



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Jason Skarda, Assistant Director of Public Works and Utilities

Date: October 3, 2025

Subject: November 3, 2025 - Hall County Planning Commission Agenda

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ASSISTANT DIRECTOR
Jason Skarda, P.L.S.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 3, 2025, meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. **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** Note: Tabled at the September 2, 2025 Voting Meeting until the November 3, 2025 Voting Meeting.

- 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.
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:** No comment
- c. **Utilities:** Gainesville Sewer. Sewer is available along Browns Bridge Rd.

2. **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** Note: Tabled at the September 2, 2025 Voting Meeting until the November 3, 2025 Voting Meeting.

- a. **Engineering:** No Comment
- b. **Traffic:** No comment

- c. **Utilities:** No sewer in area. Hall County sewer service area,

NEW BUSINESS

3. [3424 Davis Bridge Road | Variance to section 3.2 | to reduce minimum yards | on a 3.36± acre tract located on the north side of Davis Bridge Road approximately 93 feet from its intersection with The Old Path | Zoned AR-1; Tax parcel 10063 000009 | Proposed use: Residential addition | * Commission District 2 | Marcos Aguilar, applicant](#)
 - a. **Engineering:** No comment
 - b. **Traffic:** No comment
 - c. **Utilities:** No sewer in area. Hall County service area

4. [5 Ray Street | Conditional Use | expansion of a nonconforming use | on a 0.66± acre tract located on the south side of Ray Street approximately 80 feet from its intersection with Wood Avenue | Zoned H-B; Tax Parcel 00133A001003 | Proposed use: Accessory dwelling unit | * Commission District 4 | Jay McNair, applicant](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No comment
 - c. **Utilities:** Gainesville sewer service area. 12” sewer main on Atlanta Hwy (SR 13)

5. [\(A\) 3608 Joe Chandler Road | Special Use | for an agri-entertainment venue | on a 23.01± acre tract located on the southeast side of Joe Chandler Road, approximately 605 feet from its intersection with Timberidge Road and Cedar Creek Road | Zoned AR-1; Tax parcel 15017 000041 | Proposed use: Agri-entertainment business | ** Commission District 3 | Amy Wright, 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:** Driveway must conform to minimum 20’ width
 - c. **Utilities:** No sewer in area. Hall County sewer service area

6. [5742 Bethel Road | Rezone | from Planned Commercial Farm District \(PCFD\) to Agricultural Residential \(AR-1\) | on a 9.99± acre tract located on the north side of Bethel Road, approximately 642 feet from its intersection with Clark Road | Zoned PCFD; Tax parcel 12007 000009 | Proposed use: Uses permitted in AR-1 | ** Commission District 3 | Shaun Foudy, applicant](#)
 - a. **Engineering:** Show stream buffer and impervious setback from wrested vegetation not centerline of stream.
 - b. **Traffic:** No comment
 - c. **Utilities:** No sewer in area. Hall County sewer area

7. (A) 2632 Sardis Road | Rezone | from Residential 1 (R-1) and Suburban Shopping (S-S) to Mixed Use (M-U) | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

(B) 2632 Sardis Road | **Special Use** | for outdoor storage, major in Mixed Use & GCOD | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

(C) 2632 Sardis Road | **Variance to section 5.4** | from Mixed-Use standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, applicant**

(D) 2632 Sardis Road | **Variance to section 6.2** | from GCOD standards | on a 25.90± acre tract located at the intersection of Sardis Road and East Sardis Road | Zoned R-1 & S-S; Tax parcel 10071 000136 | **Proposed use: Mixed use development** | ** Commission district 2 | **Rochester | DCCM c/o Bradley Dunckel, 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
- b. **Traffic:** Trip generation memo is needed to determine if a traffic impact study will be required.
G-DOT access permit is required before Hall County traffic can approve
- c. **Utilities:** No sewer in area
Nearest sewer is 0.5 mile northeast in the City of Gainesville
Area is joint territory between Gainesville & Hall County.
Hall County has no sewer nearby