



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: January 17, 2025

Subject: February 17, 2025 - 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 February 17, 2025 meeting. Upon review, we provide the following comments.

1. **3792 Tanners Mill Road | Variance | to reduce the minimum road frontage | on an 8.56± acre tract located on the north side of Tanners Mill Road approximately 1,021 feet from its intersection with Tanners Ridge Road | Zoned AR-1; Tax Parcel 15029 000003B | Proposed Use: 3-lot subdivision | * Commission District 1 | Steven P. Gilliam, applicant**
 - a. **Engineering:** Show stream buffer and impervious setback from wrested vegetation not centerline of stream
 - b. **Traffic:** GDOT approval/permits required for driveway access to Tanners Mill Rd (SR211)
 - c. **Utilities:** No Hall County Sewer available
3 septic tanks lots proposed.
2. **2695 & 2661 White Sulphur Road | Amend conditions of zoning | on a combined 6.0± acre tract located on the northwest side of White Sulphur Road at its intersection with Navajo Circle | Zoned PID; Tax Parcels 09113 000073 & 000074 | Proposed Use: Outdoor storage | ** Commission District 3 | Robert (Bo) Schill, 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.
Storm water will need to take care of existing because it was added without a permit.
 - b. **Traffic:** Driveway must be approved/permitted by the City of Gainesville
 - c. **Utilities:** No Hall County sewer available/ Gainesville sewer area.

3. 0 & 2010 Candler Road | Amend conditions of zoning | to allow additional office/warehouse buildings | 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-2 (GCOD), Tax Parcels 15031A000001 & 000002 | Proposed Use: Industrial uses | ** Commission District 3 | Paden 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.
 - b. **Traffic:** GDOT approval/ permit required for driveway access to Candler Rd. (SR60)
 - c. **Utilities:** No Hall County sewer available / Gainesville sewer area.
4. 4844, 4841 & 4865 Cagle Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 101.57± acre tract located on the southeast side of Cornelia Highway at its intersection with Cagle Road | Zoned AR-1; Tax Parcels 09091 000001, 000002, & 000003. | Proposed Use: 248-lot residential development | ** Commission District 3 | The Revive Land Group, 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.
Show stream buffer and impervious setback from wretched vegetation not centerline of stream
 - b. **Traffic:** Left and right turn lanes required for site driveways 1 and 2 on Cagle Road.
All internal roadways will need to meet Hall County standards unless specific variances are requested justified and approval.
Any Cagle Road improvements within Rail Road right-of-way will require approval/permit from the Railroad.
Mail kiosk site for the north eastern development does not meet Hall County requirements
Recommend GDOT comments regarding access proximity to SR 365 and SR 52.
 - c. **Utilities:** Hall County will serve the property with sanitary sewer via a proposed new on-site pump station, by interrupting repumping the existing force main located along the property frontage on Hwy 365. We have no objections to this plan. Please note, the proposed new pump station shall be designed and installed at the developer's expense.
5. 3509 & 3595 Tanners Mill Circle; 3250, 3260, 3262, 3264 & 3334 Tanners Mill Road; 4824 & 4836 Weaver Road & 3585 Jones Lane | Rezone | from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD) | on a combined 497.93± acre tract

located on the west side of Tanners Mill Road approximately 853 feet from its intersection with Weaver Road | Zoned AR-1; Tax Parcels 15029 000031, 000059, 15025 000004G, 000066, 000065, 000004I, & 000003A (pt.), 15029 000151, 000027A, & 000030 | **Proposed Use: Ministry and retreat center** | ** 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.
Show FEMA and Hall County studied Flood plains that are present on site.
- b. **Traffic:** GDOT approval/permit required for SR 211 access.
Restricted access via county roadways will need to meet county standards
- c. **Utilities:** No Hall County sewer available

6. 5709 McEver Road | Rezone | from Agricultural Residential 1 (AR-1) to Planned Commercial Development (PCD) | on a 6.38± acre tract located on the south side of McEver Road at its intersection with Lights Ferry Road | Zoned AR-1: Tax Parcels 08111 003005 | **Proposed Use: Commercial 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:** Driveways will need to meet Hall County Engineering standards
Coordination required regarding future roundabout project at McEver Road and Light Ferry Road. Additional right-of-way may be required. Proposed McEver Road driveway may become right-in/right-out only with the roundabout project.
- c. **Utilities:** Flowery Branch sewer/ septic