



# 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:** July 3, 2025

**Subject:** August 4, 2025 - Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435  
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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 August 4, 2025, meeting. Upon review, we provide the following comments.

#### OLD BUSINESS

1. **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 wretched vegetation not centerline of stream  
Show FEMA and Hall County studied Flood plains that are present on site.
- b. **Traffic:** Coordinate with GDOT on driveway @ SR211  
TIS update for our review  
Coordinate with traffic for lane drop location
- c. **Utilities:** Hall County Sewer is On-site

2. **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**

- 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:** Coordinate with GDOT on driveway @ SR211  
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Coordinate with traffic for lane drop location  
**Utilities:** Hall County Sewer is On-site

### **NEW BUSINESS**

3. **5307 Monarch Drive | Variance to section 4.9.1 | to reduce the minimum yards | on a 0.59± acre tract located on the north side of Monarch Drive, approximately 170 feet from its intersection with Checkered Spot Drive | Zoned R-1; Tax Parcel 10077A000024 | Proposed Use: Residential addition | \* Commission District 2 | Dean Mullet, applicant**
  - a. **Engineering:** No comment
  - b. **Traffic:** No comment
  - c. **Utilities:** No sewer in area. Hall County service area.
4. **5730 Holiday Road | Variance to section 3.3.1 | to reduce the minimum yards | on a 0.41± acre tract located on the southwest side of Holiday Road at its intersection with Green Road | Zoned AR-1 & PRD; Tax Parcel 07329 004006 | Proposed use: Detached garage | \* Commission District 2 | Bethany Alberto, applicant**
  - a. **Engineering:** No comment.
  - b. **Traffic:** No comment
  - c. **Utilities:** City of Buford service area
5. **4057 Sargent Circle | Variance to section 4.9.1 | to reduce the minimum yards | on a 0.91± acre tract located on the northeast side of Sargent Circle, approximately 200 feet from its intersection with Cochran Road | Zoned R-1; Tax Parcel 10120 000071 | Proposed use: Detached garage | \* Commission District 2 | Dennis Drees, applicant**
  - a. **Engineering:** No comment
  - b. **Traffic:** No Comment
  - c. **Utilities:** City of Gainesville sewer service area.
6. **6086 Atlanta Highway | Variance to section 5.7.1 | to reduce the minimum yards | on a 0.54± acre tract located on the northwest side of Atlanta Highway, approximately 330 feet from its intersection with Mount Salem Circle | Zoned H-B (GCOD); Tax Parcel 08139 003001 | Proposed use: Bring an existing structure into compliance | \* Commission District 1 | Melva Mendoza, 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:** City of Buford service area.

7. 7537 Chestatee Lane | Special Use | minor subdivision | on a 6.55± acre tract located on the southeast side of Chestatee Lane, approximately 510 feet from its intersection with Point Spence Drive | Zoned R-1; Tax Parcel 11155 000089A | Proposed use: Minor subdivision | \*\* Commission District 2 | Ethan Shirley, 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:** Lots 3-5 must have minimum frontage for driveway  
Drawing doesn't label that measurement
  - c. **Utilities:** Hall County sewer area. No sewer in area.
  
8. 7051 Ransom Free Road | Rezone | from Agricultural Residential 1 (AR-1) to Agricultural (AG-1) | on a 15.45± acre tract located on the south side of Ransom Free Road, approximately 1,653 feet from its intersection with Perry Parks Road | Zoned AR-1; Tax Parcel 11001 000003A | Proposed use: Second dwelling | \*\* Commission District 3 | Katherine Kesterson, applicant
  - a. **Engineering:** Show stream buffer and impervious setback from wretched vegetation not centerline of stream  
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. Show FEMA and Hall County studied Flood plains that are present on site.
  - b. **Traffic:** No comment
  - c. **Utilities:** Hall County sewer area. No sewer in vicinity
  
9. (A) 1661 Friendship Road | Rezone | from Agricultural Residential 1 (AR-1) to Residential Multi Family (R-MF) | on a 17.67± acre tract located on the north side of Friendship Road, approximately 80 feet from its intersection with Chateau Point | Zoned AR-1; Tax Parcel 15041 000016 | Proposed use: 266-unit residential development | \*\* Commission District 1 | David A. English, applicant
  - a. **Engineering:** Show stream buffer and impervious setback from wretched vegetation not centerline of stream.  
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  
GDOT may require a TIS  
GDOT likely to require removal of acceleration lane.
  - c. **Utilities:** Hall County sewer service area  
Gravity sewer is available at Napa Ridge Rd. South side of Friendship rd.  
Will require pumping along Thompson Mill Rd.
  
- (B) 1661 Friendship Road | Special Use | to increase the allowed density in R-MF | on a 17.67± acre tract located on the north side of Friendship Road, approximately 80 feet from its intersection with Chateau Point | Zoned AR-1; Tax Parcel 15041 000016 | Proposed use: 266-unit residential development | \*\* Commission District 1 | David A. English, applicant
  - a. **Engineering:** Show stream buffer and impervious setback from wretched vegetation not centerline of stream.  
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  
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