



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 18, 2025

Subject: August 18, 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 18, 2025, meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [6034 Lanier Islands Parkway | Variance to Section 6.2.6.B | GCOD architectural standards | on a 7.99± acre tract located on the west side of Lanier Islands Parkway approximately 620 feet from its intersection with North Waterworks Road | Zoned PID; Tax Parcel 07330 001005 | Proposed Use: Boat & RV storage | * Commission District 2 | Lake Lanier Storage 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.
- b. **Traffic:** No comment
- c. **Utilities:** Hall County sewer service area.
No infrastructure in the vicinity

2. [4302 Ledan Extension | Variance to section 3.2.1. | road frontage requirements | on a 10.79± acre tract located on the northeast side of Ledan Extension, approximately 260 feet from its intersection with Green Hill Road | Zoned AR-1; Tax Parcel 10057 000020 | Proposed use: Minor subdivision | * Commission District 2 | Lindsey Marie Martinez, applicant](#)

- a. **Engineering:** Show stream buffer and impervious setback from wretched vegetation not centerline of stream
- b. **Traffic:** No comment
- c. **Utilities:** Joint Hall County – Gainesville sewer service area.
No Hall County infrastructure

3. 2614 Old Cornelia Highway | Rezone | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) | on a 13.17± acre tract located on the south side of Old Cornelia Highway, approximately 300 feet from its intersection with Shady Valley Road | Zoned AR-1; Tax Parcel 15021A000032 | Proposed use: Heavy equipment storage | ** Commission District 3 | Brayden Carter Brock, 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:** Commercial driveway required
- c. **Utilities:** Sewer in City of Gainesville

4. (A) 2630 Old Cornelia Highway | Rezone | from Suburban Shopping (S-S) to Light Industrial (I-1) | on a 0.91± acre tract located on the south side of Old Cornelia Highway, approximately 490 feet from its intersection with Shady Valley Road | Zoned S-S; Tax Parcel 15021A000031A | Proposed use: Sign manufacturing and printing business | ** Commission District 3 | Brayden Carter Brock, LLC, applicant

(B) 2630 Cornelia Highway | Variance to Section 8.2.3 | required buffer areas | on a 0.91± acre tract located on the south side of Old Cornelia Highway, approximately 490 feet east from its intersection with Shady Valley Road | Zoned S-S; Tax Parcel 15021A000031A | Proposed use: Sign manufacturing and printing business | ** Commission District 3 | Brayden Carter Brock, LLC, applicant

- a. **Engineering:** No comment.
- b. **Traffic:** Commercial driveway required
- c. **Utilities:** Sewer in City of Gainesville