



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
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To: Randi Doveton, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: September 29, 2022
Subject: October 17, 2022 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the October 17, 2022 meeting. Upon review, we provide the following comments:

1. [Previously tabled application of Salomon Sancen to rezone from Residential-I \(R-I\) to Highway Business \(H-B\) on a .89± acre tract located on the west side of Memorial Park Drive at its intersection with Browns Bridge Road; a.k.a. 2002 Memorial Park Drive; Zoned R-I; Tax Parcel 08014 005011. Proposed use: retail sales. ** Commission District 4.](#)
 - 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:** Driveway must meet Hall County and GDOT requirements.
 - c) **Utilities:** Will water and sewer service the facility?

2. [Application of InLine Communities, LLC to rezone from Residential-II \(R-II\) & Highway-Business \(H-B\) to Planned Residential Development \(PRD\) on a 28.03± acre tract located on the north side of Old Cornelia Highway at its intersection with Jesse Jewell Parkway; a.k.a. 2191, 2211, & 2233 Old Cornelia Highway; Zoned R-II & H-B; Tax Parcels 15033C000055, 000057, & 000058. Proposed use: 320-unit multi-family residential & neighborhood commercial development. ** 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 buffer and impervious setback from wrested vegetation, not centerline of creek.
 - b) **Traffic:**
 1. Right-in/right-out driveways are ineffective on undivided roadways. Recommend that the Jesse Jewell Parkway entrance be full access with a left turn lane and right turn (decel) lane. Applicant should verify that intersection and stopping sight distances can be achieved.
 2. Left turn and right turn (decel) lanes will be required for the proposed Old Cornelia Hwy entrance.
 3. Recommend requiring a traffic signal warrant analysis for the intersection of Old Cornelia Highway and Jesse Jewell Parkway.



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Analysis should include the traffic impact for the proposed development.

4. Proposed internal roadways must meet Hall County Code Title 16 (Subdivision Regulations) if variances are requested/proposed, they must be specific, justified and approved through the rezoning process. Current site plan does not meet Hall County requirements.

5. Recommend that all necessary improvements be the financial responsibility of the developer and constructed concurrently with the development.

c) **Utilities:** City of Gainesville Sewer District. No county sewer.

NEW BUSINESS

3. [Application of Ted Williams for a road frontage variances from 500 feet to 50 feet and 500 feet to 290 feet on a 26.52+ acre tract located on the north side of Friendship Road approximately 268 feet from its intersection with Puckett Road; a.k.a. 3397 Friendship Road; Zoned AR-III; Tax Parcel 15048 000005A. Proposed use: 2-lot subdivision. * Commission District 1.](#)

- a) **Engineering:** Creek buffer from wretched vegetation not centerline of creek.
- b) **Traffic:** Driveways must be approved and permitted through GDOT.
- c) **Utilities:** No sewer service available.

4. [Application of Blake & Jessica Albert for a left side yard setback variance from 10 feet to 1 feet and a right side yard setback variance from 10 feet to 6 inches on a .22+ acre tract located on the north side of Bailey Drive at its terminus; a.k.a. 6828 Bailey Drive; Zoned V-C; Tax Parcel 08163 002002. Proposed use: detached garage/office & addition to residence. * Commission District 2.](#)

- a) **Engineering:** Show flood area.
- b) **Traffic:** No comment.
- c) **Utilities:** No comment.

5. [Application of Phillip Edwards, Chad & Clint Shoaf to rezone from Residential-I \(R-I\) to Planned Commercial Development \(PCD\) on a 3.54+ acre tract located on the north side of Mountain View Road at its intersection with Old Oakwood Road; a.k.a. 2928 Mountain View Road; Zoned R-I; Tax Parcel 08012 003006S. Proposed use: self-storage warehouses. ** Commission District 4.](#)

- a) **Engineering:** Georgia Power Approval is required prior to civil plan approval.
- b) **Traffic:** Driveway must meet commercial standards. Applicant should verify that required intersection and stopping sight distances can be achieved at proposed driveway location.
- c) **Utilities:** No sewer available.