



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

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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