



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

To: Randi Doveton, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: August 18, 2022
Subject: September 6, 2022 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 6, 2022 meeting. Upon review, we provide the following comments:

OLD BUSINESS

1. [Previously tabled application of Michael James Remodeling to rezone from Residential-I \(R-I\) to Office and Institutional \(O-I\) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. ** 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 buffer and impervious setback from wretched vegetation, not centerline of creek.
 - b) **Traffic:** Driveway may need to be upgraded to accommodate two-way traffic.
 - c) **Utilities:** City of Gainesville Sewer.

NEW BUSINESS

2. [Application of Douglas Shadburn for a road frontage variance from 150 feet to 50 feet on a 29.35± acre tract located on the east side of Roy Parks Road approximately 914 feet from its intersection with A L Mangum Road; a.k.a. 3667 Roy Parks Road; Zoned AR-IV; Tax Parcel 15013 000023C. Proposed use: 3-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 buffers and impervious setback from wretched vegetation not centerline of stream.
Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than six.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No comments.



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3. [Application of Dhaval Patel to rezone from Vacation-Cottage \(V-C\) to Planned Commercial Development \(PCD\) on a 1.13± acre tract located on the west side of McEver Road at its intersection with Pemican Run; a. k. a. 1050 McEver Road; Zoned V-C; Tax Parcel 08005 000044 \(pt.\). Proposed use: auto rentals and outdoor storage. ** 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.
Added impervious without permit.
 - b) **Traffic:** No comments.
 - c) **Utilities:** Gainesville Sewer.

4. [Application of Dhaval Patel to amend conditions of a Planned Commercial Development \(PCD\) on a 2.68± acre tract located on the west side of McEver Road at its intersection with Pemican Run; a. k. a. 1050 McEver Road; Zoned PCD & V-C; Tax Parcel 08005 000044. Proposed use: auto rentals and outdoor storage. ** 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. Since 1999 they have added impervious areas without a permit or stormwater report.
 - b) **Traffic:** No comments.
 - c) **Utilities:** Gainesville Sewer

5. [Application of Scott Puckett, Inc to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 115.98± acre tract located on the south side of Friendship Circle at its intersection with Friendship Place; a. k. a. 3746, 3760, & 3774 Friendship Circle & 3654 Friendship Road; Zoned AR-III; Tax Parcel 15048 000007, 000008, 000025C, & 000204. Proposed use: 349-unit residential development. ** Commission District 1.](#)
 - 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.
Show flood Hall County studied and FEMA.
Roads must meet all Hall County standards.
Stormwater ponds must be out of flood.
Development is not allowed in flood.
 - b) **Traffic:**
 1. GDOT approval/permitting required.
 2. Improvements/modifications to the intersection of Friendship Circle and Friendship Place may be required.
 3. Improvements/modifications (possibly including signalization) may be required for the intersection of Friendship Road (SR347) and



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Friendship Place/Swansey Road.

4. Developer should be financially responsible for all required roadway improvements/modifications and they should be constructed concurrently with the development.

c) Utilities: Hall County sewer district.

No sewer available.

No application for land disturbance permit can be made prior to Friendship Road sewer project construction is less than one year from its anticipated completion. No final plat will be approved until Friendship Road sewer is installed and operating.

6. [Application of Rochester and Associates, LLC to rezone from Agricultural Residential-III \(AR-III\) and Agricultural Residential-IV \(AR-IV\) to Planned Industrial Development \(PID\) on a 24.66± acre tract located on the west side of Athens Highway at its intersection with Barrett Road; a. k. a. 2562, 2564, 2592, & 2596 Athens Highway; Zoned AR-III & AR-IV; Tax Parcels 15023A000035 \(pt.\), 000035A - 000035B, & 000036. Proposed use: vehicle salvage. ** 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 buffers and impervious setback from wretched vegetation not centerline of stream.

Show flood Hall County studied and FEMA.

Cannot have any development in flood.

b) Traffic: No comments.

c) Utilities: No sanitary sewer at this location.

7. [Application of Rochester and Associates, LLC to rezone from Agricultural Residential-III \(AR-III\), Residential-I \(R-I\), and Vacation Cottage \(V-C\) to Planned Residential Development \(PRD\) on a 60.39± acre tract located on the north side of Price Road approximately 628 feet from its intersection with Summit Chase; a. k. a. 3824, 3830, 3842, 0, & 0 Price Road; Zoned AR-III, R-I, & V-C; Tax Parcels 10100 000006-000007, 000103, 000108, & 000159. Proposed use: 202-unit residential subdivision. ** 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 buffers and impervious setback from wretched vegetation.

Roads must meet Hall County standard.

No dead end roads without cul-de-sacs on public roads.

b) Traffic: GDOT approval/permit required for access to Price Road (SR136).

c) Utilities: Gainesville/Hall County sewer district.