



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:** September 6, 2024  
**Subject:** October 7, 2024 - Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

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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 October 7, 2024 meeting. Upon review, we provide the following comments.

**NEW BUSINESS**

1. [\(A\) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the front yard setback along Oak Hill Road | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Residential addition | \\* Commission District 2 | Terri Hoffmann, applicant](#)  
[\(B\) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Residential addition | \\* Commission District 2 | Terri Hoffmann, applicant](#)

[\(C\) 6111 Oak Hill Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.39± acre tract located on the west side of Oak Hill Drive approximately 190 feet from its intersection with White Oak Drive | Zoned R-I; Tax Parcel 08102A000030 | Proposed Use: Detached carport | \\* Commission District 2 | Terri Hoffmann, applicant](#)

- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
- b. **Traffic:** No Comment
- c. **Utilities:** No Comment

2. [3658 Thompson Bridge Road | Variance | 17.420. to vary the sign standards within GCOD | on a 4.33± acre tract located on the east side of Thompson Bridge Road approximately 650 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000004 | Proposed Use: Wall sign | \\* Commission District 2 | Davis Sign & Awning c/o Matthew Benson, applicant](#)
  - a. **Engineering:** No Comment
  - b. **Traffic:** No comment
  - c. **Utilities:** No comment
  
3. [1600 Athens Highway, Building C | Amend Conditions of Zoning | on a 0.64± acre tract located on the south side of Athens Highway approximately 596 feet from its intersection with Athens Street | Zoned I-I \(GCOD\); Tax Parcel 15032 000050 | Proposed Use: Automobile repair garage | \\*\\* Commission District 3 | Gerado Vargas, 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 comment
  
4. [6147 Dahlonega Highway | Use Subject to County Commission Approval | on a 19.34± acre tract located on the southwest side of Dahlonega Highway approximately 703 feet from its intersection with Kenimer Road | Zoned AR-IV; Tax Parcel 11003 000002A | Proposed Use: Commercial kennel | \\*\\* Commission District 3 | Rachel Christensen Rich, 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 wrested vegetation not centerline of stream Show FEMA and Hall County studied Flood plains that are present on site.
  - b. **Traffic:** No comment
  - c. **Utilities:** No comment
  
5. [4137 Short Road | Use Subject to County Commission Approval | on a 4.02± acre tract located on the south side of Short Road approximately 160 feet from its intersection with Sardis Road | Zoned R-I; Tax Parcel 10080 000010 | Proposed Use: 2-lot subdivision | \\*\\* Commission District 2 | Connie Allen, applicant](#)
  - a. **Engineering:** If this subdivision is greater than 6 lots on an existing road, a stormwater management report prepared by a professional engineer will be required.
  - b. **Traffic:** No comment
  - c. **Utilities:** No comment

6. [6000 Wellspring Trail | Amend Conditions of Zoning | on a 20.29± acre tract located at the terminus of Wellspring Trail | Zoned POD: Tax Parcel 12046 000001 | Proposed Use: Expansion of services | \\*\\* Commission District 3 | Seth Barnes, 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 wrested vegetation not centerline of stream Show FEMA and Hall County studied Flood plains that are present on site.
- b. **Traffic:** No comment
- c. **Utilities:** No comment

7. [5552 Bogus Road | Rezone | from Planned Residential Development \(PRD\) & Agricultural Residential IV \(AR-IV\) to Planned Residential Development \(PRD\) | on a 13.81± acre tract located on the west side of Bogus Road approximately 420 feet from its intersection with Claude Peck Road | Zoned PRD & AR-IV: Tax Parcel 12051 000015 | Proposed Use: 15-lot residential development | \\*\\* Commission District 3 | Seth Barnes, 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.  
**Traffic:** Access apron at Bogus Rd. must be paved to county standards regardless if gravel road is permitted.  
If variances are not approved, the new roadway will need to meet Hall County Subdivision regulations.  
Unclear, is new roadway proposed to be County maintained? If so, the County does not typically accept gravel roadways into maintenance.
- b. **Utilities:** No comment

8. [7011 & 7051 Pony Lake Road | Amend Conditions of Zoning | on a 101.74± acre tract located on the west side of Pony Lake Road approximately 498 feet from its intersection with Old Whelchel Road | Zoned PRD & AR-IV; Tax Parcels 11101 000003A & 000008 | Proposed Use: Staff residence | \\*\\* Commission District 3 | Steve Roys, applicant](#)

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

9. [7051 Pony Lake Road | Rezone | from Agricultural Residential IV \(AR-IV\) to Planned Residential Development \(PRD\) | on a 1.74± acre tract located on the west side of Pony Lake Road at its intersection with Old Whelchel Road | Zoned AR-IV; Tax Parcel 11101 000008 | Proposed Use: Staff residence | \\*\\* Commission District 3 | Steve Roys, applicant](#)

- a. **Engineering:** No comment

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

**10. 2002 Memorial Park Drive | Rezone | from Residential (R-I) to Highway Business (H-B) on a 0.89± tract on the west side of Memorial Park Drive at its intersection with Browns Bridge Road | Zoned R-I: Tax Parcel 08014 005011 | Proposed Use: Retail sales | \*\* Commission District 4 | Salomon Sancen, 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:** Driveway would need to meet Hall County and GDOT requirements.
- c. **Utilities:** No comment



