



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: December 19, 2024

Subject: January 21, 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 January 21, 2024 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **(A) 2811 Athens Highway | Rezone | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | Proposed Use: Permitted uses in heavy industrial zoning district | ** Commission District 3 | Paden M. Dunagan, applicant**

(B) 2811 Athens Highway | Use Subject to County Commission Approval | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) & Gateway Corridors Overlay District (GCOD) | on a 21.21± acre tract located on the east side of Athens Highway approximately 1,556 feet from its intersection with Squires Road | Zoned AR-IV, Tax Parcel 15023 000037 | Proposed Use: Outdoor storage | ** Commission District 3 | Paden M. 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.
Show stream buffer and impervious setback from wretched vegetation not centerline of stream
- b. **Traffic:** No comment
- c. **Utilities:** No Hall County Sewer.

2. **0 & 2010 Candler Road | Rezone | from Heavy Industrial (I-II) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | 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-II (GOCD), Tax Parcels 15031A000001 & 000002 | Proposed Use: Industrial park | ** Commission District 3 | Paden M. 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.

Show stream buffer and impervious setback from wretched vegetation not centerline of stream

- b. **Traffic:** GDOT access permit required
- c. **Utilities:** Gainesville Sewer area
No sewer nearby

NEW BUSINESS

- 3. **3384 Lee Drive | Variance | Section 3.2. to reduce the minimum yards | on a 0.14± acre tract located on the west side of Lee Drive approximately 2,785 feet from its intersection with Lanier Islands Parkway | Zoned AR-1; Tax Parcel 08168 000026 | Proposed Use: To construct a carport & bring existing single-family residence and carport into compliance | * Commission District 2 | Nancy Muntean, applicant**

- a. **Engineering:** No Comment
- b. **Traffic:** No Comment
- c. **Utilities:** No Comment

- 4. **5444 Oak Manor Way | Variance | Section 8.4 to vary sidewalk standards | on a 1.46± acre tract located on the east side of Mount Vernon Road approximately 820 feet from its intersection with Ben Parks Road | Zoned R-1; Tax Parcel 11031 000005 | Proposed Use: 22-lot single-family subdivision | ** Commission District 3 | PHD Developments LLC, applicant**

- a. **Engineering:** Recommend sidewalk on one side to allow pedestrian access to mail kiosk area.
- b. **Traffic:** No Comment
- c. **Utilities:** No Comment

- 5. **(A) 5709 McEver Road | Rezone from Agricultural Residential 1 (AR-1) to Highway Business (H-B) and Gateway Corridors Overlay District (GCOD) | 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**
(B) 5709 McEver Road | Special Uses of carwash and self-storage facility within GCOD | 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. Stormwater in both phases

- b. **Traffic:** Driveways will need to meet Hall County Engineering standards.
Coordination required regarding future roundabout project at McEver Road and Lights ferry Road. Additional right-of-way may be required.
 - c. **Utilities:** No Hall County Sewer.
6. [\(A\) 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](#)
[\(C\) 3219 Lake Drive | Variance to Section 4.1 to reduce the minimum yards | 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:** Recommend sidewalk on at least one side of the road to allow access to the lake/dock path. Please add mail kiosk per Hall County standards.
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 Comment