



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: August 3, 2023

Subject: September 5, 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 September 5, 2023 meeting. Upon review, we provide the following comments.

1. [\(A\) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 49 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | Proposed Use: residential addition | * Commission District 4 | Alexandra Parra, applicant.](#)
[\(B\) 3634 Oakland Lane | Variance | 17.240.010 to reduce the front yard setback from 55 feet to 47 feet from the centerline of the road | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 315 feet from its intersection with Pleasant Hill Road | Zoned R-I, Tax Parcel 08032 000045 | Proposed Use: residential addition | * Commission District 4 | Alexandra Parra, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

2. [\(A\) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 13 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A | Proposed Use: bring existing accessory structure into compliance | * Commission District 1 | Jeffrey Rosa, applicant.](#)
[\(B\) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the rear yard setback from 25 feet to 19 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A | Proposed Use: bring existing carport into compliance | * Commission District 1 | Jeffrey Rosa, applicant.](#)
[\(C\) 4157 Pine Vale Road | Variance | 17.240.010 to reduce the right side yard setback from 15 feet to 9 feet | on a 1.09± acre tract, located on the east side of Pine Vale Road, approximately 826 feet north of its intersection with Melinda Lane | Zoned AR-III, Tax Parcel 15037 000020A | Proposed Use: bring existing carport into compliance | * Commission District 1 | Jeffrey Rosa, applicant.](#)

- a. **Engineering:** No Comment
- b. **Traffic:** No Comment
- c. **Utilities:** No Comment

3. **3579 Poplar Springs Road | Use Subject to County Commission Approval | 17.60.040. subdivisions | on a 8.56± acre parcel located on the north side of Poplar Springs Road, approximately 125 feet from its intersection with Poplar Springs Church Road | Zoned AR-III and R-I, Tax Parcel 15036 000006C | Proposed Use: 2-lot subdivision | ** Commission District 3 | Fernando Magana Jr / Brenda Magana, applicant.**

- a. **Engineering:** This 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
FEMA and Hall County studied Flood plains present on site.
- b. **Traffic:** No Comment
- c. **Utilities:** No Comment

4. **(A) 2353 Athens Highway | Use Subject to County Commission Approval | 17.420.050 vehicle sales lot, new or used | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| Proposed Use: used vehicle sales | ** Commission District 4 | Morteza Modaber, applicant.**
(B) 2353 Athens Highway | Variance | 17.420.050. landscape requirements | on a 1.14± acre parcel located on the east side of Athens Highway, approximately 430 feet from its intersection with Smallwood Road | Zoned H-B (GCOD), Tax Parcel 15022C000016| Proposed Use: used vehicle sales | ** Commission District 4 | Morteza Modaber, 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:** GDOT Permit required
- c. **Utilities:** No gravity sewer in vicinity

5. **4260 Winder Highway | Amend Conditions of PCD | on a 27.96± acre parcel located on the west side of Winder Highway, at its intersection with Strickland Road | Zoned PCD (GCOD), Tax Parcel 15044B000006| Proposed Use: commercial signage | ** Commission District 1 | Masstar Signs / Craig Inabinett, applicant.**

- a. **Engineering:** No Comment
- b. **Traffic:** No Comment
- c. **Utilities:** No Comment

6. **3922 Green Drive | Amend Conditions of R-I | on a 16.00± acre parcel located on the south side of Green Drive at its intersection with Clarks**

Bridge Road | Zoned R-I, Tax Parcel 10156 000009| **Proposed Use: 9-lot subdivision** | ** Commission District 3 | **Larry Poole, applicant.**

- a. **Engineering:** As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
- b. **Traffic:** No Comment
- c. **Utilities:** No sanitary sewer in vicinity

7. **5800 Thompsons Mill Road and 0 Friendship Road | Amend Conditions of PCD** | on a 26.685± acre parcel located on the south side of Friendship Road at its intersection with Deaton Way | Zoned PCD (GCOD), Tax Parcels 15039 000002 (pt.), 000640, 000641, 000642 and 000643 | **Proposed Use: mixed use development** | ** Commission District 1 | **William Schmid, Rochester/DCCM, 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:** GDOT permit/approval required
Remove road on Deaton Way relocate to the Thompsons Mill
Need updated traffic study
- c. **Utilities:** Sanitary sewer design approval required

8. **0 Friendship Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Commercial Development (PCD) on a 11.462± acre parcel located on the south side of Friendship Road at its intersection with River Place | Zoned AR-IV (GCOD), Tax Parcels 15039 000004 and 000656 | **Proposed Use: mixed use development** | ** Commission District 1 | **William Schmid, Rochester/DCCM, 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:** Remove road on Deaton Way relocate to Thompsons Mill
Need updated traffic study
- c. **Utilities:** Sanitary sewer approval required
GDOT permit required

9. **5354, 5352, 5350, 5342, and 0 Thompsons Mill Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Residential Development (PRD) on a 13.976± acre parcel located on the north side of Thompsons Mill Road approximately 555 feet from its intersection with Spout Springs Road | Zoned AR-IV (GCOD), Tax Parcels 15041 000054, 000055, 000080, 000091, 000092, 000106, and 000122 | **Proposed Use: 133 unit rental community** | ** Commission District 1 | **Rochester/DCCM, 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:** No Comment
- c. Utilities:** No Comment