



**Hall County Government**  
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PUBLIC WORKS AND UTILITIES

**M E M O R A N D U M**

**To:** Beth Garmon, Director of Planning and Zoning

**From:** Bill Nash, Director of Public Works and Utilities

**Date:** October 17, 2024

**Subject:** November 18, 2024 - 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 November 18, 2024 meeting. Upon review, we provide the following comments.

**NEW BUSINESS**

**1. [4031 Brock Drive | Variance | 17.240.010 to reduce the left side yard setback | on a 0.35± acre tract located on the north side of Brock Drive approximately 620 feet from its intersection with Oakwood Road | Zoned R-II, Tax Parcel 08053 001029 | Proposed Use: Detached garage | \\* Commission District 2 | Ann Mandujano, applicant](#)**

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

**2. [6515 New Bethany Road | Amend Conditions of Zoning | on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned PID, Tax Parcel 07330 001006B | Proposed Use: Expansion of storage area | \\*\\* Commission District 2 | Genuine Mapping and Design, 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.  
Must follow all development requirements
- b. **Traffic:** Driveway to meet traffic engineering requirements
- c. **Utilities:** Hall County has no sanitary sewer in the area

**3. [4212 Roy Parks Road | Rezone | from Agricultural Residential \(AR-IV\) and Highway Business \(H-B\) to Planned Industrial Development \(PID\) | on a 22.45± acre tract on the north side of Roy Parks Road approximately 408 feet from its intersection with Candler Road | Zoned AR-IV & H-B, Tax Parcel: 15024 000008 | Proposed use: Natural gas facility | \\*\\* Commission District 3 | Clean Energy RNG, 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.  
Must follow all development requirements
- b. **Traffic:** Driveway to meet traffic engineering requirements  
Recommend access in and out of Roy Parks Road be conditioned to be via SR6D (Candler Road) only.
- c. **Utilities:** Hall County has no sanitary sewer in the area