



# 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 3, 2022  
**Subject:** November 21, 2022 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 21, 2022 meeting. Upon review, we provide the following comments.

### OLD BUSINESS

1. [2363 Whippoorwill Lane | Variance | for a front yard setback variance from 55 feet to 35 feet, right side yard setback variance from 10 feet to 3 feet, and a left side yard setback variance from 10 feet to 9 feet on a .14± acre tract located on the west side of Whippoorwill Lane approximately 848 feet from its intersection with Sportsman Club Road | Zoned R-I; Tax Parcel 00109A000029 | Proposed use: single-family residence | \\* Commission District 4 | Thomas Ryan & Vicki Beddingfield, applicant.](#)
  - a) **Engineering:** Show flood Hall County studied and FEMA.
  - b) **Traffic:** No comments.
  - c) **Utilities:** No comments.
  
2. [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.](#)
  - 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.



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## NEW BUSINESS

3. [4336 Cornelia Highway | Variance | for a sign variance on sign design and dimensions with an Amended to Planned Commercial Development conditions on a 14.09± acre tract located on the south side of Cornelia Highway approximately 1,497 feet from its intersection with Lula Road | Zoned PCD; Tax Parcel 09085 000008 | Proposed use: new monument sign | \\*\\* Commission District 3 | Sophie Le Tily \(Big Mouth Signs\), applicant.](#)
  - a) **Engineering:** No comments.
  - b) **Traffic:** No comments.
  - c) **Utilities:** No comments.
  
4. [3519 White Sulphur Road | Use subject to County Commission Approval | on a 5.45± acre tract located on the east side of White Sulphur Road at its intersection with Cornelia Highway | Zoned I-II; Tax Parcel 15020A000030 | Proposed use: trailer storage | \\*\\* Commission District 3 | Reynolds-Hemmer Properties, LP, 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 comments.
  - c) **Utilities:** No comments.
  
5. [4139 Cagle Road | Use subject to County Commission Approval | on a 7.43± acre tract located on the north side of Cagle Road approximately 1,637 feet from its intersection with Eli Jackson Road | Zoned AR-III & V-C; Tax Parcel 09099 000008 | Proposed use: 2-lot subdivision | \\*\\* Commission District 3 | Robert & Valerie DeLeon, applicant.](#)
  - a) **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan, if the total number of lots reaches more than 6.
  - b) **Traffic:** No comments.
  - c) **Utilities:** No comments.
  
6. [3055 Tumbling Creek Road | Amend conditions | of a Planned Residential Development \(PRD\) on a 5.1± acre tract located on the west side of Tumbling Creek Road at approximately 30 feet from its intersection with Campus Pointe Circle | Zoned PRD; Tax Parcel 08026 000005 \(pt.\) | Proposed use: 38-unit residential rental community | \\*\\* Commission District 2 | Rochester/DCCM, 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 buffer and impervious setback from wretched vegetation, not centerline of creek.



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There seems to be a "Tumbling Creek Preserve Trail" through proposed development. Need to verify ownership and/or easements.

**b) Traffic:** No comments.

**c) Utilities:** City of Gainesville sewer district.

7. [4053 Cleveland Highway | Rezone | from Agriculture-Residential-III \(AR-III\) to Suburban-Shopping \(SS\) on a 6.34± acre tract located on the west side of Cleveland Highway at its intersection with Jim Hood Road | Zoned AR-III; Tax Parcel 12025 000036 | Proposed use: grocery store, convenience store with gas & restaurant | \\*\\* Commission District 3 | Reginald Crayton, P.E., 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 buffer and impervious setback from wretched vegetation, not centerline of creek.

**b) Traffic:** GDOT permit required.

**c) Utilities:** Gainesville/Hall County sewer district.

No sewer available. On-site septic system proposed for wastewater, therefore Health Department approval required.