

HALL COUNTY PLANNING COMMISSION
STAFF REPORT

Applicant Hall County Planning Staff

Request Text Amendment

Proposed Use Clarify the Code provisions relating to Planned Development Districts ([17.180](#))

Zoning Applicable to all PRD developments

Location **Throughout Hall County**

Commission District One, Two, Three, and Four

Planning Commission Date April 3, 2023

Staff Recommendation Approval to provide clarity in the regulations.

Summary Analysis

Staff and legal have discovered areas of the Planned Residential Development regulations that were ambiguous and often contradictory to other portions of the regulations. This proposed amendment will correct those items.

When considering a text amendment, the Planning Commission must follow the same procedural guidelines as for a rezoning request ([17.380.040](#)), this includes public notice. The proposal was advertised in the Gainesville Times but since the proposal is not related to a specific parcel, no signs were posted.

The proposal is as follows:

1. Section [17.180.010](#) (Planned Development District - Intent) is hereby amended by deleting subsection (B) in its entirety and inserting in lieu thereof a new subsection (B) which provides as follows:

“B. This district is to be utilized as a “floating zone” which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment. Planned

development districts are separate zoning districts and shall follow the same amendment procedures as other districts.”

2. Section [17.180.040](#) (Planned Development District – Administrative procedures for planned development districts) is hereby amended by deleting Section 17.180.040 in its entirety and inserting in lieu thereof a new Section [17.180.040](#) which provides as follows:

“A. Any request pertaining to the establishment of a planned development district shall be administered and processed in accordance with the regulations set forth in chapter [17.380](#).

B. All data, plans, and specifications presented as part of the planned development district application shall, if approved, be the standards of development for that particular planned development, but only to the extent that they do not conflict with the provisions of the Code. To the extent that they conflict with the provisions of the Code, all data, plans, and specifications become the standards of development for that particular planned development only if they are set forth as a specific condition of zoning or approved as a zoning variance.

C. To the extent that the approved standards are consistent with the Code, set forth as specific conditions, or approved as a zoning variance, all further development on the property shall conform to the standards adopted for the district regardless of any change in ownership. Any proposed changes to those same approved standards must be considered in accordance with the procedures set forth in chapter 17.380. Appeals based upon hardship or an alleged misinterpretation of the ordinance by the building official shall be processed in accordance with the procedures set forth in chapter 2.40. In no case shall the approved land uses be appealed.

D. The violation of any provision of the planned development standards as submitted and approved under the provisions herein shall constitute a violation of these regulations.”

3. A new Section 17.180.042 (Planned Development District – Application) is hereby inserted into chapter 17.180 immediately following Section [17.180.040](#) which provides as follows:

“A. Submission of application. Any application for a planned development district shall be submitted to the Planning Commission through its Planning Director or other designated staff member.

B. General requirements.

1. All applications for zoning of property to a planned development district must conform to all requirements of chapter 17.380 except as may otherwise be required by this section. All applications that do not comply with the requirements of chapter 17.380 shall be returned to the applicant unfiled with notice of the deficiency or deficiencies.

2. No application to rezone property to a planned development district shall be accepted until after a pre-application meeting is held between the applicant, appropriate staff of the Planning Department, appropriate staff of the Public Works Department, and any other applicable local or state agencies.”

4. The remaining provisions of Title 17 (Zoning Regulations) of the Hall County Code of Ordinances shall remain as they were, unchanged by this amendment.

- Three Amendments to Hall County Zoning Code dealing with Planned Development districts found in Chapter 17.180 –*Requires approval of Planning Commission and Board of Commissioners*
- Corresponding amendment to one Code section in the Hall County Subdivisions Code found in Chapter 16.50- *Requires approval of Board of Commissioners only*
- Language below with a ~~strike through~~ will be deleted and language displayed in **bold blue** is being inserted.

1. Section 17.180.010 (B)

a. Existing Language

This district is to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment. Planned development districts are separate zoning districts and shall follow the same amendment procedures as other districts. Unless otherwise stated in this section, the development standards and the land uses which are presented with the application for amendment shall, if approved, become the standards for the subject property and shall become a part of the zoning regulations.

b. Proposed Language

This district is to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment. Planned development districts are separate zoning districts and shall follow the same amendment procedures as other districts. ~~Unless otherwise stated in this section, the development standards and the land uses which are presented with the application for amendment shall, if approved, become the standards for the subject property and shall become a part of the zoning regulations.~~

c. Reason – Language is improper and duplicative of 17.180.040 (B).

