



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: December 30, 2022
Subject: January 17, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 17, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [6600 Shoal Creek Road | Variance | a variance from §17.240.150 \(flag lot width and frontage standards\) from 150 feet to 101 feet on a 7.86± acre tract located on the east side of Shoal Creek Road at its intersection with Kenimer Road | Zoned AR-IV; Tax Parcel 12059 000008 | Proposed use: 2 residential lots | * Commission District 3 | Clarence K. & DeJuan B. Martin, applicants.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment

2. [3515 Friendship Road | Use Subject to County Commission Approval | on a 12.99± acre tract located on the north side of Friendship Road approximately 669 feet from its intersection with Maple Valley Drive | Zoned AR-III; Tax Parcel 15048 000026B | Proposed use: event venue | ** Commission District 1 | Matthew Miller, 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 flood Hall County studied and FEMA.
 - b) **Traffic:** GDOT permit is required for driveway connection to Friendship Road
 - c) **Utilities:** Any type of sanitary sewer will require a design plan approval from Public Works.

3. [3515 Friendship Road | Variance | a variance from §17.420 to allow gravel parking within the Gateway Corridors Overlay District; a variance from §17.040 Conditions and regulations for Agri-Entertainment: to allow a reduction in the required setback for structures that will house the events from 300 feet to 95 feet; a variance from §17.040 Conditions and regulations for Agri-Entertainment: to allow a reduction in the required parking setback from 200 feet to 50 feet; on a 12.99± acre tract located on the north](#)



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[side of Friendship Road approximately 669 feet from its intersection with Maple Valley Drive | Zoned AR-III; Tax Parcel 15048 000026B | Proposed use: event venue | ** Commission District 1 | Matthew Miller, 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 flood Hall County studied and FEMA.
- b) **Traffic:** No Comment
- c) **Utilities:** Hall County Health Department approval required for septic system. No Hall County Sewer.

4. [2079, 0, & 0 Memorial Park Drive | Use Subject To County Commission Approval | on a 15.83± acre tract located on the north side of Memorial Park Drive at its intersection with Centennial Drive | Zoned I-I; Tax Parcel 08007 003011, 003029, & 08008 000044 | Proposed use: egg processing | ** Commission District 4 | David Sutherland, 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 Comment
- c) **Utilities:** No Comment

5. [1600 Athens Highway Building C | Rezone | from Highway-Business \(H-B\) to Light-Industrial \(I-I\) on a .64± acre tract located at the south side of Athens Highway approximately 554 feet from its intersection with Old County Dump Road | Zoned H-B; Tax Parcel 15032 000050 | Proposed use: Countertop manufacturing with Outdoor Storage | ** Commission District 3 | Gerardo Vargas, 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 for any modification to the driveway.
- c) **Utilities:** No Comment

6. [1600 Athens Highway Building C | Use Subject to County Commission Approval | on a .64± acre tract located at the south side of Athens Highway approximately 554 feet from its intersection with Old County Dump Road | Zoned H-B; Tax Parcel 15032 000050 | Proposed use: Countertop manufacturing with Outside Storage | ** Commission District 3 | Gerardo Vargas, applicant.](#)



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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.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

7. [5937 Union Church Road | Rezone | from Agricultural-Residential-IV \(AR-IV\) to Highway-Business \(H-B\) on a 1.33± acre tract located on the north side of Union Church Road at its intersection with Old Winder Highway | Zoned AR-IV; Tax Parcel 15039A000024 | Proposed use: 8000 SF speculative building | ** Commission District 1 | 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 flood Hall County studied and FEMA.
- b) **Traffic:** GDOT permit will be required for driveway connection to Old Winder Highway.
- c) **Utilities:** Sanitary sewer verify if intent is available at site, design shall meet Hall County Standards. Availability letter needed for Hall County Sewer.

8. [Section 17.180 | Text Amendment | Proposed amendment to Section 17.180. A copy of the proposed amendment is available from the Hall County Planning office | ** All Commission Districts | Hall County Planning, applicant.](#)

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