



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 20, 2025

Subject: July 21, 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 July 21, 2025 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **5674 Bark Camp Road | Special Use | for a group home | on a 0.72± acre tract located on the northwest side of Bark Camp Road, approximately 1,362 feet from its intersection with Bark Camp Drive | Zoned AR-1; Tax Parcel 11083 002001 | Proposed use: Group home | ** Commission District 2 | Lean On Me Recovery Residences, applicant.**

- a. **Engineering:** No comment
- b. **Traffic:** No comment.
- c. **Utilities:** Septic area. Hall County sewer service but no sewer in area.

2. **1608 Whiting Drive | Rezone | from Residential 1 (R-1) to Highway Business (H-B) | on a 0.20± acre tract located on the northeast side of Whiting Road, approximately 282 feet from its intersection with Browns Bridge Road | Zoned R-1; Tax Parcel 00123 007015 | Proposed use: Vehicle repair, major | ** Commission District 4 | Gerardo Vargas, 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:** Commercial driveway
- c. **Utilities:** Gainesville sewer. No sewer nearby.

3. **(A) 1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Special Use | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 &**

H-B (GCOD); Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Vehicle repair, major** | ** Commission District 4 | **Gerardo Vargas, applicant** (B) 1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | **Special Use** | for outdoor storage in GCOD | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B (GCOD); Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Outdoor storage** | ** Commission District 4 | **Gerardo Vargas, 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:** Commercial driveway
- c. **Utilities:** Gainesville sewer. No sewer nearby

4. (A) 1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | **Variance to Section 6.2** | GCOD standards | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B (GCOD); Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Development standards for vehicle repair, major** | * Commission District 4 | **Gerardo Vargas, applicant** (B) 1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | **Variance to Section 8.1** | off street parking requirements | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B (GCOD); Tax Parcels 00123 007016, 007015 & 007017 | **Proposed use: Parking for vehicle repair, major** | * Commission District 4 | **Gerardo Vargas, 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:** Commercial driveway
- c. **Utilities:** No sewer in area. Gainesville water

5. **5019 Cagle Mill Road | Rezone** | from Agricultural Residential 1 (AR-1) and Residential 1 (R-1) to Light Industrial (I-1) | on an 84.35± acre tract located on the northwest side of Cagle Mill Road, approximately 1,890 feet from its intersection with Julian Baugh Road | Zoned AR-1 & R-1; Tax Parcel 15007 000206A | **Proposed use: Uses permitted in I-1** | ** Commission District 3 | **NCP Holdings, 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 wrested 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:** Commercial driveway
Traffic study
Signiant roadway improvements
- c. **Utilities:** Hall County sewer service area.
Sewer infrastructure is available along Cornelia Highway.

6. **4020 & 3886 Cornelia Highway, 4761 Cagle Mill Road | Special Use | to amend conditions of zoning | on a combined 134.76 acre tract located on the southeast side of Cornelia Highway, approximately 800 feet from its intersection with Cagle Road | Zoned I-1 (GCOD); Tax Parcels 15007 000129, 000270, 000027A | Proposed use: Uses permitted in I-1 | ** Commission District 3 | NCP Holdings, 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 wrested 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:** Commercial driveway
Traffic study
Signiant roadway improvements
- c. **Utilities:** Hall County sewer service area.
Sewer infrastructure is available along Cornelia Highway.

7. **(A) 5684 Bethel Road | Rezone | from Planned Residential Development (PRD) to Residential Low Density (R-1-L) | on an 8.30± acre tract located on the northeast side of Bethel Road, approximately 907 feet from its intersection with Avalon Commons Way | Zoned PRD; Tax Parcel 12007 000001 | Proposed use: Minor subdivision | ** Commission District 3 | Janet Truelove, applicant**
(B) 5684 Bethel Road | Special Use | minor subdivision | on an 8.30± acre tract located on the northeast side of Bethel Road, approximately 907 feet from its intersection with Avalon Commons Way | Zoned PRD; Tax Parcel 12007 000001 | Proposed use: Minor subdivision | ** Commission District 3 | Janet Truelove, applicant

- a. **Engineering:** 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:** Commercial driveway
- c. **Utilities:** Hall County sewer area.
No sewer infrastructure in area.

8. **5979 New Bethany Road | Rezone | from Planned Residential Development (PRD) to Agricultural Residential 1 (AR-1) | on a 5.56± acre portion of a tract located on the south**

east of Beards Road approximately 1,096 feet from its intersection with New Bethany Road | Zoned PRD; Tax Parcel 07328 004003(pt) | **Proposed Use: Single family residence** | ** Commission District 2 | **The Travis and Herman Brown Family Limited Partnership, applicant**

- a. **Engineering:** Show stream buffer and impervious setback from wretched vegetation not centerline of stream
- b. **Traffic:** Commercial driveway
- c. **Utilities:** Buford sewer service area.

9. **4965 Bryant Quarter Road | Rezone** | from Planned Commercial Development (PCD) to Agricultural Residential 1 (AR-1) | on a 3.30± acre portion of a tract located on the northwest side of Bryant Quarter Road, approximately 2,030 feet from its intersection with Emory Griffin Road | Zoned PCD; Tax Parcel 15003 000015G(pt) | **Proposed use: Uses permitted in AR-1** | ** Commission District 3 | **John Clouse, applicant**

- a. **Engineering:** 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.
- b. **Traffic:** No comment
- c. **Utilities:** Hall County sewer service area
No sewer infrastructure in area.

10. **5970 Cleveland Highway | Rezone** | from Agricultural Residential 1 (AR-1) to Highway Business (H-B, GCOD) | on a 2.22± acre tract located on the southeast side of Cleveland Highway at its intersection with Hulsey Road | Zoned AR-1; Tax Parcel 12064 000012 | **Proposed use: Indoor recreation facility** | ** Commission District 3 | **Academy P1 Building, 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.
- b. **Traffic:** G-DOT coordination
Commercial driveway if no access to SR 11
- c. **Utilities:** Clermont sewer service area.

11. Public Hearing to change the name of an approximately 0.60 mile segment of roadway from White Sulphur Road to Cagle Road beginning south of Sargent Road to Big Oak Road | ** Commission District 3 | **County staff, applicant**

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