Lane, approximately 476 feet from its intersection with Spout Springs Road | Zoned R-I; Tax Parcels 15046 000087, 000088, 000089 & 000100 | Proposed Use: 4-lot single-family development | ** Commission District 1 | James & Amanda Edwards, applicant
 - a. **Engineering:** Show stream buffer and impervious setback from wooded vegetation not centerline of stream.
All Stream crossing pipe system to be reviewed by engineering.
 - b. **Traffic:** No comment
 - c. **Utilities:** Hall County sewer district – No connection within feasible distance.