



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.