



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: October 3, 2024

Subject: November 4, 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 November 4, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [5342 Robin Trail | Appeal of administrative official](#) | on a 2.15± acre tract located on the east side of Robin Trail approximately 740 feet from its intersection with Forest Way | Zoned AR-IV, Tax Parcel 15039D000018 | [Proposed Use: Single-family residence](#) | * Commission District 1 | [Yuemian Zhen, applicant](#)

- a. **Engineering:** No Comment
- b. **Traffic:** No Comment
- c. **Utilities:** Hall County Sewer Service Area

2. [3416 Gaines Mill Road | Variance](#) | 16.50.040 to reduce the required road frontage of 6 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | [Proposed Use: 6-lot subdivision](#) | * Commission District 4 | [Jose Perez, applicant](#)

[\(B\) 3416 Gaines Mill Road | Variance](#) | 12.40.170 to allow for a gravel common access driveway for 5 proposed lots | on a 17.68± acre tract located on the south side of Gaines Mill Road approximately 2,078 feet from its intersection with Eberhart Cemetery Road | Zoned AR-IV, Tax Parcel 15016 000039A | [Proposed Use: 6-lot subdivision](#) | * Commission District 4 | [Jose Perez, applicant](#)

- a. **Engineering: (a & b)** 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. Also, Show stream buffer and impervious setback from wrested vegetation not centerline of stream
- b. **Traffic: (a & b)** Entrance apron for proposed common access driveway will need to be pavement per Hall County Standards.
- c. **Utilities: (a & b)** Hall County Sewer Service Area

3. **4163 Cleveland Highway | Use Subject to County Commission Approval** | on a 4.41± acre tract located on the west side of Cleveland Highway (GA-129) approximately 540 feet from its intersection with Hunter Road | Zoned H-B (GCOD); Tax Parcel 12026 000009 (pt.) | **Proposed Use: Used auto sales and repair** | ** Commission District 3 | **Ramon Carrillo Jr., applicant**
- 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:** GDOT permit required
 - Utilities:** Hall County Sewer Service Area
4. **6539 Ransom Free Road | Use Subject to County Commission Approval** | on a 19.78± acre tract located on the southwest side of Ransom Free Road at its intersection with Thompson Road | Zoned AR-IV, Tax Parcel 12014 000023 | **Proposed Use: Agri-entertainment venue** | ** Commission District 3 | **Patrick & Lorraine Cash, applicant**
- 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 FEMA and Hall County studied Flood plains that are present on site. Also, show stream buffer and impervious setback from wrested vegetation not centerline of stream
 - Traffic:** Minimum 20 foot wide access required, other requirements may be necessary per civil plans.
 - Utilities:** Hall County Sewer Service Area
5. **0 Dorsey Drive | Use Subject to County Commission Approval** | on a 6.42± acre tract located on the west side of Dorsey Drive approximately 1,025 feet from its intersection with Dorsey Circle | Zoned AR-III & V-C, Tax Parcel 08034 004037 | **Proposed Use: 2-lot subdivision** | ** Commission District 2 | **Larry Phillips, applicant**
- 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:** No Comments
 - Utilities:** Hall County Sewer Service Area
6. **2522 Lee Land Road | Amend Conditions of Zoning** | on a 42.458± acre tract located on the north side of Lee Land Road at its intersection with Webb Girth Road | Zoned PRD, Tax Parcel 15030 000027A | **Proposed Use: Model homes within a townhome development** | ** Commission District 4 | **Trey Bell, applicant**
- 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.
 - Traffic:** No Comments
 - Utilities:** City of Gainesville Sewer Service Area

7. [5111 Old Winder Highway | Rezone | from Agricultural Residential \(AR-IV\) to Planned Residential Development \(PRD\) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 \(pt.\) | Proposed Use: Addition of 38 townhomes to a PRD | ** 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
 - b. **Traffic:** GDOT permit is required, on street parking is prohibited without a variance, and mail kiosk site does not meet Hall County Standards.
 - c. **Utilities:** Hall County Sewer Service Area, existing sewer is available approximately 530' east of East Place.
8. [5079 Old Winder Highway | Amend Conditions of Zoning | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned PRD, Tax Parcel 15038 000059 | Proposed Use: Addition of 38 townhomes to a PRD | ** 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.
 - b. **Traffic:** GDOT permit is required, on street parking is prohibited without a variance, and mail kiosk site does not meet Hall County Standards.
 - c. **Utilities:** Offsite easement required, system extension at developments expense.