



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: March 6, 2025
Subject: April 7, 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 April 7, 2025 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. 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

NEW BUSINESS

2. (A) 5349 Browns Bridge Road | Special Use | for vehicle repair within GCOD | on 0.60± acre tract located on the southeast side of Browns Bridge Road approximately 170 feet from its intersection with Sherri Drive | Zoned H-B (GCOD); Tax Parcel 08080 002058 | **Proposed Use: Vehicle repair, major** | ** Commission District 2 | **Luis Hermosillo, applicant**

(B) 5349 Browns Bridge Road | Variance to section 8.1.2 | Off-street parking requirements | on 0.60± acre tract located on the southeast side of Browns Bridge Road approximately 170 feet from its intersection with Sherri Drive | Zoned H-B (GCOD); Tax Parcel 08080 002058 | **Proposed Use: Vehicle repair, major** | * Commission District 2 | **Luis Hermosillo, applicant**

(C) 5349 Browns Bridge Road | Variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on 0.60± acre tract located on the southeast side of Browns Bridge Road approximately 170 feet from its intersection with Sherri Drive | Zoned H-B (GCOD); Tax Parcel 08080 002058 | **Proposed Use: Vehicle repair, major** | * Commission District 2 | **Luis Hermosillo, 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:** Access will need to be approved by GODT
- c. **Utilities:** No comment

3. **6000 Swansey Road | Special Use | for a rural business in AR-1 | on a 1.50± acre tract located on the north side of Swansey Road approximately 1075 feet from its intersection with Circle Four Ranch | Zoned AR-1; Tax Parcel 15048 000168 | Proposed use: Rural business | ** Commission District 1 | Brandon & Kristin Smith, applicant**

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

4. **3625 McEver Road | Special Use | to amend conditions of zoning | on a 11.10± acre tract located on the east side of McEver road approximately 708 feet from its intersection with Hilldale Road | Zoned PCD (GCOD); Tax Parcel 08032 000006 | Proposed Use: Outdoor storage and expansion of services | ** Commission District 4 | Thomas L. Elliott III, 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 comment

5. **(A) 6495 Spout Springs Road | Rezone | from Agricultural Residential 1 (AR-1) to Highway Business (H-B, GCOD) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | Proposed Use: Commercial development | ** Commission District 1 | LJA Engineering, applicant**

(B) 6495 Spout Springs Road | Special Use | fuel sales in H-B | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | Propose Use: Fuel sales | ** Commission District 1 | LJA Engineering, applicant

(C) 6495 Spout Springs Road | Variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on a 3.05± acre portion of a tract located on the east side of Spout Springs Road at its intersection with Elizabeth Lane | Zoned AR-1; Tax Parcel 15047 000002A (pt.) | Proposed Use: Commercial development | * Commission District 1 | LJA Engineering, 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:** Proposed Elizabeth Lane access is in the City of Flowery branch. Approval and permit required.
Proposed Spout Springs Road Access will be required to be a right-in/right-out and designed/constructed to GDOT standards.
 - c. **Utilities:** Hall County sewer available. Sewer connection required.

- 6. **5691 Woodlin Road | Rezone | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 17.58± acre tract located on the west side of Woodlin Road approximately 806 feet from its intersection with County Line Road | Zoned AR-1; Tax Parcel 15006B000023 | Proposed Use: Second dwelling | ** Commission District 3 | Michael Rouse, applicant**
 - a. **Engineering:** North Oconee Reservoir Watershed Protection District 150' impervious set back and 100' buffer on both sides of the creek.
 - b. **Traffic:** No comment
 - c. **Utilities:** No comment

- 7. **0 & 3566 Athens Highway | Rezone | from Agricultural Residential 1 (AR-1) and Suburban Shopping (S-S, GCOD) to Planned Industrial Development (PID, GCOD) | on a combined 38.52± acre tract located on the southwest side of Athens Highway at its intersection with Mangum Road | Zoned AR-1 & S-S (GCOD); Tax Parcels 15014 000167 & 000233 | Proposed Use: Industrial uses | ** Commission District 3 | Simpson Trucking and Grading, 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.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream
 - b. **Traffic:** GDOT access permit required
 - c. **Utilities:** No comment

- 8. **6042 Spout Springs Road | Rezone | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 9.70± acre tract located on the west side of Spout Springs Road approximately 1,083 feet from its intersection with Castlegate Drive | Zoned AR-1; Tax Parcel 15046 000026 | Proposed Use: Second dwelling | ** Commission District 1 | Bradley Cox, applicant**
 - a. **Engineering:** Show stream buffer and impervious setback from wrested vegetation not centerline of stream
 - b. **Traffic:** No comment
 - c. **Utilities:** No comment

- 9. **6700 & 6702 Yellow Creek Road | Rezone | from Vacation Cottage (V-C) to Planned Commercial Development (PCD) | on a combined 47.14± acre tract located on the west side of Yellow Creek Road at its intersection with Barkers Bend Drive | Zoned V-C; Tax Parcel 11135**

000001 & 000001E | **Proposed Use: Campground and event facility** | ** Commission District 2
| **Koons Environmental Design, Inc. c/o Josh Koons, 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
Show FEMA and Hall County studied Flood plains that are present on site.
- b. **Traffic:** Access will need to meet Hall County standards
- c. **Utilities:** No comment

10. 3800 Athens Highway | Rezone | from Planned Commercial Development (PCD) (GCOD) and Planned Commercial Farm District (PCFD) to Planned Industrial Development (PID) (GCOD) | on a 99.24 ± acre tract located on the west side of Athens approximately 1,300 ft from its intersection with Blackstock Road | Zoned PCD (GCOD) and PCFD; Tax Parcel 15013 000003 | **Proposed Use: Industrial uses | ** Commission District 3 | **Hughes Commercial Real Estate, 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
Show FEMA and Hall County studied Flood plains that are present on site.
- b. **Traffic:** Existing access will need to be approved by GDOT
- c. **Utilities:** No comment