2. Section 17.180.040

a. Existing Language

A. Any request pertaining to the establishment of a planned development district shall be considered an amendment to the zoning regulations and shall be administered and processed in accordance with the regulations set forth in chapter 17.380.

B. All data, plans and specifications presented as part of the planned development district shall, if approved, be adopted as an amendment to the zoning regulations and shall be the standards of development for that particular planned development.

C. All further development on the property shall conform to the standards adopted for the district regardless of any change in ownership. Any proposed changes to the

approved standards shall be treated as amendments to the zoning regulations and must be considered in accordance with the procedures set forth in chapter 17.380. Appeals based upon hardship or an alleged misinterpretation of the ordinance by the building official shall be processed in accordance with procedures set forth in chapter 2.40. In no case shall the approved land uses be appealed.

D. The violation of any provision of the planned development standards as submitted and approved under the provisions herein shall constitute a violation of these regulations.

b. Proposed Language

A. Any request pertaining to the establishment of a planned development district shall be ~~considered an amendment to the zoning regulations and shall be~~ administered and processed in accordance with the regulations set forth in chapter 17.380.

B. All data, plans and specifications presented as part of the planned development district **application** shall, if approved, be ~~adopted as an amendment to the zoning regulations and shall be~~ the standards of development for that particular planned development, **but only to the extent that they do not conflict with the provisions of the Code, all data, plans, and specifications become the standards of development for that particular planned development only if they are set forth as a specific condition of zoning or approved as a zoning variance.**

C. **To the extent that the approved standards are consistent with the Code, set forth as specific conditions, or approved as a zoning variance,** all further development on the property shall conform to the standards adopted for the district regardless of any change in ownership. Any proposed changes to **those same** ~~the approved standards shall be treated as amendments to the zoning regulations and~~ must be considered in accordance with the procedures set forth in chapter 17.380. Appeals based upon hardship or an alleged misinterpretation of the ordinance by the building official shall be processed in accordance with **the** procedures set forth in chapter 2.40. In no case shall the approved land uses be appealed.

D. The violation of any provision of the planned development standards as submitted and approved under the provisions herein shall constitute a violation of these regulations.

3. Section 17.180.0402 – A new section which shall read as follows:

A. Submission of application. Any application for a planned development district shall be submitted to the Planning Commission through its Planning Director or other designated staff member.

B. General requirements.

1. All applications for zoning of property to a planned development district must conform to all requirements of chapter 17.380 except as may otherwise be required by this section. All applications that do not comply with the

requirements of chapter 17.380 shall be returned to the applicant unfiled with notice of the deficiency or deficiencies.

2. No application to rezone property to a planned development district shall be accepted until after a pre-application meeting is held between the applicant, appropriate staff of the Planning Department, appropriate staff of the Public Works Department, and any other applicable local or state agencies.

Proposed amendment to Section 16.50.150 does not require Planning Commission review but is as listed below for your reference.

16.50.150 – Alternate design standards.

a. Existing Language

Alternate design standards for subdivision streets shall be considered only in planned residential developments. Each alternate design must be justified in writing by the registered engineer, surveyor or landscape architect.

b. Proposed language

Alternate design standards for subdivision streets shall be considered only in planned residential developments. **Any deviation in street design in a planned residential development from the standards set forth generally in the Hall County Code shall require approval of a variance from the Hall County Board of Commissioners for the specific deviant standard. The variance request shall be justified in writing by the applicant and must meet the requirements of chapter 17.180.**

development districts are separate zoning districts and shall follow the same amendment procedures as other districts.”

2. Section [17.180.040](#) (Planned Development District – Administrative procedures for planned development districts) is hereby amended by deleting Section 17.180.040 in its entirety and inserting in lieu thereof a new Section [17.180.040](#) which provides as follows:

“A. Any request pertaining to the establishment of a planned development district shall be administered and processed in accordance with the regulations set forth in chapter [17.380](#).

