



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development
From: Bill Nash, Director of Public Works and Utilities
Date: May 1, 2023
Subject: May 15, 2023 - Hall County Planning Commission Agenda

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PUBLIC WORKS AND
UTILITIES DIRECTOR
Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 15, 2023 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [3621 Reece Circle | Annual Review of the previously approved hardship mobile home on a 1.01± acre tract located on the south side of Reece Circle at its intersection with A L Mangum Road | Zoned R-II; Tax Parcel 15014 000056A | Proposed use: hardship mobile home | * Commission District 3 | Henry Whitlow, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

2. [3432 & 0 Cleveland Highway & 3572 Casper Drive | Variance | for a left side yard setback variance from 15 feet to 13 feet on a 8.16± acre tract located on the east side of Cleveland Highway at approximately 297 feet from its intersection with Casper Drive | Zoned AR-III; Tax Parcel 10144 000032, 000007, & 000009A | Proposed use: to bring an existing shed into compliance | * Commission District 3 | John Carter, applicant.](#)
 - a. **Engineering:** No comment
 - b. **Traffic:** No comment
 - c. **Utilities:** No Comment

3. [4601 Old Cornelia Highway | Variance | for a right side yard setback variance from 15 feet to 4 feet on a 1.15± acre tract located on the north side of Old Cornelia Highway at its intersection with Highway 52 | Zoned AR-III; Tax Parcel 15007 000009K | Proposed use: construct a garage | * Commission District 3 | Kenneth Alexander Jones, applicant.](#)
 - a. **Engineering:** No comment
 - b. **Traffic:** No comment
 - c. **Utilities:** No comment

4. [5860 Gailey Drive | Use Subject to Planning Commission Approval | on a 2.66± acre tract located on the south side of Gailey Drive approximately 1,220 feet from its intersection with Cleveland Highway | Zoned AR-IV; Tax Parcel 12056 000023 | Proposed use: rural business | * Commission District 3 | R. Mike Oswald, 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 FEMA and Hall County studied Flood plains present on site.
Show stream buffer and impervious setback from wretched vegetation not center line of stream
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

5. [5351 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 17.14± acre tract located on the north side of Lanier Islands Parkway approximately 568 feet from its intersection with Carter Road | Zoned AR-III; Tax Parcel 08169 003011 \(pt.\) | Proposed use: agri-entertainment | ** Commission District 1 | Keith D. & Chad Bell, 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 buffer and impervious setback from wretched vegetation not center line of stream
 - b. **Traffic:** Driveway must be permitted/approved by GDOT
 - c. **Utilities:** No Hall County sewer

6. [3724 Roy Parks Road | Use Subject to County Commission Approval | on an 87.38± acre tract located on the north side of Roy Parks Road approximately 829 feet from its intersection with Talmo Road | Zoned AR-IV; Tax Parcel 15024 000019 | Proposed use: equestrian center | ** Commission District 3 | Patricia M. Egan, 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 FEMA and Hall County studied Flood plains present on site.
Show stream buffer and impervious setback from wretched vegetation not center line of stream
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment.

7. [6084 Highway 52 | Use Subject to County Commission Approval | on a 53.96± acre tract located on the south side of Highway 52 approximately 456 feet from its intersection with Hooper Road | Zoned AR-IV; Tax Parcel 15004 000034 | Proposed use: telecommunications facility | ** Commission District 3 | Mattaniah S. Jahn P.A. obo VB BTS II, 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 FEMA and Hall County studied Flood plains present on site.
Show stream buffer and impervious setback from wretched vegetation not center line of stream
 - b. **Traffic:** No comment
 - c. **Utilities:** No Comment
8. [5182 Odum Smallwood Road | Use Subject to County Commission Approval | on a 27.40± acre tract located on the east side of Odum Smallwood Road approximately 480 feet from its intersection with Jess Helton Road | Zoned AR-IV; Tax Parcel 12004 000019 | Proposed use: telecommunications facility | ** Commission District 3 | Verizon Wireless, 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 FEMA and Hall County studied Flood plains present on site.
Show stream buffer and impervious setback from wretched vegetation not center line of stream
 - b. **Traffic:** No comment
 - c. **Utilities:** No Comment
9. [3675 & 3745 Friendship Road | Rezone | from Agricultural-Residential-III \(AR-III\) & Highway-Business \(H-B\) to Light Industrial \(I-I\) on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | Proposed use: landscape supply business | ** Commission District 1 | Yelitza Ossa-OSAS Concrete, 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
 - a. **Traffic:** Driveway must be permitted/approved by GDOT.
 - b. **Utilities:** No Hall County sanitary sewer
10. [3675 & 3745 Friendship Road | Use Subject to County Commission Approval | on a 2.11± acre tract located on the east side of Friendship Road approximately 628 feet from its intersection with Swansey Road | Zoned H-B & AR-III; Tax Parcel 15048 000025D & 000025B | Proposed use: outdoor storage within Gateway Corridors Overlay District | ** Commission District 1 | Yelitza Ossa-OSAS Concrete, 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 buffer and impervious setback from wretched vegetation
not center line of stream

