



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 31, 2023
Subject: October 2, 2023 - Hall County Planning Commission Agenda

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Srikanth Yamala

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 October 2, 2023 meeting. Upon review, we provide the following comments.

1. [\(A\) 8730 Forrester Road | Use Subject to County Commission Approval | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 \(pt.\) | Proposed use: expansion of commercial kennel | ** Commission District 3 | Steven & Holly Crumley, applicants.](#)
[\(B\) 8730 Forrester Road | Variance | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 48 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 \(pt.\) | Proposed use: commercial kennel structures | ** Commission District 3 | Steven & Holly Crumley, applicants.](#)
[\(C\) 8730 Forrester Road | Variance | from 17.240.060 to reduce the setback for commercial kennels from 200 feet to 44 feet | on a 5.57± acre tract located on the east side of Forrester Road, approximately 297 feet from its intersection with Forrester Road | Zoned AR-IV; Tax Parcel 12128 000009 \(pt.\) | Proposed use: commercial kennel structures | ** Commission District 3 | Steven & Holly Crumley, applicants.](#)
 - 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
2. [4057 Sargent Circle | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 41 feet from centerline on a 0.85± acre parcel located on the east side of Sargent Circle approximately 210 feet from its intersection with Cochran Road | Zoned R-I; Tax Parcel 10120 000071 | Proposed Use: single-family residence | * Commission District 2 | Dennis Drees, Applicant](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment
3. [\(A\) 812 Atlanta Highway | Use Subject to Planning Commission Approval | on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcel 00127 002001 |](#)

[Proposed Use: expansion of a non-conforming use | * Commission District 4 | Robert Murillo, applicant.](#)
[\(B\) 812 Atlanta Highway | Variance | from 17,240.010 to reduce the front yard setback from 55 feet from centerline to 14 feet from centerline of road on a 0.25± acre parcel located on the west side of Atlanta Highway at its intersection with Conner Street | Zoned H-B, Tax Parcels 00127 002001 | Proposed Use: residential addition | * Commission District 4 | Robert Murillo, applicant.](#)

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

4. [2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval | on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B / GCOD; Tax Parcel 00122 001021 & 001031B | Proposed use: used vehicle sales lot | ** Commission District 4 | Antonio Duran, 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 centerline of stream.
FEMA and Hall County studied Flood plains present on site.
- b. **Traffic:** Improvements along Baker Lane and Baker Circle may be required
- c. **Utilities:** No sewer available

5. [3321 Montvale Drive | Use Subject to County Commission Approval | on a 7.88± acre tract located on the south side of Montvale Drive, at its intersection with Manor Ridge | Zoned R-I & AR-III; Tax Parcel 10046 000015 | Proposed use: 4-lot subdivision | ** Commission District 2 | Zachary Lewis Boyd Milne, 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

6. [3902 & 0 Belmont Highway | Rezone | from Agricultural Residential IV \(AR-IV\) to Planned Industrial Development \(PID\) /GCOD on 15.75± acres located on the southeastern side of Belmont Highway, approximately 1,780 feet north of its intersection with Mountain Creek Road | Zoned AR-IV, Tax Parcels: 15013 000017B and 000074 \(pt.\) | Proposed Use: truck parking and office | ** Commission District 3 | Gus E. Simpson, 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 centerline of stream.
- b. **Traffic:** Access must be approved/permitted by GDOT
- c. **Utilities:** No Comment

7. [0, 4611,4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 | Proposed Use: 324 lot residential development | ** Commission District 1 | Thompson O'Brien Kappler & Nasuti PC, applicant.](#)
 - a. **Engineering:** No dead end streets
Show stream buffer and impervious setback from wretched vegetation not centerline of stream
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:** A left turn lane and decel lane will be required for the entrance.
Any required roadway improvements will be the financial responsibility of the developer
A cul-de-sac should be provided for Guth Road at the proposed end of county maintenance
 - c. **Utilities:** No sanitary sewer in area.

