



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 2, 2025

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

1. [146 Clarks Bridge Road | Variance | to reduce the minimum yards | on a 0.50± acre tract located on the southeast side of Clarks Bridge Road approximately 277 feet from intersection with Evergreen Trail | Zoned R-1; Tax Parcel 09125 000003 | Proposed Use: Accessory structure | * Commission District 3 | Michael Crowder, applicant](#)

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

2. [7567 Persimmon Tree Road | Variance | to reduce the minimum yards | on a 143.73± acre tract located on Persimmon Tree Road approximately 674 feet from intersection with Lula Road | Zoned AR-1; Tax Parcel 12114 000004A \(pt.\) | Proposed Use: Accessory structure | * Commission District 3 | Patricia Oliver, applicant](#)

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

3. [5351 Lanier Island Parkway | Special Use | on a 20.27± acre tract located on the north side of Lanier Island Parkway approximately 574 feet from its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011 | Proposed use: Expand agri-entertainment venue | ** Commission District 1 | Keith Bell, applicant](#)

- a. **Engineering:** No Comment 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 permit required
 - c. **Utilities:** No Hall County sewer available

- 4. (A) 2696 Cleveland Highway | Amend conditions of zoning | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138 000058 | Proposed use: Vehicle repair, major | ** Commission District 3 | Ramon Carrillo Jr., applicant
(B) 2696 Cleveland Highway | Special Use | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S; Tax Parcel 10138 000058 | Proposed use: Vehicle repair, major | ** Commission District 3 | Ramon Carrillo Jr., 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) 5707 Holiday Road | Amend conditions of zoning | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | Proposed use: Vehicle sales, vehicle repair, and truck yard | ** Commission District 2 | Ayoub Botrus, applicant
(B) 5707 Holiday Road | Vary the standards of 7.6.6.E | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | Proposed use: Vehicle sales, vehicle repair, and truck yard | ** Commission District 2 | Ayoub Botrus, applicant
 - a. **Engineering:** Need as-builts for storm water
 - b. **Traffic:** May required decel lane
 - c. **Utilities:** No comment

- 6. (A) 2922 Sardis Road | Rezone from Agricultural Residential 1 (AR-1) to Vacation Cottage (V-C) | on a 1.84± acre tract located on the east side of Sardis Road approximately 411 feet from its intersection with Antioch Church Road | Zoned AR-1; Tax Parcel 10083 000012A | Proposed Use: 2-lot subdivision | ** Commission District 2 | Abel Menchaca, applicant
(B) 2922 Sardis Road | Special Use | on a 1.84± acre tract located on the east side of Sardis Road approximately 411 feet from its intersection with Antioch Church Road | Zoned AR-1; Tax Parcel 10083 000012A | Proposed Use: 2-lot subdivision | ** Commission District 2 | Abel Menchaca, applicant

- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site.
- b. **Traffic:** No Comment
- c. **Utilities:** No Hall County sewer available

7. **3663 Roy Parks Road | Rezone | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) on a 14.28± acre tract located on the east side of Roy Parks Road approximately 1,165 feet from its intersection with AL Mangum Road | Zoned AR-1; Tax Parcel 15013 000023C | Proposed Use: Second dwelling | ** Commission District 3 | Brandon Shadburn, applicant**

- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site.
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 Hall County sewer available