B. All data, plans, and specifications presented as part of the planned development district application shall, if approved, be the standards of development for that particular planned development, but only to the extent that they do not conflict with the provisions of the Code. To the extent that they conflict with the provisions of the Code, all data, plans, and specifications become the standards of development for that particular planned development only if they are set forth as a specific condition of zoning or approved as a zoning variance.

C. To the extent that the approved standards are consistent with the Code, set forth as specific conditions, or approved as a zoning variance, all further development on the property shall conform to the standards adopted for the district regardless of any change in ownership. Any proposed changes to those same approved standards must be considered in accordance with the procedures set forth in chapter 17.380. Appeals based upon hardship or an alleged misinterpretation of the ordinance by the building official shall be processed in accordance with the procedures set forth in chapter 2.40. In no case shall the approved land uses be appealed.

D. The violation of any provision of the planned development standards as submitted and approved under the provisions herein shall constitute a violation of these regulations.”

3. A new Section 17.180.042 (Planned Development District – Application) is hereby inserted into chapter 17.180 immediately following Section [17.180.040](#) which provides as follows:

“A. Submission of application. Any application for a planned development district shall be submitted to the Planning Commission through its Planning Director or other designated staff member.

B. General requirements.

1. All applications for zoning of property to a planned development district must conform to all requirements of chapter 17.380 except as may otherwise be required by this section. All applications that do not comply with the requirements of chapter 17.380 shall be returned to the applicant unfiled with notice of the deficiency or deficiencies.

2. No application to rezone property to a planned development district shall be accepted until after a pre-application meeting is held between the applicant, appropriate staff of the Planning Department, appropriate staff of the Public Works Department, and any other applicable local or state agencies.”

4. The remaining provisions of Title 17 (Zoning Regulations) of the Hall County Code of Ordinances shall remain as they were, unchanged by this amendment.

STATE OF GEORGIA
COUNTY OF HALL

A RESOLUTION TO AMEND THE CODE OF ORDINANCES OF HALL COUNTY
WITH REGARD TO SUBDIVISION REGULATIONS

WHEREAS, Hall County has developed comprehensive regulations governing subdivisions in the County found in Title 16 of the Official Code of Hall County, Georgia; and

WHEREAS, Hall County has amended its zoning and development regulations governing Planned Development Districts found in Title 17 of the Official Code of Hall County, Georgia; and

WHEREAS, the County's Board of Commissioners wishes to alter the County's subdivision regulations, and particular its ordinance relating to alternate design standards, so as to make them consistent with the recent amendments to its zoning and development regulations governing Planned Development Districts; and

WHEREAS, the County's Board of Commissioners believes that these changes to its subdivision regulations as described herein are in the best interests of residents and businesses of Hall County, Georgia, and would promote the public health, safety, and general welfare of such residents and businesses.

NOW, THEREFORE, the Board of Commissioners does hereby amend The Official Code of Hall County, Georgia as follows:

1.

Section 16.50.150 (Subdivisions – Alternate design standards) is hereby amended by deleting Section 16.50.150 in its entirety and inserting in lieu thereof a new Section 16.50.150 which provides as follows:

“Alternate design standards for subdivision streets shall be considered only in planned residential developments. Any deviation in street design in a planned residential development from the standards set forth generally in the Hall County Code shall require approval of a variance from the Hall County Board of Commissioners for the specific deviant standard. The variance request shall be justified in writing by the applicant, and must meet the requirements of chapter 17.180.”

2.

The remaining provisions of Title 16 (Subdivisions) of the Hall County Code of Ordinances shall remain as they were, unchanged by this amendment.

SO RESOLVED, this the _____ day of _____, 2023.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Richard Higgins, Chairman

ATTEST:

_____ (SEAL)
Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

County Attorney

STATE OF GEORGIA
COUNTY OF HALL

A RESOLUTION TO AMEND THE CODE OF ORDINANCES OF HALL COUNTY
WITH REGARD TO ZONING REGULATIONS

WHEREAS, Hall County has developed comprehensive regulations governing zoning and development in the County found in Title 17 of the Official Code of Hall County, Georgia; and

WHEREAS, the County's Board of Commissioners wishes to alter current regulations to clarify the Code provisions relating to Planned Development Districts so as to provide clearer guidance regarding compliance with the Code in such districts; and

WHEREAS, the County's Board of Commissioners wishes to clarify the administrative procedures relating to Planned Residential Districts and clarify the Code requirements for Planned Residential District applications; and

WHEREAS, the County's Board of Commissioners believes that these changes to its zoning and development regulations as described herein are in the best interests of residents and businesses of Hall County, Georgia, and would promote the public health, safety, and general welfare of such residents and businesses.

