



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: April 3, 2025
April 10, 2025 (revised for 2505 Dana Circle)

Subject: May 5, 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 May 5, 2025 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. 4340 Cherokee Trail | Variance | to reduce the minimum yards | on a 0.38± acre tract located on the east side of Cherokee Trail approximately 1,555 feet from its intersection with Twin Rivers Drive | Zoned R-1; Tax Parcel 08038 001026 | Proposed Use: Accessory structure | * Commission District 2 | Sonia L. Wilcox, applicant

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Gainesville Water. No sanitary sewer in area.

2. 6551 Red Hawk Way | Variance | to reduce the minimum yards | on a 0.30± acre tract located on the south side of Red Hawk Way approximately 195 feet from its intersection with Stag Leap Lane | Zoned PRD; Tax Parcel 15041D000370 | Proposed Use: Deck addition | * Commission District 1 | Mary M. Acuff, applicant

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Gainesville Water. Hall County sanitary sewer –onsite

3. 5962 Jim Crow Road | Special Use | to amend conditions of zoning | on a 1.42± acre tract located on the north side of Jim Crow Road approximately 252 feet from its intersection with Old Federal Road | Zoned PCD; Tax Parcel

08101 002002 | **Proposed Use: Expansion of services** | ** Commission District 2 | **Burton Outdoor Adventures c/o Jason Burton, 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:** Flowery Branch sanitary sewer area.

4. (A) 5323 Thompson Bridge Road | **Rezone** | from Agricultural Residential (AR-1) to Highway Business (H-B, GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | ** Commission District 2 | **John Cane, applicant**

(B) 5323 Thompson Bridge Road | **Special Use** | Vehicle repair, major in GCOD | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | ** Commission District 2 | **John Cane, applicant**

(C) 5323 Thompson Bridge Road | **Variance to section 6.2** | Gateway Corridor Overlay District (GCOD) | on a 0.61± acre tract located on the southwest side of Thompson Bridge Road approximately 407 feet from its intersection with Marlow Road | Zoned AR-1; Tax Parcel 11082 000028A | **Proposed Use: Vehicle repair, major** | * Commission District 2 | **John Cane, 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:** GDOT approval or access permit required.
- c. **Utilities:** Hall County sanitary sewer area. Nearest infrastructure is 350' south across parcel 11082 000028. Fieldale farms – easement required.

5. 2505 Dana Circle | **Rezone** | from Agricultural Residential (AR-1) to Highway Business (H-B) | on a 0.33± acre tract located on the north side of Dana Circle at its intersection with Dana Drive | Zoned AR-1; Tax Parcel 15021A000036B | **Proposed Use: Vehicle sales** | ** Commission District 3 | **Tim Karas, 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
Revised comment – Dana Circle is a substandard roadway for commercial use. Improvements will be required and approved by Hall County Engineering. No

towing or car transports over 14,000 pounds Gross Vehicle Weight Ratings will be allowed. (4-10-25)

- c. **Utilities:** Gainesville w/s

- 6. 6266 Yellow Creek Road | Rezone | from Agricultural Residential 1 (AR-1) to Planned Residential Development (PRD) | on a 253.58± acre portion of a tract located on the northwest side of Yellow Creek Road approximately 1,457 feet from its intersection with Bent Tree Cove | Zoned AR-1; Tax Parcel 11112 000004 (pt.) | **Proposed Use: 253-lot residential development** | ** Commission District 2 | **Cook Communities, 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:** Both proposed accesses must meet Hall County requirements at a minimum decel lanes will be required.
- c. **Utilities:** Hall County service area. No infrastructure in the area.