



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:** May 31, 2024

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**Subject:** July 1 2024 - Hall County Planning Commission Agenda

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

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the July 1, 2024 meeting. Upon review, we provide the following comments.

**NEW BUSINESS**

1. [1954 Mountain View Road | Variance | 17.240.010. to reduce the front yard setback along Memorial Park Place | on a 0.37± acre tract located on the east side of Memorial Park Place at its intersection with Mountain View Road | Zoned R-II; Tax Parcel 08009 007001 | Proposed Use: Single-family residence | \\* Commission District 4 | Randy L. Matheny, applicant](#)

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

2. [7914 South Barkers Bend Drive | Variance | 17.240.010. to reduce the front yard setback | on a 2.58± acre tract located on the west side of South Barkers Bend Drive at its intersection with Barkers Bend Drive at its intersection with South Barkers Bend Drive | Zoned R-I; Tax Parcel 11155 000039 | Proposed Use: Bring existing structures into compliance | \\* Commission District 2 | William F. Bruton, applicant](#)

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

3. [0 & 4435 Ridge Road | Rezone | from Planned Residential Development \(PRD\) & Suburban Shopping \(S-S\) to Planned Commercial Development \(PCD\) | on a combined 74.38± acre tract located on the east side of Ridge Road at its intersection with Friendship Road | Zoned PRD & S-S; Tax Parcels 08154 000022 & 000017 | Proposed Use: Mixed-use development | \\*\\* Commission District 1 | Scott Puckett, Inc., 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.

Remain clear of all stream buffer

- b. **Traffic:** Roadways depicted in the site plan do not meet county code chapter 16. If any variances to code are requested, they must be specific and justified. If any variances are approved, recommend that internal roadways be privately maintained.

Left and right (decel) turn lanes will likely be required on Ridge Road at access points.

- c. **Utilities:** Remain outside of the existing sanitary easement.

- 4. [\(A\) 5181 Dudley Hill Road | Rezone | from Agricultural Residential III \(AR-III\) to Residential-I-Low-Density \(R-I-L\) | on a 47.61± acre tract located on the west of Dudley Hill Road, at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | Proposed Use: 20-lot single-family development | \\*\\* Commission District 2 | Blum & Campbell, LLC c/o Jody Campbell, applicant](#)

- [\(B\) 5181 Dudley Hill Road | Variance | 12.40.180. to allow for a common access drive to serve more than five lots | on a 47.61± acre tract located on the west of Dudley Hill Road, at its intersection with Waterwood Drive | Zoned AR-III; Tax Parcel 11131 000001A | Proposed Use: 20-lot single-family development | \\*\\* Commission District 2 | Blum & Campbell, LLC c/o Jody Campbell, 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:** Proposed common access driveway will need to be with a variance specifically approved as code on allows up to 5 lots to be served by a common access driveway.

Common access driveways and individual driveways will need to meet sight distance requirements.

Common access driveway will need to go through the development review process for permitting.

- c. **Utilities:** No comments

- 5. [3969 Bolding Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) | on a 29.65± acre tract located on the east side of Bolding Road, approximately 356 feet from its intersection with Pierce Drive | Zoned AR-III; Tax Parcel 15036B000037 | Proposed Use: 59-lot single-family development | \\*\\* Commission District 1 | CMWB Company, 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:** Internal roads must meet Hall County code chapter 16 for design. Access at Bolding Road must meet sight distance requirements.

- c. **Utilities:** No Hall County sanitary sewer