

Kristie Turner (Planning)

From: William King (CDI: Public Works)
Sent: Friday, November 8, 2024 8:52 AM
To: Kristie Turner (Planning)
Subject: RE: Operating Agreement - MSF Partners

Seems appropriate to change our comments.

I would now say "Site is in the Braselton Sewer service area. However, there is no sewer infrastructure available to the site and this site already has an approved permit for development with an onsite treatment system."

Thanks!

William (Bill) H. King III, P.E.
Assistant Public Works & Utility Director
Hall County Community Development and Infrastructure
 (office)770-531-6800 ext. 6799
 (cell)770-329-0863

From: Kristie Turner (Planning) <kturner@hallcounty.org>
Sent: Thursday, November 7, 2024 4:33 PM
To: William King (CDI: Public Works) <wking@hallcounty.org>
Subject: FW: Operating Agreement - MSF Partners

This is the site we discussed last week. Clarification below is septic. Thanks for bringing that to my attention. Do you want to update your comments? This is on the 12-2 HCPC meeting.

Regards,

Kristie Turner
 Principal Planner
 Hall County Community Development and Infrastructure
 (direct office) 770-531-6853
kturner@hallcounty.org



From: Myles Montgomery <civilscapesdesign@yahoo.com>
Sent: Monday, November 4, 2024 8:52 AM
To: Kristie Turner (Planning) <kturner@hallcounty.org>
Subject: Re: Operating Agreement - MSF Partners

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Kristie,

Attached you will find the revised letter for MSF Partners Amendment to Conditional Use submittal. Site is served by on-site septic.

Let me know if you need anything else.

Have a great day,

Myles Montgomery
Civilscaapes, Inc.
C) 770-315-8274

On Friday, November 1, 2024 at 12:35:05 PM EDT, Kristie Turner (Planning) <kturner@hallcounty.org> wrote:

Myles,

Per our conversation today, please clarify between the plans and the letter of intent the use of septic for this project. Thank you.

Regards,

Kristie Turner

Principal Planner

Hall County Community Development and Infrastructure

(direct office) 770-531-6853

kturner@hallcounty.org





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: November 1, 2024

Subject: December 2, 2024 - Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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 December 2, 2024 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. [2017 Athens Highway | Rezone | from Agricultural Residential IV \(AR-IV\), Highway Business \(H-B\), and Residential II \(R-II\) to Highway Business \(H-B\) | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV & H-B; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | ** Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, applicant](#)
[\(B\) 2017 Athens Highway | Use Subject to Planning Commission Approval | 17.150.020 | on a 18.06± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned AR-IV, H-B & R-II; Tax Parcel 15032E002012A | Proposed Use: Truck terminal | * Commission District 4 | Fast Lube Solutions, LLC c/o Kevin Herbert, 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:** Any new driveway or existing driveway modifications will require a permit from GDOT and/or the City of Gainesville.
- c. **Utilities:** Gainesville sewer area. Sewer is on south side of Athens Highway.

2. **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

3. **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.
- b. **Traffic:** Access apron at Bogus Road must be paved to county standards regardless if gravel is permitted.
 If variances are not approved, the new roadway will need to meet Hall County Subdivision regulations.
 Unclear if new roadway proposed is to be County maintained? If so, the County does not typically accept gravel roadway into maintenance.
- c. **Utilities:** No Comment

NEW BUSINESS

4. [2323 Thompsons Mill Road | Amend Conditions of Zoning | on a 3.88± acre tract located on the west side of Thompson Mill Road approximately 351 feet from its intersection with White Rock Road | Zoned O-I; Tax Parcel 15041 000003C | Proposed Use: Uses permitted in O-I | ** Commission District 1 | Civilscapes Inc c/o Myles Montgomery, 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:** No Comment
 - c. **Utilities:** Site is located in the Braselton Sewer Service Territory. However, the infrastructure is not directly available to the site and may require offsite easements.