



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 21, 2025

Subject: April 21, 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 April 21, 2025 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **5184 Cool Springs Road | Variance | Section 3.2 to reduce the minimum yards | on an 8.23± acre tract located on the north side of Cool Springs Road approximately 420 feet from its intersection with Willie Robinson Road | Zoned AR-1; Tax Parcel 10027 000005 (pt.) | Proposed Use: Accessory structure | * Commission District 2 | Clinton Kyle Cato, applicant**

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

2. **6156 Lake Lanier Heights Road | Variance | Section 4.2 to reduce the minimum yards | on a 0.33± acre tract located on the west side of Lake Lanier Heights Road approximately 100 feet from its intersection with Lake Lanier Heights Road | Zoned V-C; Tax Parcel 07353 001031 | Proposed Use: Attached garage | * Commission District 2 | Edward Reed Farnen, applicant**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Buford sewer service area

3. **3505 Kubota Way | Variance to Section 8.6 | Sign standards | on a 21.61± acre portion of the tract located on the southwest side of Kubota Way at its intersection with Gateway Centre Parkway | Zoned I-1 and I-2 (GCOD);**

Tax Parcel 15019 000168 | **Proposed Use: Commercial signage** | * Commission District 3 | **Anchor Sign, Inc., applicant**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Hall County sewer is onsite and available for connection

4. **0 McKinzy Lane | Special Use** | Subdivision, minor | on a 5.73± acre tract located on the northwest side of McKinzy Lane approximately 303 feet from its intersection with Stephens Road | Zoned V-C; Tax Parcel 08089 001019A | **Proposed Use: 6-lot subdivision** | ** Commission District 2 | **Garry L. English, applicant**

- a. **Engineering:** Show stream buffer and impervious setback from wrested vegetation not centerline of stream
Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- b. **Traffic:** No comment
- c. **Utilities:** Flowery Branch sewer area

5. **4396 & 4382 Friendship Road & 4436 Ridge Road | Special use** | to amend conditions of zoning | on a combined 3.07± acre tract located on the south side of Friendship Road at its intersection with Ridge Road | Zoned PCD (GCOD); Tax Parcels 08154 000005A, 000005, & 000003 | **Proposed Use: Convenience store with retail and self-storage** | ** Commission District 1 | **Sinndar Enterprises, 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:** No comment
- c. **Utilities:** Buford sewer service area

6. **(A) 2905 McEver Road | Special use** | to amend conditions of zoning in GCOD | on a 1.00± acre tract located on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax Parcel 07300 000003A | **Proposed Use: Expansion of vehicle sales and vehicle repair, major** | ** Commission District 2 | **Fady Hanna, applicant**

(B) 2905 McEver Road | Variance to section 6.2 | Gateway Corridor Overlay District (GCOD) | on a 1.00± acre tract located on the south side of McEver Road approximately 826 feet from its intersection with Green Road | Zoned H-B; Tax Parcel 07300 000003A | **Proposed Use: Gravel parking** | ** Commission District 2 | **Fady Hanna, 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:** Any driveway modifications necessary will require permitting/approval through the City of Buford
- c. **Utilities:** Buford sewer service area