



**Hall County Government**  
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PUBLIC WORKS AND UTILITIES

**M E M O R A N D U M**

**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 wretched 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 wretched 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 wrested 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.