



# Hall County Government

PUBLIC WORKS AND UTILITIES

**To:** Srikanth Yamala, Interim Director of Planning and Zoning  
**From:** Bill Nash, P.E., Interim Director of Public Works and Utilities  
**Date:** March 31, 2022  
**Subject:** April 18, 2022 Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

INTERIM DIRECTOR  
**Bill Nash, P.E.**

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the April 18, 2022 meeting. Upon review, we provide the following comments:

1. Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 27.29± acre tract located on the west side of Coker Road approximately 171 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131. Proposed Use: 18 lot subdivision. \*\* Commission District 3

- a) Engineering: The 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 creek.
- b) Traffic: No Comments
- c) Utilities: Septic – Hall County

2. Previously tabled application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. \*\* Commission District 3.

- a) Engineering: The 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 creek.
- b) Traffic: Recommend access be along Candler Road (SR 60) frontage only and access to Dale Road be prohibited. Candler Road (SR 60) access must be permitted through GDOT.
- c) Utilities: Septic – Hall County

3. Application of Juana Gomez-Garcia and Andres Gomez-Gomez for a front yard setback variance from 40 feet to 30 feet and rear yard setback variance from 25 feet to 10 feet on a .34± acre tract located on the east side of Outer Circle approximately 208 feet from its intersection with Oak Hill Circle; a.k.a. 2825 Outer Circle; Zoned AR-III; Tax Parcel 15023B000075. Proposed use: to place a mobile home onto property.\* Commission District 3.

- a) Engineering: N/A
- b) Traffic: No Comment
- c) Utilities: No Comment



# Hall County Government

## PUBLIC WORKS AND UTILITIES

4. Application of Bark Camp Farm for a Use Subject to County Commission on a 30.62± acre tract located on the south side of Hunter Road approximately 1,252 feet from its intersection with Cleveland Highway; a.k.a. 4294 Hunter Road; Zoned AR-IV; Tax Parcel 12023 000010. Proposed use: Farm-style dog daycare, boarding facility and family/community events. \*\* Commission District 3.

- a) Engineering: The 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 creek.
- b) Traffic: No comments
- c) Utilities: No Comments

5. Application of Roger Perkins for a Use Subject to County Commission on a .29± acre tract on the south side of Lakeshore Drive approximately 149 feet from its intersection with Oakwood Trail; a.k.a. 6527 Lakeshore Drive; Zoned PRD; Tax Parcel 10011D000105. Proposed use: Personal Single family residence. \*\* Commission District 2.

- a) Engineering: N/A
- b) Traffic: No Comments
- c) Utilities: No Comment

6. Application of Highlands Residential, LLC to amend conditions of a Planned Commercial Development (PCD) on a 5.77± acre tract located on the north side of Thompsons Mill Road approximately 1,049 feet from its intersection with Napa Ridge Road; a.k.a. 5596, 5608, 5614, and 0 Thompsons Mills Road; Zoned PCD; Tax Parcel 15041 000020, 000013, 000056, and 000191. Proposed use: 152 unit senior living facility. \*\* Commission District 1.

- a) Engineering: N/A
- b) Traffic: The proposed new roadway does not appear to meet County road standards and, if considered, will need to be private (not County maintained). May be possible issues with the development driveway on the proposed new roadway. Any Friendship Road (SR347) access will need to be approved/permitted by GDOT. Any Thompsons Mill Road access will need to be approved/permitted by Hall County.
- c) Utilities: No Comments

7. Application of D. Barrett Investment Properties, LLC to rezone from Agricultural-Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.7± acre tract located on the east side of Thompson Bridge Road approximately 1,306 feet from its intersection with Mount Vernon Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III and R-II; Tax Parcel 10104 000002. Purposed Use: climate controlled storage and medical office facility. \*\* Commission District 2.

- a) Engineering: The 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. Must have easement for driveway entering Ingles property.



# Hall County Government

## PUBLIC WORKS AND UTILITIES

- b) Traffic: GDOT driveway approval/permit required. Shared driveway agreement required for inter parcel driveway.
- c) Utilities: No Hall County sewer

8. Application of Tyrus Brown to rezone from Residential-I (R-I) to Residential-II (R-II) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit townhome development. \*\* Commission District 2.

- a) Engineering: The 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 creek. Show Hall County studied flood zone. Any impacts to flood zone must have "No rise study".
- b) Traffic: No Comments
- c) Utilities: No Hall County sewer

9. Amend the Official Code of Hall County, Georgia by amending Section 17.20.020. Definitions to change the definition of "Adult Establishments"; by amending Section 17.420.050(A) to amend the list of Prohibited uses in the Gateway Corridors Overlay District (GCOD). The intent of the proposed changes is to update the regulation of Adult establishments in Title 17 to protect the health, safety, and welfare by preventing negative secondary effects, while satisfying constitutional standards for adult establishment regulations