



# 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:** January 2, 2025

**Subject:** February 3, 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 February 3, 2025 meeting. Upon review, we provide the following comments.

1. [146 Clarks Bridge Road | Variance | to reduce the minimum yards | on a 0.50± acre tract located on the southeast side of Clarks Bridge Road approximately 277 feet from intersection with Evergreen Trail | Zoned R-1; Tax Parcel 09125 000003 | Proposed Use: Accessory structure | \\* Commission District 3 | Michael Crowder, applicant](#)

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

2. [7567 Persimmon Tree Road | Variance | to reduce the minimum yards | on a 143.73± acre tract located on Persimmon Tree Road approximately 674 feet from intersection with Lula Road | Zoned AR-1; Tax Parcel 12114 000004A \(pt.\) | Proposed Use: Accessory structure | \\* Commission District 3 | Patricia Oliver, applicant](#)

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

3. [5351 Lanier Island Parkway | Special Use | on a 20.27± acre tract located on the north side of Lanier Island Parkway approximately 574 feet from its intersection with Carter Road | Zoned AR-1; Tax Parcel 08169 003011 | Proposed use: Expand agri-entertainment venue | \\*\\* Commission District 1 | Keith Bell, applicant](#)

- a. **Engineering:** No Comment 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 permit required
  - c. **Utilities:** No Hall County sewer available
  
- 4. (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:** 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:** No Comment
  
- 5. (A) 5707 Holiday Road | Amend conditions of zoning | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | Proposed use: Vehicle sales, vehicle repair, and truck yard | \*\* Commission District 2 | Ayoub Botrus, applicant  
(B) 5707 Holiday Road | Vary the standards of 7.6.6.E | on a 3.04± acre tract located on the northeast side of Holiday Road approximately 194 feet from its intersection with Bethlehem Church Road | Zoned I-1; Tax Parcel 07329 001003 | Proposed use: Vehicle sales, vehicle repair, and truck yard | \*\* Commission District 2 | Ayoub Botrus, applicant
  - a. **Engineering:** Need as-builts for storm water
  - b. **Traffic:** May required decel lane
  - c. **Utilities:** No comment
  
- 6. (A) 2922 Sardis Road | Rezone from Agricultural Residential 1 (AR-1) to Vacation Cottage (V-C) | on a 1.84± acre tract located on the east side of Sardis Road approximately 411 feet from its intersection with Antioch Church Road | Zoned AR-1; Tax Parcel 10083 000012A | Proposed Use: 2-lot subdivision | \*\* Commission District 2 | Abel Menchaca, applicant  
(B) 2922 Sardis Road | Special Use | on a 1.84± acre tract located on the east side of Sardis Road approximately 411 feet from its intersection with Antioch Church Road | Zoned AR-1; Tax Parcel 10083 000012A | Proposed Use: 2-lot subdivision | \*\* Commission District 2 | Abel Menchaca, applicant

- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site.
  - b. **Traffic:** No Comment
  - c. **Utilities:** No Hall County sewer available
  
- 7. **3663 Roy Parks Road | Rezone | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) on a 14.28± acre tract located on the east side of Roy Parks Road approximately 1,165 feet from its intersection with AL Mangum Road | Zoned AR-1; Tax Parcel 15013 000023C | Proposed Use: Second dwelling | \*\* Commission District 3 | Brandon Shadburn, applicant**

- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site.  
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:** No Hall County sewer available