



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

From: Bill Nash, Director of Public Works and Utilities

Date: October 5, 2023

t: 770.531.6800 | f: 770.531.3945

Subject: November 6, 2023 - Hall County Planning Commission Agenda

DIRECTOR
Srikanth Yamala

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 6, 2023 meeting. Upon review, we provide the following comments.

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

OLD BUSINESS

1. [5991 Circle Four Ranch | Use Subject to Planning Commission Approval | 17.110.030. caretaker and/or employee residences | on a 3.03± acre tract located approximately 686 feet south of its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 15048 000034C | Proposed use: caretaker residence | * Commission District 1 | Greg Loyd, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

NEW BUSINESS

2. [5540 Brookton Lula Road | Variance | from 17.240.010 and 16.50.040 to reduce the road frontage requirement from 90 feet to 50 feet | on a 3.48± acre tract, located on the north side of Brookton Lula Road \(GA Highway 52\), approximately 309 feet east of its intersection with Fields Road | Zoned AR-IV, Tax Parcel 12054 000038 \(pt.\) | Proposed Use: 2-lot subdivision | * Commission District 3 | Allen Lineberry, applicant.](#)
 - a. **Engineering:** Common driveway should have an easement.
 - b. **Traffic:** Driveway will need to be permitted by GDOT.
 - c. **Utilities:** No Sanitary Sewer
3. [\(A\) 5086 Poplar Springs Road | Variance | from 17.420.060 and 17.270 to increase the permitted sign area | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV \(GCOD\), Tax Parcel 15030A000029 | Proposed Use: church signage | * Commission District 3 | Dr. Kent Barrett, applicant.](#)
[\(B\) 5086 Poplar Springs Road | Variance | from 17.420.060 and 17.270 to allow internal illumination of a sign | on a 15.38± acre parcel located on the south side of Poplar Springs Road, across from its intersection with Hopewell Lane | Zoned AR-IV \(GCOD\), Tax Parcel 15030A000029 | Proposed Use: church signage | * Commission District 3 | Dr. Kent Barrett, applicant.](#)

- a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment
4. [6314 J F Jay Road | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 50 feet from centerline of road | on a 0.94± acre parcel located on the southwest side of J F Jay Road, approximately 125 east of its intersection with Old Dawsonville Road | Zoned V-C; Tax Parcel 10023 000005 | Proposed use: single-family residence | * Commission District 2 | Daniel Warren / YDTD 3, LLC, applicant.](#)
- a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment
5. [3428 Cagle Road | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of road to 40 feet from centerline of road | on a 0.57± acre parcel located on the south side of Cagle Road, approximately 810 feet from its intersection with Ridge Drive | Zoned R-I, Tax Parcel 09106A002019 | Proposed Use: residential addition | * Commission District 3 | Lee Bishop, applicant](#)
- a. **Engineering:** Must apply for a Stream Buffer Variance with Engineering. Provide an AutoCad file with changed impervious setback.
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment
6. [3715 Wahoo Falls Trace, 1000 Treesort View, and 0 Price Road | Amend Conditions of PCD | on a total of 39.56± acres located within the Riverbrook Marketplace development a.k.a. Riverbrook Marketplace Grocery and Shops | Zoned PCD & PRD \(GCOD\); Tax Parcels 10100 000156B, 000158, & 000156C | Proposed use: master sign plan | ** Commission District 2 | Todd Mathes, 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.
 - b. **Traffic:** No Comment
 - c. **Utilities:** City of Gainesville Sewer District
7. [2367, 2371, and 0 Monroe Drive | Rezone | from Agricultural Residential III \(AR-III\) and Heavy Industrial \(I-II\) to Heavy Industrial \(I-II\) | on a combined 1.22± acres located on the north side of Monroe Drive, approximately 765 feet east of its intersection with Danbury Lane | Zoned AR-III and I-II, Tax Parcels: 15032F000028, 000028B and 000060 | Proposed Use: truck parking and dumpster storage | ** Commission District 4 | Bobby Wood, 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.
 - b. **Traffic:** No Comment

c. **Utilities:** City of Gainesville Sewer District

8. [6086 Atlanta Highway | Rezone | from Agricultural Residential III \(AR-III\) to Highway Business \(H-B\)/Gateway Corridors Overlay District \(GCOD\) | on a 0.53± acre parcel located on the north east side of Atlanta Highway, approximately 382 feet from its intersection with Mount Salem Circle | Zoned AR-III, Tax Parcel: 08139 003001 | Proposed Use: permitted uses within H-B\(GCOD\) | ** Commission District 1 | Daniel Perdomo, 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.

b. **Traffic:** Any driveway additions or modifications will need to be permitted/approved by GDOT.

c. **Utilities:** City of Buford Sewer District