



Hall County Government  
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PUBLIC WORKS AND UTILITIES

MEMORANDUM

**To:** Katie Ahmed, Planning and Zoning Director  
**From:** Jorge Gomez, Director of Public Works and Utilities  
**Date:** April 28, 2026  
**Subject:** May 28, 2026  
Board of Commissioners Agenda

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DIRECTOR  
Jorge Gomez, P.E.

Please be advised that our office has reviewed the Hall County Board of Commissioners' agenda for the May 28, 2026, meeting. Upon review, we provide the following comments.

#### 0 Stringer Rd

- **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
- **Traffic:** Common access driveway standards may apply dependent upon the final development plan.
- **Utilities:** No comment. Property is in Hall County service area but sewer is not available near that location.

#### 2632 Sardis Road

- **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.
- **Traffic:** A trip Generation memo has not been provided to substantiate the stated trip volume to proposed access on Sardis Rd. shall be limited to a single right-in/right-out operation with a right turn lane. Any access on East Sardis will be subject to review and approval by Public Works. Inter parcel access will be required for all commercial sites. A traffic impact study may be required pending review by Public Works. GDOT approval for the driveway on SR 53 should be provided before the traffic impact study is prepared. If GDOT does not allow access to SR 53, it will impact trip distribution.
- **Utilities:** Proposed development will have a private on-site sewerage system. Sewerage system shall be reviewed and permitted by GA EPD. Hall County will not maintain this sewer system.

### 5351 Lanier Island Parkway

- **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.
- **Traffic:** As access is on SR 347 and subject to review by GDOT, traffic has no concerns with this request.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

### 5831 Hilltop Drive

- **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.
- **Traffic:** The comments on condition # 2 included in the April 10, 2026 memo are still applicable
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

### 5964 Overby Road

- **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
- **Traffic:** The proposed zoning change will not significantly increase traffic volumes
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

### 5989 Lanier Islands Parkway

- **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.
- **Traffic:** Access to the proposed development is from SR 347. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.

## 866 Gainesville Hwy

- **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.
- **Traffic:** Access to the proposed development is from SR 13. A GDOT access permit will be required.
- **Utilities:** No comment. Property is not located in the Hall County service delivery area.