

## 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:** September 19, 2024

**Subject:** October 21, 2024 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the October 21, 2024 meeting. Upon review, we provide the following comments.

### **NEW BUSINESS**

1. [6178 Grant Ford Road | Variance | 17.240.010. to reduce the front yard setback along Grant Ford Road | on a 1.33± acre tract located on the north side of Grant Ford Road at its intersection with Dove Court | Zoned R-I; Tax Parcel 10011 000057 | Proposed Use: Single-family residence | \\* Commission District 2 | George Caswell, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Gainesville Service area 6" water line on Grant Ford Road  
No sewer in area

2. [\(A\) 5563 Waterwood Drive | Variance | 17.240.010. to reduce the right side yard setback | on a 0.18± acre tract located on the west side of Waterwood Drive approximately 294 feet from its intersection with West Waterwood Drive | Zoned V-C; Tax Parcel 11131A001313 | Proposed Use: Single-family residence | \\* Commission District 2 | Marshall Keith & Mychelle Ann Brumbelow, applicant](#)

[\(B\) 5563 Waterwood Drive | Variance | 17.240.010. to reduce the left side yard setback | on a 0.18± acre tract located on the west side of Waterwood Drive approximately 294 feet from its intersection with West Waterwood Drive | Zoned V-C; Tax Parcel 11131A001313 | Proposed Use: Single-family residence | \\* Commission District 2 | Marshall Keith & Mychelle Ann Brumbelow, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Septic tank lot- existing septic system Hall County sewer territory but no sewer system in the area.

3. [0 & 3902 Belmont Highway | Amend Conditions of Zoning | on a 15.75 ± acre tract located on the east side of Belmont Highway approximately 1,770 feet from its intersection with Mountain Creek Road | Zoned PID; Tax Parcels 15013 00074 \(pt.\) & 000017B | Proposed Use: Truck parking and office | \\*\\* Commission District 3 | Gus E. Simpson, 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 comment
  - Utilities:** Hall County service area  
No sewer system in area.
4. [1780 Hancock Avenue Extension | Use Subject to County Commission Approval | on a 1.15± acre tract located on the west side of Hancock Avenue at its intersection with Griffin Circle | Zoned I-II \(GCOD\), Tax Parcel 00137 000005 | Proposed Use: Outdoor storage | \\*\\* Commission District 4 | Jones Tree Service, Inc, 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 comment
  - Utilities:** Gainesville sewer service area  
Nearest sewer system is South on Griffin Circle.
5. [6619 Lanier Island Parkway | Amend Conditions of Zoning | on a 3.85± acre tract located on the east side of Lanier Island Parkway at its intersection with Pass Drive | Zoned PCD \(GCOD\), Tax Parcel 07355 002002 | Proposed Use: Expansion of services | \\*\\* Commission District 2 | UHC of Atlanta North c/o Doug Weston III, 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.
  - Traffic:** No comment
  - Utilities:** City of Buford service district  
No sewer in area  
On site septic existing
6. [\(A\) 2811 Athens Highway | Rezone | from Agricultural Residential-IV \(AR-IV\) to Heavy Industrial \(I-II\) & Gateway Corridors Overlay District \(GCOD\) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | Proposed Use: Permitted uses in heavy industrial zoning district | \\*\\* Commission District 3 | Paden M. Dunagan, applicant](#)
- [\(B\) 2811 Athens Highway | Use Subject to County Commission Approval | from Agricultural Residential-IV \(AR-IV\) to Heavy Industrial \(I-II\) & Gateway Corridors Overlay District \(GCOD\) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road](#)

[| Zoned AR-IV, Tax Parcel 15023 000037 | Proposed Use: Outdoor storage | \\*\\* Commission District 3 | Paden M. Dunagan, 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  
Show FEMA and Hall County studied Flood plains that are present on site.
  - b. **Traffic:** No comments
  - c. **Utilities:** Hall County Sewer area  
Phase 1 of the Pond Fork Sewer Project will bring sewer system to the Roy Park Road intersection at Athens Hwy (US 129). No sewer in the area at the time.
7. [0 & 2010 Candler Road | Rezone | from Heavy Industrial \(I-II\) to Planned Industrial Development \(PID\) & Gateway Corridors Overlay District \(GCOD\) | on a combined 59.62± acre tract located on the west side of Candler Road, approximately 1.665 feet from its intersection with Lee Land Road | Zoned I-II \(GOCD\), Tax Parcels 15031A000001 & 000002 | Proposed Use: Industrial park | \\*\\* Commission District 3 | Paden M. Dunagan, 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 access permit required
  - c. **Utilities:** Gainesville Sewer area  
No sewer nearby
8. [0 & 4435 Ridge Road | Rezone | from Planned Residential Development \(PRD\) and Suburban Shopping \(S-S\) to Planned Commercial Development \(PCD\) | on a combined 74.38± acre tract located on the east side of Ridge Road at its intersection with Friendship Road | Zoned PRD & S-S, Tax Parcels 08154 000022 & 000017 | Proposed Use: Mixed-use development | \\*\\* Commission District 1 | Scott Puckett, Inc., 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:** Hall County commercial standards will apply. This will include but not limited to left and right (decel) lanes. GDOT coordination/comments will also be required due to the proximity to a state controlled intersection.
  - c. **Utilities:** Friendship Road Sewer. Property lies in the top of the system and will served by that project by Hall County.
9. [5859 & 5871 Brookton Lula Road | Rezone | from Agricultural Residential \(AR-IV\) to Planned Industrial Development \(PID\) & Gateway Corridors Overlay District \(GCOD\) | on a combined 2.01± acre tract located on the south side of Brookton Lula Road, approximately 311 feet from its intersection with Cleveland Highway | Zoned AR-IV, Tax Parcels 12030 000009E & 000009C | Proposed Use: Welding business | \\*\\* Commission District 3 | Jason Helton, 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:** GODT approval may be necessary
- c. **Utilities:** Hall County service area  
No service in the area.