



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: November 20, 2023

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Subject: December 18, 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 December 18, 2023 meeting. Upon review, we provide the following comments.

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

OLD BUSINESS

1. [4917 Gilstrap Circle | Variance | 17.240.010 to reduce the front yard setback requirement from 65 feet from centerline to 49 feet from centerline of road | on a 0.42± acre parcel located on the south side of Gilstrap Circle, approximately 315 feet west of its intersection with Cleveland Highway | Zoned AR-IV; Tax Parcel 12020 000016A | Proposed use: single-family residence | * Commission District 3 | Jarica Cardoso, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

NEW BUSINESS

2. [2392 and 2388 Ford White Road | Variance | 17.240.010 to reduce the front yard setback requirement from 55 feet to 35 feet from centerline of road | on a 1.00± acre tract located on the south side of the terminus of Ford White Road | Zoned V-C, Tax Parcel 10094A000024 & 10094A000025 \(pt.\) | Proposed Use: residential addition | * Commission District 2 | Margaret M. Thompson, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment
3. [6570 Bermuda Lane | Variance | 17.240.010 to reduce the side yard setback requirement from 10 feet to 0.5 feet from property line | on a 0.49± acre tract located on the north side of the terminus of Bermuda Lane | Zoned R-I, Tax Parcel 08131 009004 | Proposed Use: carport | * Commission District 2 | Tyler Pridemore, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

4. [6409 Lights Ferry Road | Use Subject to County Commission Approval | on a 19.18± acre tract located on the south west side of Lights Ferry Road, approximately 1,000 feet from its intersection with Ford Road | Zoned V-C, Tax Parcel 08120 000003 \(pt.\) | Proposed Use: 22-lot subdivision | ** Commission District 2 | Bret Muetzelfeld, 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.
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 that Ford Road (private) be widened to provide a 20 foot minimum travel way from Lights Ferry Road to the far property line of proposed lot #22 as shown on the concept plan.
Proposed Rip Road will need to meet Hall County subdivision regulations unless specific variances are requested/ approved during the zoning process. Existing lots at the end of Rip Road will need to touch the proposed right f way in order to provide road frontage. Minimum frontage required on a cul-de-sac is 40 feet measured on the chord.
 - c. **Utilities:** Flowery Branch sewer district.

5. [2455 Floyd Road | Rezone | from Residential II \(R-II\) to Planned Residential Development \(PRD\) on a 5.74± acre tract located on the north side of Floyd Road, approximately 300 feet from its intersection with Barnes Drive | Zoned R-II, Tax Parcel 15022 000037 | Proposed Use: 44-unit townhome development | ** Commission District 4 | Jason Dye, 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.