NOW, THEREFORE, the Board of Commissioners does hereby amend The Official Code of Hall County, Georgia as follows:

1.

Section 17.180.010 (Planned Development District - Intent) is hereby amended by deleting subsection (B) in its entirety and inserting in lieu thereof a new subsection (B) which provides as follows:

“B. This district is to be utilized as a “floating zone” which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment. Planned development districts are separate zoning districts and shall follow the same amendment procedures as other districts.”

2.

Section 17.180.040 (Planned Development District – Administrative procedures for planned development districts) is hereby amended by deleting Section 17.180.040 in its entirety and inserting in lieu thereof a new Section 17.180.040 which provides as follows:

“A. Any request pertaining to the establishment of a planned development district shall be administered and processed in accordance with the regulations set forth in chapter 17.380.

B. All data, plans, and specifications presented as part of the planned development district application shall, if approved, be the standards of development for that particular planned development, but only to the extent that they do not conflict with the provisions of the Code. To the extent that they conflict with the provisions of the Code, all data, plans, and specifications become the standards of development for that particular planned development only if they are set forth as a specific condition of zoning or approved as a zoning variance.

C. To the extent that the approved standards are consistent with the Code, set forth as specific conditions, or approved as a zoning variance, all further development on the property shall conform to the standards adopted for the district regardless of any change in ownership. Any proposed changes to those same approved standards must be considered in accordance with the procedures set forth in chapter 17.380. Appeals based upon hardship or an alleged misinterpretation of the ordinance by the building official shall be processed in accordance with the procedures set forth in chapter 2.40. In no case shall the approved land uses be appealed.

D. The violation of any provision of the planned development standards as submitted and approved under the provisions herein shall constitute a violation of these regulations.”

3.

A new Section 17.180.042 (Planned Development District – Application) is hereby inserted into chapter 17.180 immediately following Section 17.180.040 which provides as follows:

“A. *Submission of application.* Any application for a planned development district shall be submitted to the Planning Commission through its Planning Director or other designated staff member.

B. *General requirements.*

1. All applications for zoning of property to a planned development district must conform to all requirements of chapter 17.380 except as may otherwise be required by this section. All applications that do not comply with the requirements of chapter 17.380 shall be returned to the applicant unfiled with notice of the deficiency or deficiencies.

2. No application to rezone property to a planned development district shall be accepted until after a pre-application meeting is held between the applicant, appropriate staff of the Planning Department, appropriate staff of the Public Works Department, and any other applicable local or state agencies.”

4.

The remaining provisions of Title 17 (Zoning Regulations) of the Hall County Code of Ordinances shall remain as they were, unchanged by this amendment.

SO RESOLVED, this the _____ day of _____, 2023.

HALL COUNTY BOARD OF COMMISSIONERS

By: _____
Richard Higgins, Chairman

ATTEST:

Jennifer Rivera, County Clerk

APPROVED AS TO FORM:

County Attorney

Anael Dominguez (Planning)

From: Emily McGahee (Environmental Health)
Sent: Thursday, March 9, 2023 12:21 PM
To: Anael Dominguez (Planning); Randi Doveton (Planning)
Cc: Chad Harper (Environmental Health); Harper, Chad
Subject: Tentative HCPC Agenda 4.3.23

Please find Environmental Health comments below:

Item 1, 5303 Browns Bridge Road, Sadegh: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Current septic system permitted under OSC930 is designed for 5 employees, not public restrooms.

Item 2, 1563 Calvary Church Road, Southern Utility Group: Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review.

Item 3, Unnamed Road: No comment.

Item 4, PRD Amendment: No comment.

