



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: December 15, 2023

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Subject: January 16, 2024 - Hall County Planning Commission Agenda

DIRECTOR
Srikanth Yamala

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 16, 2024 meeting. Upon review, we provide the following comments.

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

NEW BUSINESS

1. [1047 Jordan Drive | Variance | 17.240.010 to reduce the front yard setback requirement from 55 feet to 31 feet from centerline of road | on a 0.25± acre tract located on the south side of Jordan Drive, approximately 232 feet from its intersection with Cooley Drive | Zoned R-II, Tax Parcel 00140A000023 & 22 | Proposed Use: bring an existing deck into compliance | * Commission District 4 | Ricky Williams, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

2. [9 Mike Drive | Variance | 17.240.010 to reduce the rear yard setback requirement from 20 feet to 10 feet from property line | on a 0.56± acre tract located at the corner of Mike Drive and Ophelia Drive | Zoned R-I, Tax Parcel 08014 003011 | Proposed Use: being an existing accessory building into compliance | * Commission District 4 | Efrain Romero, applicant.](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

3. [3580 and 3526 Poplar Springs Road and 3601 Pierce Drive | Amend Conditions of a PRD | on a combined 97.48± acre tract located on the south side of the Poplar Springs Road at its intersection with Poplar Springs Church Road | Zoned PRD; Tax Parcel 15036A000001, 000003 & 000011 | Proposed Use: 192-lot single-family development | ** Commission District 1 | Clint Dixon for Clayton Properties Group, Inc, applicant.](#)
 - a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
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:** GDOT permit for access off Poplar Spring Rd.
 - c. **Utilities:** City of Oakwood
4. [4363 Sardis Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) on a on a 41.71± acre parcel located on the west side of Sardis Road, approximately 361 feet from its intersection with Short Road | Zoned AR-III; Tax Parcel 10075 000004 | Proposed use: 125-lot single-family development | ** Commission District 2 | Grace of Georgia Developments, 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
 - b. **Traffic:** Per Hall County code 16.60.290, a left turn lane (in addition to a decel lane) is required.
Roadways depicted in the site do not meet Hall County subdivision regulations (Hall County Code Title 16). Any variances to these regulations will need to specific, justified and considered/approved during the rezoning process.
Dual cul-de-sacs depicted on one roadway is not permitted.
No parking spaces along roadways permitted. Mail kiosk site will need to be modified per our typical.
 - c. **Utilities:** Hall County/ Gainesville sewer district- no connection within feasible distance.
5. [4670 Union Church Road | Amend Conditions of a PRD | on a 50.75± acre tract located on the east side of Union Church Road, approximately 166 feet from its intersection with Steeple Chase Lane | Zoned PRD; Tax Parcel 15043 000001 | Proposed Use: 100-lot single-family development | ** Commission District 1 | Ridgeline Land Planning, Inc. 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:** No Comment
6. [2554 White Sulphur Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) | on a 11.94± acre tract on the east side of White Sulphur Road, approximately 230 feet from its intersection with Ramsey Circle | Zoned AR-III; Tax Parcel 15020C000005 | Proposed Use: 53-unit townhome development | ** Commission District 3 | CMWB Company, 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.

- b. **Traffic:** Access along White Sulphur Road must be reviewed/approved/permited through the City of Gainesville. Internal roadways depicted in the site plan do not meet Hall County regulations (hall County Code Title 16). Any variance will need to be specific, justified and considered/approved during the rezoning process. This would include, but not be limited to, curve radius, no dead end roads, etc.
On street parking spaces are not permitted by Hall County code.
Mail kiosk design does not meet county requirements.
- c. **Utilities:** City of Gainesville sewer district