



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 15, 2024
Subject: September 16, 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 16, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [\(A\) 6270 Cruiser Court | Variance | 17.240.010. to reduce the front yard setback along Cruiser Court | on a 0.24± acre tract located on the east side of Cruiser Court at its intersection with Windward Lane | Zoned V-C; Tax Parcel 08108 000038 | Proposed Use: Single-family residence | * Commission District 2 | Willard O. Mashburn, Applicant](#)
[\(B\) 6270 Cruiser Court | Variance | 17.240.010. to reduce the front yard setback along Windward Lane | on a 0.24± acre tract located on the east side of Cruiser Court at its intersection with Windward Lane | Zoned V-C; Tax Parcel 08108 000038 | Proposed Use: Single-family residence | * Commission District 2 | Willard O. Mashburn, Applicant](#)
 - a. **Engineering:** No comment
 - b. **Traffic:** No comment
 - c. **Utilities:** No comment

2. [\(A\) 3677 Cameron Circle | Variance | 17.240.010. to reduce the left side yard setback | on a 0.56± acre tract located on the west side of Cameron Circle approximately 1,531 feet from its intersection with Cameron Drive | Zoned R-I; Tax Parcel 10067 000038 | Proposed Use: Residential addition | * Commission District 2 | 180 Renovations, LLC, Applicant](#)
[\(B\) 3677 Cameron Circle | Variance | 17.240.010. to reduce the right side yard setback | on a 0.56± acre tract located on the west side of Cameron Circle approximately 1,531 feet from its intersection with Cameron Drive | Zoned R-I; Tax Parcel 10067 000038 | Proposed Use: To bring an existing garage into compliance | * Commission District 2 | 180 Renovations, LLC, Applicant](#)
 - a. **Engineering:** No comment
 - b. **Traffic:** No comment
 - c. **Utilities:** No comment

3. [3110 Atlanta Highway | Use Subject to County Commission Approval | on a 0.68± acre tract located on the west side of Atlanta Highway at its intersection with Milton Martin Toyota Way | Zoned H-B \(GCOD\); Tax Parcel 08046 003006A | Proposed Use: Additional parking on other than the principal lot | ** Commission District 1 | Rochester | DCCM, 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 access permit required
 - c. **Utilities:** No comment.

4. [3613 White Sulphur Road | Rezone | from Agricultural Residential IV \(AR-IV\) to Planned Commercial Development \(PCD\) & Gateway Corridors Overlay District \(GCOD\) | on a 10.00± acre tract located on the east side of White Sulfur Road at its intersection with Cornelia Highway | Zoned AR-IV; Tax Parcel 15019 000151 | Proposed Use: Agricultural market ** Commission District 3 | Reynolds-Hemmer Properties, LP, 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:** No comment.
 - c. **Utilities:** No sewer in area. Gainesville sewer area.

5. [\(A\) 2017 Athens Highway | Rezone | from Agricultural Residential IV \(AR-IV\), Highway Business \(H-B\), and Residential II \(R-II\) to Highway Business \(H-B\) | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV & H-B; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | ** Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant](#)
[\(B\) 2017 Athens Highway | Use Subject to Planning Commission Approval | 17.150.020 | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | * Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, 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
 - b. **Traffic:** Any new driveway or existing driveway modifications will require a permit from GDOT and/or the City of Gainesville.
 - c. **Utilities:** Gainesville sewer area. Sewer is on south side of Athens Highway.

6. 5709 McEver Road | Rezone | from Agricultural Residential III (AR-III) to Planned Commercial Development (PCD) | on a 6.42± acre tract located on the south side of McEver Road at its intersection with Lights Ferry Road | Zoned AR-III: Tax Parcel 08111 003005 | Proposed Use: Commerical Development | ** Commission District 2 | Mustaq Moosa, 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:** Coordination required regarding roundabout project including possible additional right-of-way.
Based on the provided traffic impact report, it appears a left turn lane and decel lane will be required for the full access on McEver Road.
Coordination and additional right-of-way may be required to accommodate the lane shifts.
Driveways will need to meet Hall County commercial standards.
Recommend developer consider optional right-of-way issues regarding future widening of McEver Road from 2 lanes to 4.
 - c. **Utilities:** Flowery Branch sewer service area. Sewer is available in right-of-way of Lights Ferry.