



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: January 18, 2024

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Subject: February 19, 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 February 19, 2024 meeting. Upon review, we provide the following comments.

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

NEW BUSINESS

1. [\(A\) 6294 Windward Lane | Variance | 17.240.010. to reduce the front yard setback from 55 feet to 30 feet from centerline of road | on a 0.23± acre tract located at the terminus of Windward Lane, approximately 300 feet from its intersection with Cruiser Court | Zoned V-C, Tax Parcel 08108 000021 | Proposed Use: Construction of a single-family residence | * Commission District 2 | Robert Burke, applicant](#)
[\(B\) 6294 Windward Lane | Variance | 17.240.010. to reduce the right side yard setback from 10 feet to 5 feet | on a 0.23± acre tract located at the terminus of Windward Lane, approximately 300 feet from its intersection with Cruiser Court | Zoned V-C, Tax Parcel 08108 000021 | Proposed Use: Construction of a single-family residence | * Commission District 2 | Robert Burke, applicant](#)
[\(C\) 6294 Windward Lane | Variance | 17.240.010. to reduce the rear yard setback from 20 feet to 5 feet | on a 0.23± acre tract located at the terminus of Windward Lane, approximately 300 feet from its intersection with Cruiser Court | Zoned V-C, Tax Parcel 08108 000021 | Proposed Use: Construction of a single-family residence | * Commission District 2 | Robert Burke, applicant](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

2. [6585 Johnson Circle | Variance | 17.240.010. to reduce the front yard setback from 55 feet to 36 feet from centerline of road | on a 0.34± acre tract located on the north side of Johnson Circle, approximately 517 feet from its intersection with Yacht Club Road | Zoned PRD; Tax Parcel 08161 004005 | Proposed Use: Construction of a single-family residence | * Commission District 2 | Kristy Wilkerson – Brown Haven Homes, applicant](#)
 - a. **Engineering:** No Comment
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

3. [6384 Yellow Creek Road | Use Subject to County Commission Approval | on a 53.13± acre tract located on the northwest side of Yellow Creek Road, approximately 350 feet from its intersection with Cajitoma Drive | Zoned AR-III; Tax Parcel 11129 000028 | Proposed Use: Equestrian center | ** Commission District 2 | Sara Hathaway, applicant](#)
 - a. **Engineering:** 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 Comment
 - c. **Utilities:** Hall County sewer district – No connection within feasible distance available.

4. [4610, 4616, 4630 & 4636 Winder Highway | Amend Conditions of PRD | on a combined 31.64± acre tract located on the southwest side of Winder Highway, at the intersection with Plantation Drive | Zoned PRD; Tax Parcel 15037A000001 & 15037A000070 | Proposed Use: 54-lot single-family residential development | ** Commission District 1 | Steven P. Gilliam, 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:** GDOT access permit required
Site plan shows an eyebrow cal-de-sac which is not permitted in code.
Applicant will need to request receive a variance.
 - c. **Utilities:** Hall County sewer – Connection within feasible distance.

5. [2030, 2034, 2036, 2038 & 2040 Spring Road | Rezone | from Highway Business \(H-B\) to Planned Residential Development \(PRD\) | on a combined 1.99± acre tract located on the north side of Spring Road, approximately 475 feet from its intersection with Skelton Road | Zoned H-B; Tax Parcel 00122 002013, 14, 15 & 16 | Proposed Use: 13-unit townhome development | ** Commission District 4 | Tim Ferguson, 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