



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 31, 2025

Subject: March 3, 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 March 3, 2025 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **(A) 3219 Lake Drive | Rezone from Residential 1 (R-1) & Vacation Cottage (V-C) to Vacation Cottage (V-C) | on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | Proposed Use: 11-lot single-family subdivision | ** Commission District 3 | A&R Engineering, Inc., applicant**

(B) 3219 Lake Drive | Special use to subdivide within V-C | on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | Proposed Use: 11-lot single-family subdivision | ** Commission District 3 | A&R Engineering, Inc., applicant

(D) 3219 Lake Drive | Variance to Section 8.4 of sidewalk standards | on a 10.66± acre tract located on the south side of Lakeland Road at its intersection with Lake Drive | Zoned R-1 & V-C; Tax Parcel 10146 000019 | Proposed Use: 11-lot single-family subdivision | ** Commission District 3 | A&R Engineering, Inc., 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:** Septic proposed

No sewer in area- Hall County sewer area

NEW BUSINESS

2. **5651 & 5659 Old Wilkie Road & 5602 Burke Lane | Special Use | on a 4.55± acre assemblage located on the south side of Old Wilkie Road at its intersection with Burke Lane | Zoned V-C; Tax Parcels 10012 000057,**

000056, & 000028 | **Proposed Use: 4-lot subdivision** | ** Commission District 2 | **Susan Verlander, applicant**

- a. **Engineering:** As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required
- b. **Traffic:** No comment
- c. **Utilities:** Septic system proposed

No Sewer System in area- Hall County service area

3. **6060 Spout Springs Road | Rezone** | from Agricultural Residential 1 (AR-1) to Office and Institutional (O-I) on a 1.24± acre tract located on the southwest side of Spout Springs Road approximately 650 feet from its intersection with Castlegate Drive | Zoned AR-1; Tax Parcel 15046 000114 | **Proposed Use: Permitted uses in O-I** | ** Commission District 1 | **Yuba Sutter Properties, LLC c/o Todd W. Reed, 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:** Interparcel access as shown on site plan with existing tract and proposed tracts required.
Driveway access for parcels permitted at existing location only.
Decel lane required for access on Spout Springs Rd.
Existing access must be improved/modified to meet GDOT commercial standards.
- c. **Utilities:** Flowery Branch sewer service area
Septic system proposed

4. **6050, 6054, & 6060 Spout Springs Road | Variance** | to reduce the minimum road frontage | on a 3.34± acre assemblage located on the southwest side of Spout Springs Road approximately 650 feet from its intersection with Castlegate Drive | Zoned O-I and AR-1; Tax Parcels 15046 000149, 000149A, & 000114 | **Proposed Use: Permitted uses in O-I** | * Commission District 1 | **Yuba Sutter Properties, LLC c/o Todd W. Reed, 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:** Interparcel access as shown on site plan with existing tract and proposed tracts required.
Driveway access for parcels permitted at existing location only.
Decel lane required for access on Spout Springs Rd.
Existing access must be improved/modified to meet GDOT commercial standards.
- c. **Utilities:** Flowery Branch sewer service area
Septic system proposed