



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: November 30, 2023
Subject: January 2, 2024 - Hall County Planning Commission Agenda

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Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 2, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [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:** Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

2. [3806 Chestatee Road | Variance | 16.50.040 to reduce the road frontage requirement from 90 feet to 50 feet | on a 13.28± acre tract located on the north side of Chestatee Road, at its intersection with Chestatee Cut Off | Zoned AR-III, Tax Parcel 10024 000045 | Proposed Use: 2-lot subdivision | * Commission District 2 | Mark Kennedy, 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 FEMA and Hall County studied Flood plains that are present on site
 - b. **Traffic:** Driveway sight distance
 - c. **Utilities:** Hall County sewer- no connection within feasible distance

3. [4732 Cool Springs Road | Variance | 16.50.040 to reduce the road frontage requirement from 90 feet to 64 feet | on a 3.55± acre tract located on the north side of Cool Springs Road, approximately 383 feet from its intersection with Forest Boulevard | Zoned AR-III, Tax Parcel](#)

[10052 000004 | Proposed Use: 2-lot subdivision | * Commission District 2 | Mariana Palmer, applicant.](#)

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

4. [3922 Green Drive | Rezone from R-I to AR-III | on a 8.83± acre tract located on the south side of the Green Drive, approximately 348 feet from its intersection with Clarks Bridge Road | Zoned R-I; Tax Parcel 10156 000009 \(pt.\) | Proposed Use: 3-lot subdivision | ** Commission District 3 | Larry Poole, 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.
- b. **Traffic:** Driveway sight distance
- c. **Utilities:** Gainesville/ Hall sewer district- no sewer connection within feasible distance.

5. [5348 Channel Drive | Amend Conditions of Zoning | on a 17.60± acre tract located on the south side of Channel Drive, approximately 2,085 feet from its intersection with Bryant Quarter Road | Zoned AR-IV; Tax Parcel 15001C000007 | Proposed Use: 2-lot subdivision | ** Commission District 3 | Robert Ratcliffe, 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:** Driveway sight distance
- c. **Utilities:** Gainesville/ Hall sewer district: no sewer connection within feasible distance.

6. [6512 Misty Harbor Court | Use Subject to County Commission Approval | 17.60.040.H Minor subdivisions | on a 7.14± acre tract on the east side of Misty Harbor Court, approximately 1,000 feet from its intersection with Misty Harbor Lane | Zoned R-I; Tax Parcel 08149 000002C | Proposed Use: 5-lot subdivision | ** Commission District 2 | Yunsoon Kim, 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:** No Comment

c. **Utilities:** Flowery Branch sewer district

7. [2955 Candler Road | Use Subject to County Commission Approval | 17.170.020.13 Manufacture of cement, cement products, concrete, clay products, lime, gypsum, brick, tile or plaster of Paris | on a 33.46± tract on the east side of Candler Road, approximately 407 feet from its intersection with Dale Road | Zoned I-II; Tax Parcel 15025 000011 | Proposed Use: concrete plant | ** Commission District 3 | Steve Gilliam, applicant.](#)

- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
- b. **Traffic:** Clarify how access to the parcel will be maintained. Will an easement be created through an adjacent parcel?
- c. **Utilities:** No Comment