8. [6777 and 6804 Spout Springs Road | Rezone | from Agricultural Residential III \(AR-III\) and Planned Residential Development \(PRD\) to Planned Residential Development \(PRD\) on a combined 22.88± acres located on the west side of Spout Springs Road, approximately 100 feet from its intersection with Lancaster Crossing | Zoned AR-III & PRD; Tax Parcels 15042 000018 and 000140 \(pt.\) | Proposed Use: 95-unit townhome development | ** Commission District 1 | Walker Anderson Homes, 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 centerline of stream
Current layout provided for zoning does not meet Hall County Road standards
No on-street parking on public right-of-way.
Floodplain present on site
 - b. **Traffic:** will need to coordinate entrance design and location with Hall County Engineering with regards to Spout Springs Road Phase 2 Widening.
 - c. **Utilities:** Sewer required off-site easement
Must extend 30 feet sanitary sewer to up stream proposed line.

9. [6804 Spout Springs Road | Amend Condition of PRD | on a 20.37± acre parcel located on the west side of Spout Springs Road, at its intersection with Lancaster Crossing | Zoned PRD; Tax Parcels 15042 000018 | Proposed Use: 95-unit townhome development | ** Commission District 1 | Walker Anderson Homes, 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 centerline of stream
Current layout provided for zoning does not meet Hall County Road standards
No on-street parking on public right-of-way.
Floodplain present on site

- b. **Traffic:** will need to coordinate entrance design and location with Hall County Engineering with regards to Spout Springs Road Phase 2 Widening.
- c. **Utilities:** Sewer required off-site easement
Must extend 30 feet sanitary sewer to up stream proposed line.

10. [Public Hearing to Amend sections 17.410, Standards for Telecommunication Antennas and Towers, and 17.412, Standards for Small Wireless Facilities Placed in the County Right-of-Way, Title 17 of the Official Code of Hall County, Georgia; to repeal conflicting ordinances and resolutions; and for other purposes. ** | Hall County Planning Staff, applicant.](#)

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

Anael Dominguez (CDI: Planning)

From: Randi Doveton (CDI: Planning)
Sent: Friday, September 22, 2023 8:12 AM
To: Anael Dominguez (CDI: Planning)
Subject: FW: 2122 & 0 Browns Bridge Rd

From: Scott Puckett (CDI: Engineering) <spuckett@hallcounty.org>
Sent: Thursday, September 21, 2023 8:13 PM
To: Randi Doveton (CDI: Planning) <rdoveton@hallcounty.org>
Cc: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Subject: Re: 2122 & 0 Browns Bridge Rd

Randi,

Yes that traffic comment is a mistake. Good catch. For traffic it should be "no comment".

I'm not sure about the sewer comment. I know the County doesn't have sewer there but I'm sure Gainesville does. We may need to check with Frank but I would assume that should also be "no comment".

Thanks,

Scott

Scott G. Puckett

County Traffic Engineer

Hall County Community Development and Infrastructure
(770)531-6800 | www.hallcounty.org



From: Randi Doveton (CDI: Planning)
Sent: Thursday, September 21, 2023 6:14 PM
To: Scott Puckett (CDI: Engineering)
Cc: Katie L. Greenway (CDI: Planning); Beth Garmon (CDI: Planning)
Subject: 2122 & 0 Browns Bridge Rd

Scott,

I believe the comment below was probably a mistake but want to verify that you have no comments related to this item before I replace the verbiage below with “no comment” in the staff report. Also, Emily stated that this is on public sewer but the Utility comment says no public sewer available.

4. [2122 & 0 Browns Bridge Road | Use Subject to County Commission Approval | on a 1.708± acre tract located on the west side of Browns Bridge Road, approximately 62 feet from its intersection with Hilton Drive | Zoned H-B, GCOD; Tax Parcel 00122 001021 & 001031B | Proposed use: used vehicle sales lot | ** Commission District 4 | Antonio Duran, 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 wrested vegetation not centerline of stream.
FEMA and Hall County studied Flood plains present on site.
 - b. **Traffic:** Improvements along Baker Lane and Baker Circle may be required
 - c. **Utilities:** No sewer available

Item 4, 2122/0 Browns Bridge Road, Duran: Nc

Randi Doveton
Director of Planning and Development
Hall County Community Development and Infrastructure
(770) 297-5544 | www.hallcounty.org



Please **participate** in our **Comprehensive Plan update** and development of a **Unified Development Code (UDC)** by visiting our [project website](#).