



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: May 2, 2025

Subject: June 2, 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 June 2, 2025 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [2017 Athens Highway | Variance to Section 8.6 | Sign standards | on an 2.20± acre tract located on the north side of Athens Highway at its intersection with Athens Street | Zoned H-B \(GCOD\); Tax Parcel 15032E002012A\(pt\) | Proposed Use: Monument sign | * Commission District 4 | Kevin Herbert, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Not in Hall County Sewer Service Area

2. [504 John Harm Way | Variance to Section 8.6 | Sign standards | on a 18.35± acre tract located on the east side of Crescent Drive, approximately 265 feet from its intersection with White Sulphur Road | Zoned PRD; Tax Parcel 15033D000008 | Proposed Use: Entrance monument sign | * Commission District 3 | Q Crescent Holdings, LLC, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Not in Hall County Sewer Service Area

3. [3266 Chestatee Road | Special Use | to amend conditions of zoning | on a 27.96± acre tract located on the north side of Chestatee Road approximately 948 feet from its intersection with North River Road | Zoned AR-1; Tax Parcel 10059 000012 | Proposed Use: Agri-entertainment venue | ** Commission District 2 | Brenton Pierce, 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:** Not in Hall County Sewer Service Area

4. [5162 Thompson Bridge Road | Special Use | to amend conditions of zoning | on a 5.79± acre tract located on the northeast side of Thompson Bridge Road approximately 1,045 feet from its intersection with Hubert Stephens Road | Zoned PCD \(GCOD\); Tax Parcel 11083 003001A | Proposed Use: Self-storage facility | ** Commission District 3 | FreeUp Storage Murrayville, LLC, applicant](#)
 - a. **Engineering:** No comment
 - b. **Traffic:** No comment
 - c. **Utilities:** Not in Hall County Sewer Service Area

5. [\(A\) 5253 Lawson Road | Special Use | on a 30.77± acre tract located on the north side of Lawson Road approximately 642 feet from its intersection with Britt Whitmire Road | Zoned AR-1; Tax Parcel 11008 000023 | Proposed Use: Agri-entertainment venue | ** Commission District 3 | Mary Kirrane, 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:** Not in Hall County Sewer Service Area

6. [4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone | from Agricultural Residential 1 \(AR-1\) to Residential Mixed \(R-X\) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road at its intersection with Noah Martin Drive |](#)

Zoned AR-1; Tax Parcels 15007 000254(pt), 15019 000114 & 000043 | **Proposed Use: 323-unit residential development** | ** Commission District 3 | **BCBTR, 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.
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.
North Oconee Reservoir Watershed Protection District requires 100-foot stream buffers with a 150-foot impervious set back on both sides of the stream as measured from the stream banks.
- b. **Traffic:** This development is currently under staff review and comment will be forthcoming.
- c. **Utilities:** Hall County service area. Sewer is available along Cornelia Highway.

7. **4745 Cagle Mill Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Industrial Development (PID, GCOD) | on a 10.57± acre portion of a tract located on the east side of Cornelia Highway (GA-365) approximately 4,970 feet from its intersection with Cagle Road | Zoned AR-1; Tax Parcel 15007 000254(pt) | **Proposed Use: Industrial uses** | ** Commission District 3 | **BCBTR, 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.
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.
North Oconee Reservoir Watershed Protection District requires 100-foot stream buffers with a 150-foot impervious set back on both sides of the stream as measured from the stream banks.
- b. **Traffic:** This development is currently under staff review and comment will be forthcoming
- c. **Utilities:** Hall County service area. Sewer is available along Cornelia Highway.