



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 17, 2024

Subject: November 18, 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 18, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [4031 Brock Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.35± acre tract located on the north side of Brock Drive approximately 620 feet from its intersection with Oakwood Road | Zoned R-II, Tax Parcel 08053 001029 | Proposed Use: Detached garage | * Commission District 2 | Ann Mandujano, applicant](#)

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

2. [6515 New Bethany Road | Amend Conditions of Zoning | on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned PID, Tax Parcel 07330 001006B | Proposed Use: Expansion of storage area | ** Commission District 2 | Genuine Mapping and Design, LLC, 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.
Must follow all development requirements
- b. **Traffic:** Driveway to meet traffic engineering requirements
- c. **Utilities:** Hall County has no sanitary sewer in the area

3. [4212 Roy Parks Road | Rezone | from Agricultural Residential \(AR-IV\) and Highway Business \(H-B\) to Planned Industrial Development \(PID\) | on a 22.45± acre tract on the north side of Roy Parks Road approximately 408 feet from its intersection with Candler Road | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | Proposed use: Natural gas facility | ** Commission District 3 | Clean Energy RNG, LLC, 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.
Must follow all development requirements
- b. **Traffic:** Driveway to meet traffic engineering requirements
Recommend access in and out of Roy Parks Road be conditioned to be via SR6D (Candler Road) only.
- c. **Utilities:** Hall County has no sanitary sewer in the area