



08.08.2025 - Item 9

Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

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

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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
TIS update for our review
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

(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
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.