



# 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:** January 23, 2023  
**Subject:** February 6, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February 6, 2023 meeting. Upon review, we provide the following comments.

### NEW BUSINESS

1. [3325 Lakeland Road | Variance | front yard setback variance from 30 feet to 10 feet on a 1.56± acre tract located on the west side of Lakeland Road at its intersection with Leisure Lane | Zoned R-I; Tax Parcel 10146 000163 | Proposed use: residential porch and garage addition | \\* Commission District 3 | Lydia Gonzalez, applicant.](#)
  - a) **Engineering:** No Comment
  - b) **Traffic:** No Comment
  - c) **Utilities:** No Comment
  
2. [3268 Whidby Road | Variance | left side yard setback variance from 10 feet to 2 feet on a .30± acre tract located on the north side on Whidby Road approximately 1,692 feet from its intersection with Lanier Islands Parkway | Zoned V-C; Tax Parcel 07330 004001D | Proposed use: residential addition | \\* Commission District 2 | Douglas & Sheridan Bazemore, applicants.](#)
  - a) **Engineering:** No Comment
  - b) **Traffic:** No Comment
  - c) **Utilities:** No Comment
  
3. [4654 Shirley Road | Variance | road frontage variance from 150 feet to 50 feet on a 22.04± acre tract located on the south side of Shirley Road approximately 500 feet from its intersection with Destitute Way | Zoned V-C & AR-III; Tax Parcel 10119 000001\(pt.\) | Proposed use: 6-lot subdivision | \\*\\* Commission District 3 | Rochester|DCCM, applicant.](#)
  - a) **Engineering:** Show buffer and impervious setback from wretched vegetation, not centerline of creek.  
Show flood Hall County studied and FEMA.
  - b) **Traffic:** Provide sight distance for each drive.
  - c) **Utilities:** No comment



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4. [4654 Shirley Road | Use Subject to County Commission Approval | on a 22.04± acre tract located on the south side of Shirley Road approximately 500 feet from its intersection with Destitute Way | Zoned V-C & AR-III; Tax Parcel 10119 000001\(pt.\) Proposed use: 6-lot subdivision | \\*\\* Commission District 3 | Rochester|DCCM, applicant.](#)
  - a) **Engineering:** Show buffer and impervious setback from wretched vegetation, not centerline of the creek.  
Show flood Hall County studied and FEMA.
  - b) **Traffic:** Provide sight distance for each drive.
  - 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:** Stormwater will need to include all impervious that was added without a permit
  - b) **Traffic:** Need permit from GDOT for any driveway modifications.
  - 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.](#)
  - a) **Engineering:** Stormwater will need to include impervious that was added without a permit.
  - b) **Traffic:** Need permit from GDOT for any driveway modifications.
  - c) **Utilities:** No Comment
  
7. [3675 Thompson Bridge Road, 3510 Southers Road, 3709, 3719, & 3739 Price Road | Rezone | from Highway-Business \(H-B\), Agricultural-Residential-III \(AR-III\), & Residential-I \(R-I\) to Planned Office Development \(POD\) on a 42.97± acre tract located at the intersection of Thompson Bridge Road and Southers Road | Zoned H-B, AR-III, & R-I; Tax Parcels 10104 000020, 10104 000022 – 000023, 000031, & 000059 | Proposed use: mixed use office-institutional park | \\*\\* Commission District 2 | Northeast Georgia Health Systems, Inc, 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 wrested vegetation, not centerline of creek.
- b) **Traffic:** Permit from GDOT will be required from driveway connection. Driveways on Southers will require widening. Check distance between proposed driveways.
  - c) **Utilities:** Gainesville sewer district.