



Edited by Beth Garmon 8/15/2025
Hall County Government
 COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
 PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

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PUBLIC WORKS AND
 UTILITIES DIRECTOR
Bill Nash, P.E.

To: Beth Garmon, Director of Planning and Zoning
From: Bill Nash, Director of Public Works and Utilities
Date: August 15, 2025
Subject: September 15, 2025 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 15, 2025, meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **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 FEMA and Hall County studied Flood plains that are present onsite. Show stream buffer and impervious setback from wretsted vegetation not centerline of stream.
 North Oconee Reservoir Watershed District requires 100-foot stream buffers with a 150-foot no impervious set back on both sides of the stream as measured from the stream banks.
- b. **Traffic:** Traffic impact study may be required.
 Improvements to Cagle Mill Road may be required.
- c. **Utilities:** Hall County sewer area.
 12" gravity sewer is available along Cornelia Hwy on the south side.

2. **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 FEMA and Hall County studied Flood plains that are present on site.
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
North Oconee Reservoir Watershed District requires 100-foot stream buffers with a 150-foot no impervious set back on both sides of the stream as measured from the stream banks
- b. **Traffic:** Traffic impact study may be required to be updated if amendments change previous uses and intensities.
- c. **Utilities:** Hall County sewer area.
12" gravity sewer is available along Cornelia Hwy on the south side.

NEW BUSINESS

- 3. [23847 Woodlane Way | Variance to section 3.2 | to reduce the minimum yards | on a 0.66± acre tract located east of Woodlane Way approximately 30 feet from its intersection with Woodlane Circle | Zoned AR-1; Tax Parcel 10098 000019 | Proposed use: Single-family residence | * Commission District 2 | Jesus and Melissa Penaloza, applicant](#)

- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site.
Show stream buffer and impervious setback from wretched vegetation not centerline of stream
- b. **Traffic:** No comment
- c. **Utilities:** Gainesville sewer service area. No sewer nearby

- 4. [\(A\) 6756 Spout Springs Road | Variance to section 7.8.3 | ADU standards | on a 4.22± acre tract located on the west side of Spout Springs Road approximately 250 feet from its intersection with Cambridge Drive | Zoned AR-1; Tax Parcel 15042 000019 | Proposed use: Accessory dwelling unit | * Commission District 1 | Joel Bell, applicant](#)

[\(B\) 6756 Spout Springs Road | Variance to section 3.2 | to reduce the minimum yards | on a 4.22± acre tract located on the west side of Spout Springs Road approximately 250 feet from its intersection with Cambridge Drive | Zoned AR-1; Tax Parcel 15042 000019 | Proposed use: Bring the existing single-family home into compliance | * Commission District 1 | Joel Bell, applicant](#)

(C) 6756 Spout Springs Road | Variance to section 3.2 | to reduce the minimum yards | on a 4.22± acre tract located on the west side of Spout Springs Road approximately 250 feet from its intersection with Cambridge Drive | Zoned AR-1; Tax Parcel 15042 000019 | Proposed use: Bring an existing accessory structure into compliance | * Commission District 1 | Joel Bell, applicant

- a. **Engineering:** Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
- b. **Traffic:** No comment
- c. **Utilities:** Hall County sewer area
Sewer is nearby but would require an easement across 6750 and 6703.

5. 3400 & 3600 Lanier Waterside Drive | Conditional Use | on a combined 16.16± acre tract located at the terminus of North Waterworks Road | Zoned PRD; Tax Parcels 08167 005002 & 005004 | Proposed use: Construction trailer | * Commission District 2 | Kyle Petty, applicant

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

6. 5481 & 5489 Technology Parkway | Special Use | amend conditions of zoning | on a combined 17.08± acre tract located on the southeast side of Technology Parkway at its intersection with High Tech Drive | Zoned I-2; Tax Parcels 15028F000006 & 15028F000007 | Proposed use: Storage lot | ** Commission District 1 | Top-End Motor Storage, 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.
- b. **Traffic:** No comment
- c. **Utilities:** Hall County sewer area.
No sewer in vicinity

5. 4797 Plainview Road | Rezone | from Residential 1 (R-1) to Light Industrial (I-1) | on a 4.40± acre tract located on the east side of Plainview Road at its intersection with Thurmon Tanner Parkway | Zoned R-1; Tax Parcel 08051 001022 | Proposed use:

Convenience store with fuel sales | ** Commission District 1 | LJA Engineering, Inc., 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:** Traffic impact study may be required access permit required from The City of Oakwood
- c. **Utilities:** Oakwood sewer service area.
Sewer is 700 feet west across Planview Rd. along the south side of Thurmon Tanner Pkwy.

7. (A) 0, 0, 4251 Simpson Road & 3959 Greenway Road | Rezone | from Planned Industrial Development (PID) and Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 251.61± acre tract located on the west side of Simpson Road, approximately 945 feet from its intersection with Whitehall Road | Zoned PID & AR-1; Tax Parcels 15019 000001, 000659, 000074 & 000063 | Proposed use: 394-unit residential development | ** Commission District 3 | Rochester | DCCM, applicant

(B) 0, 0, 4251 Simpson Road & 3959 Greenway Road | Conditional Use | on a combined 251.61± acre tract located on the west side of Simpson Road, approximately 945 feet from its intersection with Whitehall Road | Zoned PID & AR-1; Tax Parcels 15019 000001, 000659, 000074 & 000063 | Proposed use: Construction trailer | * Commission District 3 | Rochester | DCCM, 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 FEMA and Hall County studied Flood plains that are present onsite.
Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
North Oconee Reservoir Watershed District requires 100-foot stream buffers with a 150-foot no impervious set back on both sides of the stream as measured from the stream banks
- b. **Traffic:** A) Traffic impact study is required. Interjection sight distance must be met on all access points for posted speed limit.
B) no comment
- c. **Utilities:** Hall County sewer service area.

Sewer service is available at 3286 Chiplan Rd but will require offsite easement to connect.

9. (A) 5800 Lanier Islands Parkway | Rezone | from Planned Commercial Development (PCD) to Light Industrial (I-1) | on a 3.58± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | Proposed use: Uses permitted in I-1 | ** Commission District 2 | Center Capital Partners, LLC

(B) 5800 Lanier Islands Parkway | Special Use | on a 3.58± acre tract located on the south side of Lanier Islands Parkway at its intersection with Beards Road | Zoned PCD; Tax Parcel 07329 004012 | Proposed use: Outdoor storage, vehicles sale, and vehicle repair, major | ** Commission District 2 | Center Capital Partners, LLC

- 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 may be required
- c. **Utilities:** Buford sewer area.