



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: September 15, 2023

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Subject: October 16, 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 October 16, 2023 meeting. Upon review, we provide the following comments.

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

OLD BUSINESS

1. [5463 River Chase Drive | Variance | from 17.240.010 to reduce the front yard setback from 30 feet to 7 feet | on a 0.63± acre tract, located on the east side of Thornton Ridge Drive, at its intersection with Riverchase Drive | Zoned R-I \(C\), Tax Parcel 15043F000001 | Proposed Use: above ground swimming pool | * Commission District 1 | Juan Merced, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

2. [0 Candler Road | Rezone | from Agricultural Residential-IV \(AR-IV\) to Heavy Industrial \(I-II\) within the Gateway Corridors Overlay District \(GCOD\) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV; Tax Parcel 15031A000001 | Proposed use: welding service | ** Commission District 3 | Paden M. Dunagan, 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.
 - b. **Traffic:** Proposed driveways ties into existing Candler Road (SR60) driveways, however, GDOT will need to approve expanded use of existing driveway.
 - c. **Utilities:** City of Gainesville sewer district.

3. [4057 Sargent Circle | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline to 35 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:** City of Gainesville sewer district, no sewer connection available. Will need septic permit from environmental health.

NEW BUSINESS

4. [\(A\) 2477 Dawsonville Highway | Variance | from 17.240.0160 to reduce the road frontage requirement on a divided highway from 500 feet to 50 feet | on a 1.47± acre tract located on the south side of Dawsonville Highway, across from its intersection with Vaughndale Circle | Zoned AR-III; Tax Parcel 10085 000096 \(pt.\) | Proposed Use 2-lot subdivision | * Commission District 2 | Cole Burchardt, applicant.](#)
[\(B\) 2477 Dawsonville Highway | Variance | from 17.240.0160 to reduce the road frontage requirement on a divided highway from 500 feet to 237 feet | on a 1.47± acre tract located on the south side of Dawsonville Highway, across from its intersection with Vaughndale Circle | Zoned AR-III; Tax Parcel 10085 000096 \(pt.\) | Proposed Use 2-lot subdivision | * Commission District 2 | Cole Burchardt, 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:** Access to the lots will need to be via the existing access easement
 - c. **Utilities:** No sewer facilities within feasible distance. Will need septic permit from environmental health.

5. [3052 Scenic Drive | Variance | from 17.240.010 to reduce the front yard setback from 55 feet from centerline of the road to 35 feet from centerline of road | on a 0.55± acre parcel located on the southeast side of Scenic Drive, at its terminus | Zoned V-C; Tax Parcel 10139 000086 | Proposed use: residential addition | * Commission District 3 | Jeff Miller, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

6. [4200 Cha Co Road | Rezone | from Agricultural Residential III \(AR-III\) to Residential I \(R-I\) | on a 43.50± acre parcel located on the southeastern side of Cha Co Road, approximately 425 feet west of its intersection with Sardis Road | Zoned AR-III, Tax Parcel: 10074 000004 | Proposed Use: 32-lot subdivision | ** Commission District 2 | John Roberts, 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
Internal roads are recommended
 - b. **Traffic:** recommend internal roadways to reduce the number of driveways.
 - c. **Utilities:** no sewer connection within feasible distance. Septic permit will be required from environmental health.

7. [Public Hearing to Amend sections 17.420, Gateway Corridors Overlay District, Title 17 of the Official Code of Hall County, Georgia; to adopt Property Maintenance standards. ** | Hall County Planning Staff, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment