



# 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:** June 6, 2025

**Subject:** July 7, 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 July 7, 2025 meeting. Upon review, we provide the following comments.

#### NEW BUSINESS

1. (A) 3024 Dale Road | Special Use | to amend conditions of zoning | on a 36.90± acre tract located on the north side of Dale Road at its intersection with Candler Road | Zoned I-1 (GCOD); Tax Parcel 15025 000006 | Proposed Use: Outdoor storage | \*\* Commission District 3 | Rochester | DCCM, applicant

(B) 3024 Dale Road | Variance to section 6.2 | Gateway Corridor Overlay District | on a 36.90± acre tract located on the north side of Dale Road at its intersection with Candler Road | Zoned I-1 (GCOD); Tax Parcel 15025 000006 | Proposed Use: Outdoor storage with graded aggregate base (GAB) | \* Commission District 3 | Rochester | DCCM, 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:** GDOT permit for access is required.
- c. **Utilities:** No sewer in area

2. (A) 2353 Athens Highway | Special Use | on a 1.19± acre tract located on the east side of Athens Highway, approximately 530 feet from its intersection with Pine Grove Road | Zoned H-B (GCOD); Tax Parcel 15022C000016 | Proposed Use: Vehicle sales | \*\* Commission District 4 | Morteza Modaber, applicant

(B) 2353 Athens Highway | Variances to section 6.2 | Gateway Corridor Overlay District | on a 1.19± acre tract located on the east side of Athens Highway, approximately 530 feet from its intersection with Pine Grove Road | Zoned H-B (GCOD); Tax Parcel 15022C000016 | Proposed Use: Parking & landscape requirements | \* Commission District 4 | Morteza Modaber, 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:** Driveway must be upgraded to commercial and GDOT permit required.
- c. **Utilities:** Gainesville sewer service area gravity sewer is 0.3 miles away on James Simpson Blvd.