# Hall County Government

PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION

## MEMORANDUM

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SRIKANTH YAMALA  
Director

BILL NASH, P.E.  
Assistant Director

FRANKLIN P. MILLER, P.E.  
County Engineer

**To:** Randi Doveton, Director of Planning and Development

**From:** Srikanth Yamala, Director of Public Works and Utilities

**Date:** June 16, 2022

**Subject:** July 5, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the July 5, 2022 meeting. Upon review, we provide the following comments:

1. Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development (PCD) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. \*\* Commission District
  - a) **Engineering:** The 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 comments
  - c) **Utilities:** Buford Sewer
2. [Application of Ken Hewell for a left side yard setback variance from 10 feet to 6 feet on a .27± acre tract located on the west side of Grand Fox Circle approximately 302 feet from its intersection with Forest Knoll Drive; a.k.a. 6286 Grand Fox Circle; Zoned R-I; Tax Parcel 15046K000006. Proposed use: attached garage. \\* Commission District 1.](#)
  - a) **Engineering:** No comments
  - b) **Traffic:** No comments
  - c) **Utilities:** No comments
3. [Application of Jamie T. Crawford to rezone from Planned Commercial Farm District \(PCFD\) to Agricultural Residential-IV \(AR-IV\) on a 3.19± acre tract located on the south side of Henson Road approximately 358 feet from its intersection with Fields Road; a.k.a. 5727 & 5769 Henson Road; Zoned PCFD; Tax Parcel 12044 000016 & 12044 000001 \(pt.\). Proposed use: homestead. \\*\\* Commission District 3.](#)
  - a) **Engineering:** No comments
  - b) **Traffic:** No comments
  - c) **Utilities:** No comments



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County Engineer

4. [Application of Salomon Sancen to rezone from Residential-I \(R-I\) to Highway Business \(H-B\) on a .89± acre tract located on the west side of Memorial Park Drive at its intersection with Browns Bridge Road; a.k.a. 2002 Memorial Park Drive; Zoned R-I; Tax Parcel 08014 005011. Proposed use: retail sales. \\*\\* Commission District 4.](#)

- a) **Engineering:** The 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:** Driveway must meet Hall County and GDOT requirements.
- c) **Utilities:** Will water and sewer service the facility?

5. [Application of Josh Boling to rezone from Agricultural Residential-III \(AR-III\) and Agricultural Residential-IV \(AR-IV\) to Planned Residential District \(PRD\) on a 72.67± acre tract located on the west side of Cagle Mill Road approximately 429 feet from Noah Martin Drive; a.k.a. 4745 Cagle Mill Road; Zoned AR-III & AR-IV; Tax Parcel 15007 000254. Proposed use: single family, townhome, & cluster home development. \\*\\* Commission District 3.](#)

- a) **Engineering:** The 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 Hall County studied flood zone. North Oconee Reservoir District requires 150' buffer from top of bank not centerline of stream.
- b) **Traffic:** Proposed access on Cornelia Hwy (SR365) will require a GDOT permit and their approval. Proposed access on Cagle Mill Road must meet Hall County requirements. Any required roadway improvements for either proposed access will be the financial responsibility of the applicant/developer and must be constructed concurrently with the development. Internal roadways shown on the concept do not meet Title 16 of the Hall County Code. If roadways are proposed to be private, variance requests to Title 16 must be specific, justified and approved by the Commission. Any alternate designs not requested/approved will default to the requirements in Title 16. If the roadways are to be considered driveways, subdividing individual lots is not permitted. A bridge is shown along one access. Be aware that Hall County will not accept bridges into County maintenance.
- c) **Utilities:** Hall County sewer district.



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6. [Application of Rochester & Associates/Doug Magnus to rezone from Light Industrial \(I-I\) to Residential-I \(R-I\) on a 2.06± acre tract located on the west side of Youngblood Road approximately 416 feet from its intersection with Winder Highway; a.k.a. 4740 Youngblood Road; Zoned I-I; Tax Parcel 15037A000031\(pt.\).Proposed use: single family residence. \\*\\* Commission District 1.](#)
  - a) **Engineering:** Show Hall County studied flood zone. Show stream and impervious setback from wretched vegetation not centerline of stream.
  - b) **Traffic:** No comments
  - c) **Utilities:** Hall County sewer district.
  
7. [Application of Ponderosa Land Holdings, LLC to rezone from Agricultural Residential-III \(AR-III\) and Residential-I \(R-I\) to Planned Residential District \(PRD\) on a 31.64± acre tract located on the west side of Winder Highway at its intersection with Plantation Drive; a.k.a. 4610 & 4616 Winder Highway; Zoned AR-III & R-I; Tax Parcel 15037A000070 & 000001. Proposed use: single family development. \\*\\* Commission District 1.](#)
  - a) **Engineering:** The 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:** Access must be permitted/approved through GDOT.
  - c) **Utilities:** Hall County sewer.