



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning
From: Bill Nash, Director of Public Works and Utilities
Date: August 1, 2024
Subject: September 3, 2024 - Hall County Planning Commission Agenda

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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 September 3, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [\(A\) 2466 Old Fork Road | Rezone | from Agricultural Residential III \(AR-III\) and Vacation Cottage \(V-C\) to Vacation Cottage \(V-C\) on a 4.80± acre tract located on the south side of Old Fork Road, at its intersection with Brand Drive | Zoned AR-III & V-C; Tax Parcel 10085 000061 | Proposed Use: 5-lot single-family development | ** Commission District 2 | Rashmيرانjan Jyotiprakash, applicant](#)
[\(B\) 2466 Old Fork Road | Use Subject to County Commission Approval | on a 4.80± acre tract located on the south side of Old Fork Road, at its intersection with Brand Drive | Zoned AR-III & V-C; Tax Parcel 10085 000061 | Proposed Use: 5-lot single-family development | ** Commission District 2 | Rashmيرانjan Jyotiprakash, applicant](#)

- a. **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- b. **Traffic:** Existing Old Fork Rd and Brand Drive Right of way is 30' Dedicate additional right of way to be 30' from the centerline and widen existing pavement at least 20'
- c. **Utilities:** Septic tank lots Gainesville sewer area

2. [0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone | from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) | on a 114.147± acre tract located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000201, 000128 & 15044 000035, 15044 000127, 15043 000109 & 15044 000035B, 000043, 000100 | Proposed Use: 256-unit residential development | ** Commission District 1 | Steven P. Gilliam, applicant](#)

