



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](#)

- 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 stream buffer and impervious setback from wretched vegetation not centerline of stream
  - Show FEMA and Hall County studied Flood plains that are present on site.
- b. **Traffic:** A left turn lane and decel lane will be required for the entrance.
  - Any required roadway improvements will be the financial responsibility of the developer
  - A cul-de-sac should be provided for Guth Road at the proposed end of county maintenance
- c. **Utilities:** No sanitary sewer in area. 76,800 gallons per day residential this is in the Hall County service area.

### **OTHER BUSINESS**

3. [\*\*Public Hearing to transmit Hall County's updated Comprehensive Plan to the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs for review. \\*\\*\\* | Hall County Planning Staff, applicant.\*\*](#)
  
4. [\*\*Public Hearing to transmit Hall County's Unified Development Code to the Georgia Mountains Regional Commission and the Georgia Department of Community Affairs for review. \\*\\*\\* | Hall County Planning Staff, applicant.\*\*](#)