



# 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

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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 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