- b. **Traffic:** Driveway must be permitted/approved by GDOT.
- c. **Utilities:** No Hall County sanitary sewer

11. [6034 Lanier Islands Parkway | Rezone | from Agricultural-Residential-III \(AR-III\) to Light Industrial \(I-I\) on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | Proposed use: enclosed boat & RV storage | ** Commission District 2 | Over Under Storage, 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 buffer and impervious setback from wretched vegetation
not center line of stream
- b. **Traffic:** Driveway must be permitted/approved by GDOT
- c. **Utilities:** No Hall County sanitary sewer
Health dept. approval; required for septic

12. [6034 Lanier Islands Parkway | Use Subject to County Commission Approval | on a 7.67± acre tract located on the west side of Lanier Islands Parkway approximately 592 feet from its intersection with North Waterworks Road | Zoned AR-III; Tax Parcel 07330 001005 | Proposed use: self-storage warehouse within Gateway Corridors Overlay District | ** Commission District 2 | Over Under Storage, 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 buffer and impervious setback from wretched vegetation
not center line of stream
- b. **Traffic:** Driveway must be permitted/approved by GDOT
- c. **Utilities:** No Hall County sanitary sewer required
Health dept. approval; required for septic

13. [6515 New Bethany Road | Rezone | from Highway-Business \(H-B\) to Light-Industrial \(I-I\) on a 1.86± acre tract located on the east side of New Bethany at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | Proposed use: Light Industrial | ** Commission District 2 | Genuine Mapping & 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
Show stream buffer and impervious setback from wretched vegetation
not center line of stream
- b. **Traffic:** Driveway must meet Hall County commercial standards.
- c. **Utilities:** No Comment

14. [6515 New Bethany Road | Use Subject to County Commission Approval | on a 1.86± acre tract located on the east side of New Bethany Road at its intersection with Old Lanier Islands Drive | Zoned H-B; Tax Parcel 07330 001006B | Proposed use: Boat RV outdoor Storage and Boat Sales & Repairs | ** Commission District 2 | Genuine Mapping & 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 Show stream buffer and impervious setback from wretched vegetation not center line of stream
 - b. **Traffic:** Driveway must meet Hall County commercial standards.
 - c. **Utilities:** No Comment

15. [3271 & 3270 Buffington Farm Road | Rezone | from Agricultural-Residential-III \(AR-III\) and Vacation-Cottage \(V-C\) to Planned Residential Development \(PRD\) on a 55.54± acre tract located on the north side of Buffington Farm Road at its intersection with Cagle Road | Zoned AR-III & V-C; Tax Parcels 09106 000001A & 000005 \(pt.\) | Proposed use: 216-lot subdivision | ** Commission District 3 | Arabella Capital, 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 FEMA and Hall County studied Flood plains present on site. Show stream buffer and impervious setback from wretched vegetation not center line of stream

Buffington Farm Rezoning

Reviewed by Franklin P. Miller, P.E. 5/2/2023

Traffic Study on file dated 2/2022 “Buffington Farm Road Phase 3 Tract” is not sufficient and does not address the number of lots in Phase 3. It is recommended that a new comprehensive traffic study be performed and submitted to determine the impact of all phases of the development. This would include ADT on Cagle Road and and Buffington Road as well as the impact to the intersection at Buffington and Cagle. Also, the study should address the new roadway projects and intersections created with the White Sulphur and Cagle Road projects which is now underway.

A sanitary sewer study should also be including illustrating how the effluent from the entire development will be pumped from each of the phases to the existing Hall County sewer system and the impact it will have on the receiving lift station.

- b. **Traffic:** Traffic Study
Bring Buffington Farm Road up to County standards including a cul-de-sac at the end.
All lots will have internal access only.

c. **Utilities:** Review and approved sanitary sewer prior to LDP submittal.

16. [3293 & 3341 Buffington Farm Road & Haselton On Lanier Subdivision, Phase 1 | Amend Conditions of PRD | on a 108.13± acre tract located on the west side of Buffington Farm Road at its intersection with Cagle Road | Zoned PRD; Tax Parcels 09105 000001, 09108 000107 - 000109, & 09106 000003, 000003A, 000007, 000013-000025 | Proposed use: 121-lot subdivision | ** Commission District 3 | Arabella Capital, 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 FEMA and Hall County studied Flood plains present on site.
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A sanitary sewer study should also be including illustrating how the effluent from the entire development will be pumped from each of the phases to the existing Hall County sewer system and the impact it will have on the receiving lift station.

b. **Traffic:** Traffic Study

Bring Buffington Farm Road up to County standards including a cul-de-sac at the end.

All lots will have internal access only.

c. **Utilities:** Review and approved sanitary sewer prior to LDP submittal.