



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: March 1, 2023
Subject: March 20, 2023 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the March 20, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. **2541 Cove Road | Variance** | front yard setback variances from 30 feet to 21 feet on Cove Road and 30 feet to 6 feet on Wahoo Place on a 0.61± acre tract located on the west side of Cove Road at its intersection with Wahoo Place | Zoned R-I; Tax Parcel 10126 000040 | **Proposed use: residential addition** | * Commission District 3 | **Danny Rockett, applicant.**
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment

2. **5575 Bogus Road | Variance** | road frontage variances from 150 feet to 52 feet and 150 feet to 58 feet on a 4.75± acre tract located on the east side of Bogus Road approximately 341 feet from its intersection with Wellspring Trail | Zoned AR-IV; Tax Parcel 12051 000001 (pt.) | **Proposed use: 2-lot subdivision** | * Commission District 3 | **Carolyn McIntyre, 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 Comment
 - c) **Utilities:** No Comment



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3. **3331 Friendship Road | Variance** | from Gateway Corridor Overlay District architectural requirements on a 9.13± acre tract located on the north side of Friendship Road approximately 1,190 feet from its intersection with Fall Branch Lane | Zoned AR-III and Gateway Corridor Overlay District; Tax Parcel 15048 000004B | **Proposed use: church** | ** Commission District 1 | **Eugene Kim, 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:** GADOT permit required.
- c) **Utilities:** No utilities available

4. **5407 Lowman Road | Use Subject to County Commission Approval** | relocation of a site-built dwelling unit on a 1.02± acre tract located on the west side of Lowman Road at its intersection with Hubert Stephens Road | Zoned AR-III; Tax Parcel 11082 000079 | **Proposed use: single-family residence** | ** Commission District 3 | **Dalton Self, applicant.**

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