



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: October 20, 2022
Subject: November 7, 2022 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 7, 2022 meeting. Upon review, we provide the following comments.

1. [3461 Thompson Bridge Road | 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 | Zoned R-I; Tax Parcel 10114 000039A | Proposed use: office | ** Commission District 2 | Michael James Remodeling, 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:** Driveway may need to be upgraded to accommodate two-way traffic.
 - c) **Utilities:** City of Gainesville Sewer.

NEW BUSINESS

2. [3600 Maple Valley Drive | Variance | for a rear yard setback variance from 15 feet to 3 feet on a .02± acre tract located on the east side of Maple Valley Drive at its intersection with Friendship Road | Zoned R-I; Tax Parcel 15048H000001 \(pt.\) | Proposed Use: new sign monument | * Commission District 1 | Brunson & Company, LLC, applicant.](#)
 - a) **Engineering:** Improvements are shown within the private property of 3604 Maple Valley Drive, who is not the applicant on this appeal. Suggest obtaining permission from property owner defining maintenance requirements.
 - b) **Traffic:** Location appears to be on State right-of-way and may not be permitted. Applicant should verify with GDOT prior to consideration and provide correspondence indicating location approval, otherwise, the location will need to be modified.
 - c) **Utilities:** No comments.



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3. [4319 Winder Highway | Use Subject to Planning Commission approval | on a .98± acre tract located on the east side of Winder Highway approximately 344 feet from its intersection with Strickland Road | Zoned H-B; Tax Parcel 15037B000037 | Proposed use: office & warehouse | * Commission District 1 | Genuine Mapping and Design, 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.
 - b) **Traffic:** GDOT permit will be required.
 - c) **Utilities:** City of Oakwood sewer district.

4. [6580 Cleveland Highway | Amend Conditions | of a Light-Industrial \(I-I\) on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | ** Commission District 3 | Diane Schermerhorn, 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:** GDOT permit required.
 - c) **Utilities:** Septic proposed, requires Environmental Health approval.

5. [6580 Cleveland Highway | Use Subject to County Commission approval | on a 8.67± acre tract located on the east side of Cleveland Highway approximately 1,712 feet from its intersection with Hub Head Road | Zoned I-I; Tax Parcel 12083 000003B | Proposed use: self-storage and boat & RV storage | ** Commission District 3 | Diane Schermerhorn, 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:** GDOT permit required.
 - c) **Utilities:** Septic system proposed, requires Environmental Health approval.

6. [4020 & 3886 Cornelia Highway and 4761 Cagle Mill Road | Rezone | from Agricultural-Residential-III \(AR-III\) & Agricultural-Residential-IV \(AR-IV\) to Heavy Industrial \(I-II\) on a 134.14± acre tract located on the south side of Cornelia Highway approximately 679 feet from its intersection with Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 000129, 000270, & 000027A | Proposed use: heavy industrial | ** Commission District 3 | Ridgeline Land Planning, Inc. applicant.](#)



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- a) **Engineering:** Flood (not future Hall County studied)
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.
North Oconee Reservoir Watershed Protection.
District doubles all stream buffers and impervious setbacks.
Show stream buffers/setbacks from wretched vegetation not centerline of stream.
- b) **Traffic:** GDOT permit required. While access to Cagle Mill Road is not proposed on the concept, it should be noted that it would not be permitted.
- c) **Utilities:** Sewer on Cornelia Highway lift station to remain private. Developer to construct manhole on property to connect to existing manhole on HWY 365.

7. [2581 Ramsey Circle | Rezone | from Agricultural-Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 35.14± acre tract located on the north side of Ramsey Circle at its intersection with White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000001 \(pt.\) | Proposed use: 305-unit multi-family complex | ** Commission District 3 | CMWB Company, 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.
Stream buffers/impervious setbacks from wretched vegetation not centerline of stream.
- b) **Traffic:** White Sulphur Road is under the City of Gainesville's jurisdiction; access and any required improvements must be approved and permitted through the City. Access to Ramsey Circle is proposed to be a gated emergency access only and it should be noted that this is the only type of access to Ramsey Circle that would be considered.
- c) **Utilities:** Sewer available on White Sulphur. All lift stations to remain private.
Sewer availability letter is required.

8. [0 & 0 Old Winder Highway | Rezone | from Planned Commercial Development \(PCD\) to Agricultural-Residential-IV \(AR-IV\) on a 13.38± acre tract located on the west side of Old Winder Highway approximately 771 feet from its intersection with Ridgemoor Drive | Zoned PCD; Tax Parcel 15039A000003 & 000029 \(pt.\) | Proposed use: agricultural uses | ** Commission District 1 | Ben Baker, Baker & Summy, PC, applicant.](#)



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- 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 sanitary sewer available.
9. [5741 Holiday Road | Rezone | from Highway-Business \(H-B\) to Planned Commercial Development \(PCD\) on a 2.12± acre tract located on the east side of Holiday road at its intersection with Green Road | Zoned H-B; Tax Parcel 07329 001005 | Proposed use: boat & RV storage | ** Commission District 2 | Torris J. Babbs, PE, 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:** Driveway will need to meet Hall County commercial standards.
 - c) **Utilities:** No comments.