

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

Date: May 16, 2025

Subject: June 16, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 16, 2025 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [5183 Glen Forrest Drive | Variance to section 4.3 | to reduce the minimum yards | on a 1.72± acre tract located on the south side of Glen Forrest Drive, approximately 1,363 feet from its intersection with Glen Forrest Court | Zoned R-1; Tax Parcel 15043K000021 | Proposed Use: Bring an existing residence into compliance | * Commission District 1 | Chinyere Ozoemena, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** No sewer in area. Gainesville water

2. [5235 & 5241 Winder Highway | Variance to Section 6.2 | GCOD Transitional Buffers | on a combined 1.47± acre traced located on the northeast side of Winder Highway, approximately 2,665 feet from its intersection with Howington Road | Zoned I-1; Tax Parcels 15028 000019 & 15028 000029 | Proposed use: Office/warehouse | *Commission District 1 | Genuine Mapping & Design c/o Ben Drerup](#)

- 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.

- b. **Traffic:** No comment
- c. **Utilities:** Sanitary sewer is available to these via a force main on the south side of Winder Hwy. A pump station will be required.

3. [3654 Friendship Road, 3760, 3746 & 3778 Friendship Circle | Special Use | to amend conditions of zoning | on a 116.04± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place | Zoned PRD; Tax Parcels 15048 000008, 000007, 000025C, & 000204A | Proposed use: Model homes & construction trailer | **Commission District 1 | Taylor Morrison of GA, 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.
- b. **Traffic:** No comment
- c. **Utilities:** The new Friendship Road gravity sewer line runs through this property. It is available for connection.

4. [3654 Thompson Bridge Road | Special Use | to amend conditions of zoning | on a 1.37± acre tract located on the northeast side of Thompson Bridge Road, approximately 736 feet from its intersection with Southers Road | Zoned PCD; Tax Parcel 10104 000002 | Proposed use: Financial Institution | ** Commission District 2 | Fifth Third Bank c/o Tammala Brooks, 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:** Gainesville sanitary sewer service area.

5. [\(A\) 2978 Athens Highway | Rezone | from Light Industrial \(I-1\) to Highway Business \(H-B\) | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | Proposed use: Convenience store with fuel sales | ** Commission District 3 | Asif Mistry, applicant](#)

(B) 2978 Athens Highway | Special Use | for fuel sales in GCOD | on a 1.12± acre tract located on the southwest side of Athens Highway at its intersection with Baker Road | Zoned I-1; Tax Parcel 15023 000173 | Proposed use: Convenience store with fuel sales | ** Commission District 3 | Asif Mistry, 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:** GDOT permit required for proposed Athens Hwy (SR 11/ US 129) access.
Proposed Baker Road access will need to meet Hall County commercial standards
- c. **Utilities:** Sanitary sewer is only available at this site via a force main. A pump station will be required.

6. 2620 & 2634 Barrett Road | Rezone | from Light Industrial (I-1) and Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) | on a combined 4.42± acre tract located on the southeast of Athens Highway, at its intersection with Barrett Road | Zoned I-1 & AR-1; Tax Parcels 15023A000037 & 15023A000007 | Proposed use: Repackaging of processed animal products | ** Commission District 3 | Degaria Dowdy, 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:** Driveways will need to meet County industrial standards
- c. **Utilities:** No sanitary sewer service in area. Hall County/Gainesville shared service area.

7. 5401 Old Winder Highway | Rezone | from Agricultural Residential 1 (AR-1) to Residential Multi-Family (R-MF) | on a 84.30± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007(pt) | Proposed use: 700 unit residential development | ** Commission District 1 | K2P Land Partners, 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
- b. **Traffic:** GDOT comments required. GDOT approval and permit required for proposed Old Winder Hwy (SR 211) access.
We have questions regarding proposed parkway. This should be discussed with County Engineering. Additional comments may be necessary
- c. **Utilities:** Hall County sanitary sewer runs through the site.

8. [5401 Old Winder Highway | Rezone | from Agricultural Residential 1 \(AR-1\) to Light Industrial \(I-1\) | on a 194.10± acre portion of a tract located on the east side of Old Winder Highway at its intersection with Pleasant Hill Lane | Zoned AR-1; Tax Parcel 15039A000007\(pt\) | Proposed use: Industrial park | ** Commission District 1 | K2P Land Partners, LLC, applicant](#)

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- 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 wooded vegetation not centerline of stream
- b. **Traffic:** GDOT comments required. GDOT approval and permit required for proposed Old Winder Hwy (SR 211) access.
We have questions regarding proposed parkway. This should be discussed with County Engineering. Additional comments may be necessary
- c. **Utilities:** Hall County sanitary sewer runs through the site.