



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: February 13, 2025

Subject: March 17, 2025 - Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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 17, 2025 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **(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:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** No sewer in area

NEW BUSINESS

2. **7044 Manchester Drive | Variance** | to reduce the minimum yards | on a 0.167 acre tract located on the north side of Manchester Drive approximately 1,116 feet from its intersection with Lancelot Court | Zoned PRD; Tax Parcel 15042 000671 | **Proposed Use: Single-family residence** | * Commission District 1 | **Eastwood Homes of Georgia, LLC, applicant**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Hall county service area.

3. **7048 Manchester Drive | Variance** | to reduce the minimum yards | on a 0.185 acre tract located on the north side of Manchester Drive approximately 1,185 feet from its intersection with Lancelot Court | Zoned PRD; Tax Parcel

15042 000672 | **Proposed Use: Single-family residence** | * Commission District 1 | **Eastwood Homes of Georgia, LLC, applicant**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Hall county service area.

4. **3754 Price Road & 3715 Wahoo Falls Trace | Amend conditions of zoning** | on a 14.28± acre assemblage located on the north side of Price Road at its intersection with Thompson Bridge Road | Zoned PCD; Tax Parcels 10100 000156C & 000156B | **Proposed Use: Master sign plan** | ** Commission District 2 | **Benderson Development c/o Todd Mathes, 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.
Existing detention pond where restaurant is proposed
- b. **Traffic:** No comment
- c. **Utilities:** Gainesville Sewer

5. **3038 Gateway Centre Parkway | Special Use** | on a 1.545± acre tract located on the south side of Gateway Centre Parkway approximately 830 feet from its intersection with White Sulphur Road | Zoned I-2; Tax Parcel 15020A000035 | **Proposed Use: Outdoor storage** | ** Commission District 3 | **Reynolds-Hemmer Properties, 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 FEMA and Hall County studied Flood plains that are present on site.
- b. **Traffic:** Commercial driveway standards will apply.
- c. **Utilities:** Hall County
8" gravity sewer on Gateway Center Parkway

6. **5684 & 5702 Bethel Road | Rezone** | from a Planned Residential Development (PRD) to Agricultural Residential (AR-1) | on a combined 14.79± acre tract located on the north side of Bethel Road approximately 1,554 feet from its intersection with Clark Road | Zoned PRD; Tax Parcels 12007 000001 & 000023 | **Proposed Use: 5-lot subdivision** | ** Commission District 3 | **Janet Truelove, applicant**

- a. **Engineering:** Show stream buffer and impervious setback from wretched vegetation not centerline of stream
- b. **Traffic:** Driveways will need to meet Hall County residential requirements
- c. **Utilities:** No sewer in area, but it is in
Hall County sewer district

7. **5031 Union Church Road | Rezone | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 61.67± acre tract located on the east side of Union Church Road at its intersection with Old Mulberry Road | Zoned AR-1; Tax Parcel 15038 000029 | Proposed Use: 123-lot subdivision | ** Commission District 1 | Crawford Creek Communities c/o Dean Conn, 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:** Code requires both a decel and left turn lane on Union church Road at development access.
Secondary access to union Church Road must be gated emergency access only or improvements will also be required.
- c. **Utilities:** No sewer in area- closer sewer is 0.5 miles south at union Heights Way

8. **4436 Thompson Bridge Road | Rezone | from Residential 1 (R-1) and Vacation Cottage (V-C) to Planned Residential Development (PRD) | on a 7.74± acre tract located on the north side of Thompson Bridge Road approximately 490 feet from its intersection with Seminole Drive | Zoned R-1 & V-C; Tax Parcel 11060 000069 | Proposed Use: Non-profit residential development | ** Commission District 3 | Abigail Burle, 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 access permit required
- c. **Utilities:** No sewer in area. Closest sewer is 1.6 miles north behind Freedale Corp.