Emily McGahee
Hall County Environmental Health
Hall County Government Center
2875 Browns Bridge Road
Mailing: PO Box 5901
Gainesville, GA 30504
(770) 531-3973
(770) 531-6767 (fax)

<http://dph.georgia.gov/environmental-health> (State Website)
<http://www.phdistrict2.org/HallCounty.htm> (District Website)
<http://www.hallcounty.org/devserv/environmental.asp> (County Website & Forms)

Anael Dominguez (Planning)

From: Niebauer, Parker J <PNiebauer@dot.ga.gov>
Sent: Friday, January 27, 2023 1:46 PM
To: Randi Doveton (Planning); Anael Dominguez (Planning)
Cc: Peevy, Jonathan; Chavers, Veronica E
Subject: RE: Tentative Planning Agenda for February 20, 2023

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

No comments from GDOT on new business.

Thank you,

Parker Niebauer

DITO Traffic Operations Supervisor



District 1 Division of Field Services

1475 Jesse Jewell Pkwy

Suite 100

Gainesville, GA, 30501

770.533.8275 office

770.519.3223 cell

From: Anael Dominguez (Planning) <adominguez@hallcounty.org>
Sent: Friday, January 27, 2023 12:48 PM
To: Becky Ruffner (Parks & Leisure) <bruffner@hallcounty.org>; Bill Nash (Public Works) <bnash@hallcounty.org>; Bill Schmid <weschmid@rochester-assoc.com>; Brandi Smith (Business License) <bsmith@hallcounty.org>; Brent Holloway (Parks and Leisure) <bholloway@hallcounty.org>; Bryan Cash (Fire Services) <bcash@hallcounty.org>; Chad Harper (Environmental Health) <charper@hallcounty.org>; Chris Braswell (Planning) <cbraswell@hallcounty.org>; Christopher Armstrong (Fire Services) <carmstrong@hallcounty.org>; Dan Barnes <Daniel.C.Barnes@usace.army.mi>; Ellis Still (Planning) <estill@hallcounty.org>; Emily McGahee (Environmental Health) <emcgahee@hallcounty.org>; Frank Miller (Engineering) <fmiller@hallcounty.org>; Dykes, Jason <jdykes@dot.ga.gov>; Jason Skarda (Engineering) <jskarda@hallcounty.org>; Jeremy Wills (jeremy.wills@gainesvillega.gov) <jeremy.wills@gainesvillega.gov>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Peevy, Jonathan <jpeevy@dot.ga.gov>; Kelly Hairston (Environmental Health) <khairston@hallcounty.org>; Matt Cox <matt.cox@hallco.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>; Nick Swafford <NSwafford@gainesvillega.gov>; Nicole Griffin (Tax Assessors) <nicole.griffin@hallcounty.org>; Pam Cravero <Pam.Cravero@hallco.org>; Niebauer, Parker J <PNiebauer@dot.ga.gov>; Randi Doveton (Planning) <rdoveton@hallcounty.org>; rich <rich@flowerybranchga.org>; Scott Puckett <spuckett@hallcounty.org>; Srikanth Yamala (Public Works) <syamala@hallcounty.org>; Stephen Cain <troy.s.cain@usace.army.mil>; Steve Watson (Real Property) <rswatson@hallcounty.org>; Tammie Croy (Engineering) <tcroy@hallcounty.org>; Tracy Gilreath (Tax Assessors) <tgilreath@hallcounty.org>; Wanda Sutton (Engineering) <wsutton@hallcounty.org>; will schofield <will.schofield@hallco.org>
Subject: Tentative Planning Agenda for February 20, 2023

Good afternoon –

Here is the Tentative Agenda and Maps for the **Monday, February 20th, 2023** Hall County Planning Commission Meeting.

Please use the links to review the documents and respond with comments to Hall County Planning and Development. Failure to provide comments in a timely manner may result in the information not being included in the staff report.

When submitting comments, please include the name of the applicant along with the address of the property with the corresponding comment.

Comments are due by **Friday, February 3rd**. Email comments to Randi (rdoveton@hallcounty.org) and Ana (adominguez@hallcounty.org).

