



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: December 14, 2022
Subject: January 3, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 3, 2023 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. [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.

NEW BUSINESS

2. [6725 Bass Circle | Variance | for a setback variance at the southern property line from 15 feet to 4 feet on a .15± acre tract located at the terminus of Bass Circle | Zoned R-1; Tax Parcel 07353 004003 | Proposed use: single-family home | * Commission District 2 | Douglas Argento, applicant.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment
3. [5645 Burke Lane | Variance | for a left side yard setback variance from 10 feet to 5 feet on a .31± acre tract located at the terminus of Burke Lane | Zoned V-C; Tax Parcel 10012 000019 | Proposed use: single-family home | * Commission District 2 | Anthony R. Claxton, applicant.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment



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c) **Utilities:** No Comment

4. [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:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Buffer change requested does not include stream buffers

Show 75' impervious setback or request a variance.

b) **Traffic:** No comment.

c) **Utilities:** City of Gainesville Sewer District.

5. [3814 Bolding Road | Rezone | from Agricultural-Residential-III \(AR-III\) to Mobile Home Park \(MHP\) on a 6.72± acre tract located on the west side of Bolding Road approximately 111 feet from its intersection with Glen Bower Road | Zoned AR-III; Tax Parcel 15036B000035 | Proposed use: travel trailer park | ** Commission District 1 | Yeon H. Jung & Soyeon Kim, applicants.](#)

a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

Refer to Planning's comments regarding lot lines and subdivision of property.

b) **Traffic:** Driveway to meet Hall County Standards.

c) **Utilities:** City of Oakwood Sewer District

6. [6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone | from Agricultural- Residential-IV \(AR-IV\) & Suburban-Shopping \(S-S\) to Planned Industrial Development \(PID\) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | Proposed use: commercial & industrial mixed uses | ** Commission District 3 | Solidum Holdings, LLC, applicant.](#)

a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.



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Show buffer and impervious setback from wooded vegetation, not centerline of creek.

North Oconee Watershed District

- b) **Traffic:** Driveway access of Cornelia Highway and Lula Road will need to be permitted through GDOT. Since Cagle Road is not adequate for commercial / industrial traffic, access should be from Cornelia Highway (SR354) and Lula Road (SR52) only. Access via Cagle Road should be restricted or, if considered, the roadway should be improved to County commercial / industrial standards.
- c) **Utilities:** Hall County Sewer District

7. [3435 Springdale Forrest Boulevard | Rezone | from Agricultural-Residential-III \(AR-III\) & Residential-I \(R-I\) to Residential-I \(R-I\) on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

Show flood Hall County studied and FEMA.

- b) **Traffic:** Roadways to meet Hall County standards.
- c) **Utilities:** Hall County Sewer District, no gravity sewer available. Proposed septic systems will require Health Department approval.

8. [3435 Springdale Forrest Boulevard | Use Subject to County Commission Approval | on a 35.71± acre tract located on the north side of Springdale Forrest Boulevard approximately 195 feet from its intersection with Springdale Forrest Circle | Zoned AR-III & R-I; Tax Parcel 10062 000001A | Proposed use: 29 single-family detached homes | ** Commission District 2 | SrisadanOne LLC, applicant.](#)

- a) **Engineering:** This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wooded vegetation, not centerline of creek.

Show flood Hall County studied and FEMA.

- b) **Traffic:** Roadways to meet Hall County Standards.
- c) **Utilities:** Proposed septic systems will require Environmental Health approval.
No Hall County Sanitary Sewer in area.