



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

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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 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 wretched 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 wretched 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 wretched 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