



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 19, 2023

t: 770.531.6800 | f: 770.531.3945

Subject: November 20, 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 20, 2023 meeting. Upon review, we provide the following comments.

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

NEW BUSINESS

1. [6538 County Line Road | Variance | 16.50.040 | to reduce the road frontage requirement from 90 feet to 50 feet | on a 1.97± acre parcel located on the northwest side of County Line Road, across from its intersection with Booker Farm Drive | Zoned AR-IV, Tax Parcel 15006D000005 \(pt.\) | Proposed Use: 3-lot subdivision | * Commission District 3 | Meden Montano, applicant.](#)
 - a. **Engineering:** Show stream buffer and impervious setback from wretched vegetation not centerline of stream
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Sewer utilities within feasible distance

2. [\(A\) 5013 Pleasant View Circle | Variance | 17.240.010 | to reduce the right side yard setback from 10 feet to 5 feet | on a 0.46± acre parcel located on the west side of Pleasant View Circle, approximately 206 feet north of its intersection with Stephens Road | Zoned R-I, Tax Parcel 08065 000003HH | Proposed Use: detached garage | * Commission District 2 | Keith E. Hix, applicant.](#)
[\(B\) 5013 Pleasant View Circle | Variance | 17.240.010 | to reduce the rear yard setback from 20 feet to 5 feet | on a 0.46± acre parcel located on the west side of Pleasant View Circle, approximately 206 feet north of its intersection with Stephens Road | Zoned R-I, Tax Parcel 08065 000003HH | Proposed Use: detached garage | * Commission District 2 | Keith E. Hix, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

3. [3998 Sundown Drive | Variance | 17.240.010 | to reduce the rear yard setback requirement from 20 feet to 1 foot | on a 0.43± acre tract, located on the north side of Sundown Drive, approximately 760 feet east of its intersection with Hardy Road | Zoned R-I, Tax Parcel 10121 000025 | Proposed Use: residential addition | * Commission District 2 | Cedric & Lynne Randolph, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

4. [4549, 4555, 4561, 4567, 4571, 4601, 4607, and 4611 Candlestick Lane | Amend Conditions of PRD | 9-unit townhome development | on a combined 3.89± acres located on the north side of Candlestick Lane, across from its intersection with Shawnee Drive | Zoned PRD, Tax Parcels: 08067 000045, 000044, 000043, 000042, 000041, 000039, 000038, and 000037 | Proposed Use: 9-unit townhome development | ** Commission District 2 | RyRoMa Properties, LLC, 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.
Show FEMA and Hall County studied Flood plains that are present on site
 - b. **Traffic:** No parking on right-of-way permitted. A portion of the parking lot for building 3 is shown on the right-of-way and will need to be relocated.
As shown, driveways for building 1 do not appear to meet driveway regulations (code 12.40).
 - c. **Utilities:** City of Oakwood sewer district
Health department approval required for on-site septic.

5. [3955 & 4035 Leach Road | Rezone | from Agricultural Residential III \(AR-III\) and Residential I \(R-I\) to Planned Residential Development \(PRD\) | on a combined 174.44± acres located on both the east and west sides of Leach Road, north of the intersection of Leach Road and Red Bird Circle | Zoned AR-III and R-I; Tax Parcels 10033 000001 & 10050 000008 | Proposed use: 307-lot detached single-family development | ** Commission District 2 | Shadow Stone Partners, LLC, 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.
Show FEMA and Hall County studied Flood plains that are present on site.
 - b. **Traffic:** Recommend a condition that requires the recommendations outlined in the traffic impact study be implemented and all costs associated with the improvements be the financial responsibility of the applicant/ developer.
 - c. **Utilities:** Gainesville/ Hall sewer district: no sewer connection within feasible distance.