



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 14, 2024
Subject: December 16, 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 December 16, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [3835 & 3875 Cornelia Highway | Amend conditions of zoning | on a combined 80.03± acre tract located on the north side of Cornelia Highway approximately 2,270 feet from its intersection with Cagle Road | Zoned PID \(GCOD\); Tax Parcels 15007 000095A & 000276 | Proposed Use: Amend site plan and expand uses | ** Commission District 3 | Rochester | DCCM, 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:** No comment
- c. **Utilities:** All sanitary sewer adjustments shall be approved by Hall County Public Works.

2. [3042 Beards Road | Rezone | from Planned Commercial District \(PCD\) to Agricultural Residential III \(AR-III\) | on a 2.50± acre tract on the west side of Beards Road approximately 250 feet from its intersection with Lanier Islands Parkway | Zoned PCD; Tax Parcel 07329 003012 | Proposed Use: Single-family residence | ** Commission District 2 | Tim Mooney, applicant](#)

- a. **Engineering:** No comments
- b. **Traffic:** Driveway will need to meet Hall County driveway regulations
Due to horizontal curves in the area, applicant should verify required sight distance can be at proposed driveway location.

c. **Utilities:** Buford sanitary sewer district

3. **(A) 4767 E Reed Road | Rezone | from Agricultural Residential IV (AR-IV) to Residential I (R-I) | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | Proposed Use: 5-lot residential subdivision | ** Commission District 1 | Cameron Henderson, applicant**

(B) 4767 E Reed Road | Use subject to county commission approval | on a 4.07± acre tract located on the southeast side of E Reed Road at its intersection with Strickland Road | Zoned AR-IV; Tax Parcel 15029 000100 | Proposed Use: 5-lot residential subdivision | ** Commission District 1 | Cameron Henderson, applicant

- a. **Engineering:** No comment
- b. **Traffic:** An access easement for the existing access to Platt Park across lot 5 to be provided to Hall county
Driveways will need to meet Hall County driveway regulations
Recommend a shared driveway for proposed lots 4 & 5 so as to not interfere with access to Platt Park
Applicant should verify that required sight distance can be achieved along all lot frontages for future driveways
- c. **Utilities:** Hall County Sewer district
No Sewer service infrastructure nearby.