



# Hall County Government

PUBLIC WORKS AND UTILITIES

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**To:** Srikanth Yamala, Interim Director of Planning and Zoning  
**From:** Bill Nash, P.E., Interim Director of Public Works and Utilities  
**Date:** April 28, 2022  
**Subject:** May 16, 2022 Hall County Planning Commission Agenda

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

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 16, 2022 meeting. Upon review, we provide the following comments:

1. [Application of Brunson & Company, LLC. for a rear yard setback variance from 15 feet to 3 feet on a .49± acre tract located on the east side of Maple Valley Drive at its intersection with Friendship Road; a.k.a. 3600 Maple Valley Drive; Zoned R-I; Tax Parcel 15048H000001. Proposed Use: new sign monument. \\* Commission District 1.](#)

- a) **Engineering:** Sign appears to be on GDOT right-of-way per deed book 6865, page 418 (see attached). A survey showing the GDOT right-of-way take and the remnant subdivision lot should be recorded. The updated survey should be used for any site submittal. GDOT must approve the site plan before moving forward.
- b) **Traffic:** Due to the close proximity to State right-of-way, recommend GDOT approval be required.
- c) **Utilities:** No comments.

2. [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:** 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.
- b) **Traffic:** No traffic comments.
- c) **Utilities:** No sewer connection available; not sure if septic system will fit.

3. [Application of Jay Wilhoite for a Use Subject to County Commission approval on a 4.75± acre tract located on the west side of Candler Road approximately 175 feet from its intersection with Roy Parks Road; a.k.a. 2654 Candler Road; Zoned H-B; Tax Parcel 15030 000008. Proposed Use: retail units and self-storage warehouses.\\*\\* Commission District 3.](#)



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- 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:** Driveway would be permitted by GDOT.
- c) **Utilities:** Located in Gainesville-Hall County joint sewer district. Currently, Hall County has no sanitary sewer in this area.

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 thresholds for impervious surfaces and/or disturbed acreage. Show buffer and impervious setback from wretched vegetation not centerline of creek. Show flood.
- b) **Traffic:** No comments.
- c) **Utilities:** No comments.

5. [Application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. \\*\\* 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.
- b) **Traffic:** No traffic comments.
- c) **Utilities:** Buford Sewer

6. [Application of George R. Rucker to rezone from Highway Business and Agricultural Residential-IV to Agricultural Residential-IV \(AR-IV\) on a 33.59± acre tract located at its intersection with Lenox Drive; a.k.a 2122, 2118, 2104, 2110, 2108, and 2114 Athens Highway; Zoned H-B and AR-IV; Tax Parcels 15032 000001E, 000001, 000054, 000007, 000074, and 000001C. Purposed Use: agriculture. \\*\\* 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:** Driveways would be permitted by GDOT.
- c) **Utilities:** No sewer from Hall County.