



**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:** August 15, 2024

**Subject:** September 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 September 16, 2024 meeting. Upon review, we provide the following comments.

**NEW BUSINESS**

1. [\(A\) 6270 Cruiser Court | Variance | 17.240.010. to reduce the front yard setback along Cruiser Court | on a 0.24± acre tract located on the east side of Cruiser Court at its intersection with Windward Lane | Zoned V-C; Tax Parcel 08108 000038 | Proposed Use: Single-family residence | \\* Commission District 2 | Willard O. Mashburn, Applicant](#)  
[\(B\) 6270 Cruiser Court | Variance | 17.240.010. to reduce the front yard setback along Windward Lane | on a 0.24± acre tract located on the east side of Cruiser Court at its intersection with Windward Lane | Zoned V-C; Tax Parcel 08108 000038 | Proposed Use: Single-family residence | \\* Commission District 2 | Willard O. Mashburn, Applicant](#)
  - a. **Engineering:** No comment
  - b. **Traffic:** No comment
  - c. **Utilities:** No comment
  
2. [\(A\) 3677 Cameron Circle | Variance | 17.240.010. to reduce the left side yard setback | on a 0.56± acre tract located on the west side of Cameron Circle approximately 1,531 feet from its intersection with Cameron Drive | Zoned R-I; Tax Parcel 10067 000038 | Proposed Use: Residential addition | \\* Commission District 2 | 180 Renovations, LLC, Applicant](#)  
[\(B\) 3677 Cameron Circle | Variance | 17.240.010. to reduce the right side yard setback | on a 0.56± acre tract located on the west side of Cameron Circle approximately 1,531 feet from its intersection with Cameron Drive | Zoned R-I; Tax Parcel 10067 000038 | Proposed Use: To bring an existing garage into compliance | \\* Commission District 2 | 180 Renovations, LLC, Applicant](#)
  - a. **Engineering:** No comment
  - b. **Traffic:** No comment
  - c. **Utilities:** No comment

3. 3110 Atlanta Highway | Use Subject to County Commission Approval | on a 0.68± acre tract located on the west side of Atlanta Highway at its intersection with Milton Martin Toyota Way | Zoned H-B (GCOD); Tax Parcel 08046 003006A | Proposed Use: Additional parking on other than the principal lot | \*\* Commission District 1 | 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.
  - b. **Traffic:** GDOT access permit required
  - c. **Utilities:** No comment.
  
4. 3613 White Sulphur Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) & Gateway Corridors Overlay District (GCOD) | on a 10.00± acre tract located on the east side of White Sulfur Road at its intersection with Cornelia Highway | Zoned AR-IV; Tax Parcel 15019 000151 | Proposed Use: Agricultural market \*\* Commission District 3 | Reynolds-Hemmer Properties, LP, 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:** No comment.
  - c. **Utilities:** No sewer in area. Gainesville sewer area.
  
5. (A) 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.

6. 5709 McEver Road | Rezone | from Agricultural Residential III (AR-III) to Planned Commercial Development (PCD) | on a 6.42± acre tract located on the south side of McEver Road at its intersection with Lights Ferry Road | Zoned AR-III: Tax Parcel 08111 003005 | Proposed Use: Commerical Development | \*\* Commission District 2 | Mustaq Moosa, 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:** Coordination required regarding roundabout project including possible additional right-of-way.  
Based on the provided traffic impact report, it appears a left turn lane and decel lane will be required for the full access on McEver Road.  
Coordination and additional right-of-way may be required to accommodate the lane shifts.  
Driveways will need to meet Hall County commercial standards.  
Recommend developer consider optional right-of-way issues regarding future widening of McEver Road from 2 lanes to 4.
  - c. **Utilities:** Flowery Branch sewer service area. Sewer is available in right-of-way of Lights Ferry.