CALL TO ORDER

AGENDA REVIEW

APPROVAL OF MINUTES – February 6, 2023

OLD BUSINESS

1. [5385 Winder Highway | Amend Conditions | of a Planned Commercial Development \(PCD\) on a 21.20± acre tract located on the north side of Winder Highway at its intersection with Benefield Road | Zoned PCD; Tax Parcel 15028B000015 | Proposed use: car condos, storage, commercial uses, and retail | ** Commission District 1 | The Dell Group, LLC, applicant.](#)
2. [Section 17.180 | Text Amendment | Proposed amendment to Section 17.180. A copy of the proposed amendment is available from the Hall County Planning office | ** All Commission Districts | Hall County Planning, applicant.](#)

NEW BUSINESS

3. [4425 & 4465 Peckerwood Road | Rezone | from Residential-I-Low-Density \(R-I-L\) & Agricultural-Residential-IV \(AR-IV\) to Agricultural-Residential-IV \(AR-IV\) on a 127.81± acre tract located on the east side of Peckerwood Road at approximately 2,414 feet from its intersection with Gillsville Highway | Zoned R-I-L & AR-IV; Tax Parcel 15003 000009 & 000108 | Proposed use: Single Family Dwelling with Caretaker Residences | ** Commission District 3 | Walter R. Hope/Total Construction, applicants.](#)

*The Planning Commission's decision will be the final action taken unless appealed to the Board of Commissioners. To do so, file an application with the Planning Department within five working days of the Planning Commission's decision.

The Hall County Board of Commissioners will hear appeals at a public hearing **Thursday, March 23, 2023** at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

The Planning Commission's recommendation will be forwarded to the Board of Commissioners for final action at a public hearing on **Thursday, March 23, 2023. The Board will meet at 6:00 p.m. at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Thank you,
Ana Dominguez
Planning Commission Clerk
Hall County Government
2875 Browns Bridge Road, Gainesville, GA 30504
www.hallcounty.org | 770-531-6810



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development
From: Bill Nash, Director of Public Works and Utilities
Date: March 20, 2023
Subject: April 3rd, 2023 - Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

DIRECTOR
Srikanth Yamala

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 March 20, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [5303 Browns Bridge Road | Use Subject to County Commission Approval | on a 1.04± 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: used auto/boat sales and repair | ** Commission District 2 | Ali Sadegh, applicant.](#)

- 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 Comment
- c) **Utilities:** No Comment

2. [1563 Calvary Church Road | Use Subject to County Commission Approval | on a 12.76± acre tract located on the east side of Calvary Church Road approximately 253 feet from its intersection with Calvary Industrial Drive; a.k.a. 1563 Calvary Church Road; Zoned I-II; Tax Parcel 15031 000097. | Proposed use: inert landfill | *** Commission District 4 | Southern Utility Group, applicant.](#)

- 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 buffers and impervious setback from wretched vegetation not centerline of stream.
Confirm if any permits are required from GA EPD and/a any other regulating agencies.
- b) **Traffic:** No Comment
- c) **Utilities:** No Comment

3. [Unnamed Road | Establish a Road Name | on the official Hall County road map from Unnamed to Old Lanier Islands Drive; being a ±0.40 mile section at the intersection of Big Creek Road and New Bethany Road, formally Lanier Islands Parkway prior to the realignment of SR 347 completed by GDOT | ** Commission District 2 | Planning Staff, applicant.](#)

- a) **Engineering:** No comment
- b) **Traffic:** No comment
- c) **Utilities:** No comment

4. [Section 17.180 | Text Amendment | Proposed amendment to Section 17.180. A copy of the proposed amendment is available from the Hall County Planning office | *** All Commission Districts | Hall County Planning, applicant.](#)

- a) **Engineering:** No comment
- b) **Traffic:** No Comment
- c) **Utilities:** No Comment

Anael Dominguez (CDI: Planning)

From: John Hornick (Fire Services)
Sent: Thursday, March 16, 2023 12:07 PM
To: Randi Doveton (CDI: Planning)
Cc: Anael Dominguez (CDI: Planning)
Subject: Fire Comments

Monday, April 3rd, 2023 Hall County Planning Commission Meeting.

1. [Section 17.180 | Text Amendment | Proposed amendment to Section 17.180. A copy of the proposed amendment is available from the Hall County Planning office | *** All Commission Districts | Hall County Planning, applicant.](#)
Hall County Fire has no comments as proposed.

Regards,

John Hornick, NPQ Fire Service Plans Examiner 1
Lieutenant, Hall County Fire Rescue
Hall County Government
Main: 770-531-6838 | Cell: 404-597-0083
Website: www.Hallcounty.org

