



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: June 15, 2023

Subject: July 17, 2023 - Hall County Planning Commission Agenda

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Bill Nash, P.E.

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

NEW BUSINESS

1. [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: 121-lot subdivision | ** Commission District 3 | Arabella Capital, LLC, applicant. NOTE: This application was tabled at the May 15th Planning Commission meeting.](#)
 - 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 Show stream buffer and impervious setback from wretched vegetation not center line of stream All lots to be accessed by internal roads Phase #3 comments already on package Phase #3 (19) lots on Buffington Farm Road with driveways on (BF RD)
 - b. **Traffic:** Recommend requiring a left turn lane and deceleration lane on Cagle Road for Buffington Farm Road.
 - c. **Utilities:** Hall county sewer district- sewer connection may be within feasible distance

2. [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: 216-lot subdivision | ** Commission District 3 | Arabella Capital, LLC, applicant. NOTE: This application was tabled at the May 15th Planning Commission meeting.](#)

- 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
Show stream buffer and impervious setback from wretched vegetation not center line of stream.
Phase 1 & 2 has our comments in staff recommendations
Phase #2 lots at the end of road not in S/D but they are wanting to put gate at the end of Buffington Farm Road
 - b. **Traffic:** Recommend requiring a left turn lane and deceleration lane on Cagle Road for Buffington Farm Road.
 - c. **Utilities:** Hall county sewer district- sewer connection may be within feasible distance
3. [\(A\) 110 Hall Street | Variance | from 17.240.010 to reduce the front yard setback from 75 feet from centerline of the road to 25 feet from the centerline of the road | on a 0.44± acre tract located on the east side of Hall Street, approximately 439 feet from its intersection with Stringer Ave | Zoned I-I, Tax Parcel 00132 005030| Proposed Use: commercial addition | * Commission District 4 | Pirkle Gutter Supply of Gainesville, LLC, applicant.](#)
- [\(B\) 110 Hall Street | Variance | from 17.240.010 to reduce the right side yard setback from 20 feet to 14 feet | on a 0.44± acre tract located on the east side of Hall Street, approximately 439 feet from its intersection with Stringer Ave | Zoned I-I, Tax Parcel 00132 005030| Proposed Use: bring existing commercial structure into compliance | * Commission District 4 | Pirkle Gutter Supply of Gainesville, LLC, applicant.](#)
- a. **Engineering:** No Comment
 - b. **Traffic:** No comment
 - c. **Utilities:** No Comment
4. [7042 Baker Lane | Rezone | from Agricultural Residential-IV to Planned Commercial Development \(PCD\) on a 32.02± acre tract located on the terminus of Baker Lane | Zoned AR-IV; Tax Parcel 12037 000003 | Proposed use: agricultural business | ** Commission District 3 | Laura Labovitz, applicant.](#)
- a. **Engineering:** This property may have multiple streams and springheads as depicted on “plat for E.R.E. INC.” any development on this property must show all stream buffers and flood zones.
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:** Hall county sewer district- sewer connection may be within feasible distance