



Hall County Government

PUBLIC WORKS AND UTILITIES

MEMORANDUM

POST OFFICE DRAWER 1435
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DIRECTOR
Srikanth Yamala

ASSISTANT DIRECTOR
Bill Nash, P.E.

TO: Randi Doveton, Director of Planning and Development
FROM: Srikanth Yamala, Director of Public Works and Utilities
DATE: September 16, 2022
SUBJECT: October 3, 2022 – Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the October 3, 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; Zone R-1; 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.

2. 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 buffer and impervious setback from wretched vegetation, not centerline of creek. Show flood Hall County studied and FEMA. Roads must meet all Hall County Standards; Stormwater ponds must be out of the flood zone; development is not allowed in flood.
 - b) **Traffic:** GDOT approval/permitting required. Improvements/Modifications to the intersection of Friendship Circle and Friendship Place may be required.



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Improvements/Modifications (possibly including signalization) may be required for the intersection of Friendship Road (SR 347) and Friendship Place/Swansey Road. 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 sewer is installed and operating.

NEW BUSINESS

3. Application of Thomas Ryan & Vicki Beddingfield for a front yard setback variance from 55 feet to 41 feet, right side yard setback variance from 10 feet to 3 feet, and a left side yard setback variance from 10 feet to 3 feet on a .14± acre tract located on the west side of Whipoorwill Lane approximately 848 feet from its intersection with Sportsman Club Road; a.k.a. 2363Whipoorwill Lane; Zoned R-I; Tax Parcel 00109A000029. Proposed use: single-family residence. *Commission District 4.
 - a) **Engineering:** Show flood Hall County studied and FEMA.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No Comments.
4. Application of Ridgeline Land Planning, Inc. for a front yard setback variance from 30 feet to 15 feet on a .51± acre tract located at the terminus of River Station Drive; a.k.a. 6599 River Station Drive; Zoned PRD; Tax Parcel 09079C000035. Proposed use: Single-family dwelling. *Commission District 3.
 - a) **Engineering:** All construction to stay out of the drainage easement.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No Comments.
5. Application of Ridgeline Lane Planning, Inc. for a front yard setback variance from 30 feet to 15 feet on a .61± acre tract located at the terminus of River Station Drive; a.k.a. 6595 River Station Drive; Zoned PRD; Tax Parcel 09079C000036. Proposed use: Single-family dwelling. *Commission District 3.
 - a) **Engineering:** All construction to stay out of the drainage easement.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No Comments.
6. Application of The Dell Group, LLC to 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; a.k.a. 5385 Winder Highway; Zoned PCD; Tax Parcel 15028B000015. Proposed use: Car Condos, Storage, Commercial Uses, and Retail. *Commission District 1



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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 buffers and impervious setback from wretched vegetation not centerline of stream.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No sewer in the area of project; septic proposed—requires Health Department approval.
7. Application of Atlas Development Services, Inc. to rezone from Agricultural Residential-IV (AR-IV) to Planned Residential District (PRD) on a 19.21± acre tract located at the intersection of Old Winder Highway and Union Church Road; a.k.a. 5540, 5548, 5556, 5564, 5572, & 5580 Old Winder Highway & 5925, 5519, 5911, & 5901 Union Church Road; Zoned AR-IV; Tax Parcel 1539A000018 – 000023, & 000025 – 000028. Proposed Use: Single-Family Townhomes. *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 buffer and impervious setback from wretched vegetation, not centerline of creek. Show flood Hall County studied and FEMA. Roads must meet all Hall County Standards; Stormwater ponds must be out of the flood zone; development is not allowed in flood.
 - b) **Traffic:** Development access must be approved and permitted through GDOT. Improvements recommended in the traffic study should be required.
 - c) **Utilities:** No Sewer in the area of project; requires a Hall County Sewer Availability Letter and Application approval.
8. Application of Paul and Ana Price for a Use Subject to County Commission approval on a 7.58± acre tract located at the terminus of James Ed Road; a.k.a. 3820 James Ed Road; Zoned V-C; Tax Parcel 10142 000006. Proposed use: 4-lot subdivision. *Commission District 3.
- a) **Engineering:** This subdivision is over six (6) lots and will require stormwater management.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No Comments.
- 9) Application of Capstone Acquisitions, LLC to rezone from Light-Industrial (L-I) to Residential Multi-Family (RMF) on a 58.26± acre tract located at the terminus of Lanier Tech Drive; a.k.a. 2866 Lanier Tech Drive; Zoned I-I; Tax Parcel 15021 000085. Proposed use: 342-unit multi-family complex. ** 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 wretched vegetation, not centerline of creek. Show flood Hall County studied and FEMA.



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- b) **Traffic:** Lanier Tech Drive is a City of Gainesville roadway and proposed connection will need to be approved and permitted by Gainesville. Unclear if proposed roadway extension is to also be in Gainesville's jurisdiction. A cul-de-sac should be required at the end of the public roadway. The traffic study indicated a proposed connection to Oconee Circle, however, the provided concept plan and narrative did not mention this, confusing.
- c) **Utilities:** Gainesville Sewer district.

10) Application of Russell Hausen to appeal an administrative decision for a short term rental on a 1.01± acre tract located on the north side of Jim Crow Road approximately 28 feet from its intersection with Old Federal Road; a.k.a. 5954 Jim Crow Road; Zoned AR-III; Tax Parcel 08101 002003. Proposed use: short-term rental. * Commission District 2.

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