



# Hall County Government

PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION

## MEMORANDUM

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

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:** November 17, 2022  
**Subject:** December 5, 2022 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the December 5, 2022 meeting. Upon review, we provide the following comments.

### OLD BUSINESS

1. [4745 Cagle Mill Road | Rezone | from Agricultural Residential-III \(AR-III\) and Agricultural Residential-IV \(AR-IV\) to Planned Residential Development \(PRD\) on a 69.50± acre tract located on the west side of Cagle Mill Road approximately 429 feet from Noah Martin Drive | Zoned AR-III & AR-IV; Tax Parcel 15007 000254 \(pt.\) | Proposed use: single family, townhome, & cluster home development, 225 residential units | \\*\\* Commission District 3 | Josh Boling, applicant.](#)
  - a) **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater threshold for impervious surfaces and/or disturbed acreage  
Show FEMA and Hall County studied flood plain  
Part of North Oconee Water Protection District.  
Hall County will not maintain a bridge over river.
  - b) **Traffic:** 1. Access onto Cornelia Hwy (SR365) must be approved and permitted by GDOT.  
2. Internal roadways are proposed to be private; however, they still need to meet Hall County Code Title 16 (subdivision regulations). Any proposed variances to Title 16 must be specific, justified and approved through the rezoning process. In addition, there is a proposed bridge shown near the Cornelia Hwy (SR365) entrance and it should be noted that Hall County does not accept bridges into County maintenance. A cul-de sac will be required at the end of the proposed County maintained section. Current site plan does not meet Hall County requirements.  
3. Recommend that the gravel section of Cagle Mill Road from existing end of pavement to White Hall Road (approximately 1,400 feet) be improved and paved to Hall County standards to provide safe and efficient access to and from the site via Old Cornelia Highway/White Hall Road.  
4. Recommend that all necessary improvements be the financial responsibility of the developer and constructed concurrently with the development.
  - c) **Utilities:** Hall County Sewer district.  
Sewer lift station @ 365.



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2. [4745 Cagle Mill Road | Rezone | from Agricultural Residential-III \(AR-III\) to Light Industrial \(I-I\) on a 5.30± acre tract located on the east side of Cornelia Highway approximately 4,970 feet from Cagle Road | Zoned AR-III; Tax Parcel 15007 000254 \(pt.\) | Proposed use: 2 commercial outparcels | \\*\\* Commission District 3 | Josh Boling, applicant.](#)

- a) **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater threshold for impervious surfaces and/or disturbed acreage.  
Show FEMA and Hall County studied flood plain.  
Part of North Oconee Water Protection District.  
Show buffer and impervious setback from wrested vegetation, not centerline of creek. (150')  
Hall County will not maintain bridge over river.
- b) **Traffic:** 1. Access onto Cornelia Hwy (SR365) must be approved and permitted by GDOT.  
2. Roadway will need to meet Hall County industrial standards.  
3. There is a proposed bridge shown near the Cornelia Hwy (SR365) entrance and it should be noted that Hall County does not accept bridges into County maintenance. A cul-de sac will be required at the end of the proposed County maintained section.  
4. Recommend that all necessary improvements be the financial responsibility of the developer and constructed concurrently with the development.
- c) **Utilities:** Sewer at 365, need sewer availability letter flows?

## NEW BUSINESS

3. [2124 Imperial Drive | Variance | for a left side yard setback variance from 10 feet to 3 feet on a .93± acre tract located on the east side of Imperial Drive approximately 72 feet from its intersection with Elysian Circle | Zoned R-I ; Tax Parcel 00094 000006H | Proposed use: above ground pool | \\* Commission District 4 | Jeff Maynard & Vanessa Schaeffer , applicant.](#)

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

4. [3264 & 3252 Poplar Springs Road | Variance | for a road frontage variance from 150 to 109 feet on a 1.91± acre tract located on the south side of Poplar Springs Road approximately 736 feet from its intersection with Hawthorne Drive | Zoned R-I & AR-III; Tax Parcel 15036C000008 \(pt.\) & 000009A | Proposed use: reconfiguration plat | \\* Commission District 1 | Brian Lykins, applicant.](#)

- a) **Engineering:** No Comments  
b) **Traffic:** Need authorization from the GDOT for new or modifications to existing driveways.  
c) **Utilities:** City of Oakwood Sewer District



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5. [5625 & 5633 Bogus Road | Variance | for a variance on road frontages and required lot widths from 150 feet to 80 feet for two proposed lots on a 3± acre tract located on the east side of Bogus Road approximately 1,345 feet from its intersection with Wellspring Trail | Zoned AR-IV ; Tax Parcel 12050 000042 & 000043 | Proposed use: 2-lot subdivision | \\* Commission District 3 | Francisco Mejia, applicant.](#)
  - a) **Engineering:** No Comments
  - b) **Traffic:** No Comments
  - c) **Utilities:** No Comments
6. [5871 McEver Road | Rezone | from Agricultural-Residential-III \(AR-III\) to Highway-Business \(H-B\) on a 9.06± acre tract located on the east side of McEver Road at its intersection with Silverthorn Drive | Zoned AR-III; Tax Parcel 08119 000233 | Proposed use: RV & boat storage | \\*\\* Commission District 2 | Anchor Inn RV & Boat Storage, applicant.](#)
  - a) **Engineering:** This 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. Stream and impervious setback from wretched vegetation not centerline of stream.
  - b) **Traffic:** Adequate connection to roadway is not clear. Traffic study will be required that documents/impacts to the McEver Road/Lights Ferry intersection. Improvements that remediate impacts to intersection will be required.
  - c) **Utilities:** Flowery Branch Sewer District
7. [5871 McEver Road | Use Subject to County Commission Approval | on a 9.06± acre tract located on the east side of McEver Road at its intersection with Silverthorn Drive | Zoned AR-III; Tax Parcel 08119 000233 | Proposed use: RV & boat storage | \\*\\* Commission District 2 | Anchor Inn RV & Boat Storage, applicant.](#)
  - a) **Engineering:** This 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:** Adequate connection to roadway is not clear. Traffic study will be required that documents/impacts to the McEver Road/Lights Ferry intersection. Improvements that remediate impacts to intersection will be required.
  - c) **Utilities:** No Comments
8. [6541 Henry Smith Road | Appeal an Administrative Decision | for a Use Subject to Planning Commission approval on a 5.65± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road | Zoned AR-IV; Tax Parcel 11023 000024 | Proposed use: rural business | \\* Commission District 3 | Tyler Crawford, applicant.](#)



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- a) **Engineering:** This 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 Comments
- c) **Utilities:** No Comments

9. [Section 17.20.300 | Text Amendment, Official Code of Hall County, GA | Amend the Definition of Community Residence | 17.20.300, \(“pregnant or parenting youth who are displaced and /or in State custody.”\) by amending the definition of a Community Residence. The intent of the proposed change is to expand the type of care facility allowed as a Community Residence. | \\*\\* All Districts | Crystal F. Toombs, applicant.](#)

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