



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: August 1, 2025

Subject: September 2, 2025 - Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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 September 2, 2025, meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **3985 Mount Vernon Road | Variance to Section 4.3 | to reduce the minimum yards | on a 0.86± acre tract located on the west side of Mount Vernon Road approximately 1,796 feet north of its intersection with Oak Harbour Drive | Zoned R-1; Tax Parcel 10117 000050 | Proposed Use: Detached garage | * Commission District 2 | Jeffrey C. Terry, applicant**

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** Gainesville sewer – Not available

2. **1604 & 1608 Whiting Drive, & 1790 Browns Bridge Road | Variance to Section 5.3.1 | to reduce the minimum yards | on a combined 0.90± acre tract located on the northeast side of Whiting Road at its intersection with Browns Bridge Road | Zoned R-1 & H-B; Tax Parcels 00123 007016, 007015 & 007017 | Proposed use: Commercial addition & to bring an existing structure into compliance | * Commission District 4 | Gerardo Vargas, 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 sewer – Available onsite

3. 7365 Bill Wilson Road | Variance to section 7.8.3 | ADU standards | on a 5.20± acre tract located on the northwest side of Bill Wilson Road at its intersection with Pebble Ridge Drive | Zoned R-1-L; Tax Parcel 09056A000008 | Proposed Use: Accessory dwelling unit | * Commission District 3 | Nedra Riddle, applicant
 - a. **Engineering:** No comment
 - b. **Traffic:** No comment
 - c. **Utilities:** Hall County sewer service area. No infrastructure in vicinity

4. 5303 Browns Bridge Road | Special Use | to amend conditions of zoning | on a 0.97± acre tract located on the south side of Browns Bridge Road at its intersection with Whitmire Drive | Zoned H-B; Tax Parcel 08080 003018 | Proposed use: Vehicle repair, major | ** Commission District 2 | Ali Sadegh, 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 access permit required
 - c. **Utilities:** Gainesville-Hall sewer area. No infrastructure in vicinity

5. (A) 2196 Centennial Drive | Special Use | on a 4.19± acre parcel located on north side of Centennial Drive approximately 1,195 feet from its intersection with Centennial Circle | Zoned I-1; Tax Parcel 08013 003033 | Proposed Use: Outdoor recreation | ** Commission District 4 | Vital Foods, LLC (Juan Carlos Lomas) c/o Gaskins + LeCraw, applicant
(B) 2196 Centennial Drive | Variance to Table 8.1.1 | Required parking | on a 4.19± acre parcel located on north side of Centennial Drive approximately 1,195 feet from its intersection with Centennial Circle | Zoned I-1; Tax Parcel 08013 003033 | Proposed Use: Outdoor recreation | * Commission District 4 | Vital Foods, LLC (Juan Carlos Lomas) c/o Gaskins + LeCraw, 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 wrested vegetation not centerline of stream.
 - b. **Traffic:** No comment
 - c. **Utilities:** Gainesville sewer service area. Infrastructure is onsite

6. (A) 1119 & 1137 West Ridge Road | Rezone | from Residential 1 (R-1) & Light Industrial (I-1) to Light Industrial (I-1) | on an combined 4.73± acre assemblage located on the southeast side of West Ridge Road at its intersection with Stallworth Street | Zoned R-1 & I-1; Tax Parcels 00054 001040B (pt) & 001040 (pt) | Proposed Use: Indoor/outdoor storage and warehousing | ** Commission District 4 | Valiant Services c/o David Elder, applicant

(B) 1119 & 1137 West Ridge Road | Variance to Section 8.2.3 | to reduce the minimum buffers | on an combined 4.73± acre assemblage located on the southeast side of West Ridge Road at its intersection with Stallworth Street | Zoned R-1 & I-1; Tax Parcels 00054 001040B (pt) & 001040 (pt) | Proposed Use: Indoor/outdoor storage and warehousing | * Commission District 4 | Valiant Services c/o David Elder, 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:** No comment
- c. **Utilities:** Gainesville sewer service area. Infrastructure is onsite

7. (A) 6450 Ben Parks Road | Rezone | from Residential 1 Low Density (R-1-L) to Planned Residential Development (PRD) | on a 60.84± acre tract located on the south side of Ben Parks Road approximately 1,946 feet from its intersection with Jake Kemp Road | Zoned R-1-L; Tax Parcel 11056 000001A | Proposed Use: 80-lot residential development | ** Commission District 3 | Davis Engineering & Surveying c/o Nick Pesola, applicant

(B) 6450 Ben Parks Road | Variance to Section 8.4 | sidewalk standards | on a 60.84± acre tract located on the south side of Ben Parks Road approximately 1,946 feet from its intersection with Jake Kemp Road | Zoned R-1-L; Tax Parcel 11056 000001A | Proposed Use: 80-lot residential development | * Commission District 3 | Davis Engineering & Surveying c/o Nick Pesola, 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 wrested vegetation not centerline of stream.
- b. **Traffic:** Left and Right turn lanes may be required.
- c. **Utilities:** Hall County Serwer service area. No infrastructure in vicinity

8. (A) 2400 Okelly Road | Rezone | from Planned Industrial Development (PID) to Light Industrial (I-1) | on a 119± acre portion of a tract located on northeast side of Okelly Road approximately 800 feet from its intersection with Candler Road | Zoned PID; Tax Parcel 15024 000003A (pt) | Proposed Use: Data center | ** Commission District 3 | Project Turbo, LLC, applicant

(B) 2400 Okelly Road | Special Use | on a 119± acre portion of a tract located on northeast side of Okelly road approximately 800 feet from its intersection with Candler Road | Zoned PID; Tax Parcel 15024 000003A (pt) | Proposed Use: Data center | ** Commission District 3 | Project Turbo, 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 wrested vegetation not centerline of stream.
- b. **Traffic:** TIS to be provided with DRI. Traffic comments to be made after review.
- c. **Utilities:** Gainesville sewer service area. Sewer is available via pump station about 0.5 miles to the North.

9. (A) 4527 J M Turk Road & 4567 Stanley Road | Special Use | on a combined 19.43± acre tract located on the northeast side of J M Turk Road approximately 200 feet from its intersection with Grandview Parkway | Zoned AR-1; Tax Parcels 15044 000034A & 000034 (pt) | Proposed Use: Agri-entertainment venue | ** Commission District 1 | Mulberry Springs Vineyard & Winery, applicant

(B) 4527 J M Turk Road & 4567 Stanley Road | Variance to Section 7.7.3 | on a combined 19.43± acre tract located on the northeast side of J M Turk Road approximately 200 feet from its intersection with Grandview Parkway | Zoned AR-1; Tax Parcels 15044 000034A & 000034 (pt) | Proposed Use: Agri-entertainment venue | * Commission District 1 | Mulberry Springs Vineyard & Winery, 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 wrested vegetation not centerline of stream.
- b. **Traffic:** May require left and right turn lanes or a right-hand passing lane.
- c. **Utilities:** Oakwood sewer service area. No sewer infrastructure in the vicinity