



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: April 4, 2024

t: 770.531.6800 | f: 770.531.3945

Subject: May 6, 2024 - Hall County Planning Commission Agenda

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

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 6, 2024 meeting. Upon review, we provide the following comments.

OLD 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:** we do not have authority to get in the 25' buffer that would be the EPD.
Isn't there a project to widen the road? What is that going to do with ROW. Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
 - b. **Traffic:** No comment.
 - c. **Utilities:** Applicant needs to confirm location of septic system to ensure there is no conflict.

NEW BUSINESS

2. [0 Ridge Road | Variance | 16.50.040. to reduce the required road frontage of 3 proposed lots | on a 5.98± acre tract located on the west side of Ridge Road, approximately 1,855 feet from its intersection with Friendship Road \(GA-347\) | Zoned AR-III; Tax Parcel 08154 000002 | Proposed Use: 3-lot subdivision | * Commission District 1 | Scott Puckett, Inc., 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
As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
 - b. **Traffic:** Provide sight distance on all drives.
 - c. **Utilities:** No comment
3. [2182 Wildwood Drive | Variance | 17.240.010. to reduce the front yard setback | on a 0.82± acre tract located on the south side of Wildwood Drive, at its intersection with Wildwood Court | Zoned AR-III; Tax Parcel](#)

[15032F000051 | Proposed Use: Bring existing home into compliance | * Commission District 4 | Nancy Sanchez, applicant](#)

- a. **Engineering:** No comment.
- b. **Traffic:** No comment
- c. **Utilities:** No comment

4. [4807 Patterson Lane | Variance | 17.240.010. to reduce the front yard setback | on a 5.04± acre tract located on the south side of Patterson Lane, approximately 80 feet from its intersection with Price Road \(GA-136\) | Zoned AR-III; Tax Parcel 10053 000014 | Proposed Use: Accessory building | * Commission District 2 | The Master's Table Church, Inc., applicant](#)

- a. **Engineering:** Need to do maintenance on stormwater BMP
- b. **Traffic:** No comment
- c. **Utilities:** No comment

5. [3742 Beaver Creek Road | Variance | 17.240.010. to reduce the front yard setback | on a 0.81± acre tract located at the terminus of Beaver Creek Road, approximately 1,128 feet from its intersection with Timber Walk Drive | Zoned R-I; Tax Parcel 10121A000042 | Proposed Use: Detached garage | * Commission District 2 | Phillip Kevin Turner, applicant](#)

- a. **Engineering:** Show drainage easement
- b. **Traffic:** No comment
- c. **Utilities:** No comment

6. [4099 Runnel Hill | Variance | 17.270.070.A.2. to increase the maximum height of a monument sign | on a 6.28± acre tract located on the east side of Wahoo Falls Trace, at its intersection with Runnel Hill | Zoned PRD; Tax Parcel 10100 000174 | Proposed Use: Monument sign | * Commission District 2 | Cody Kephart, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** No comment

7. [5656 Hog Mountain Road | Variance | 17.240.010. to reduce the left side yard setback | on a 1.00± acre tract located on the west side of Hog Mountain Road, approximately 1,155 feet from its intersection with Blackjack Road | Zoned AR-III; Tax Parcel 08136 000001A | Proposed Use: Residential addition | * Commission District 1 | Timothy J. Morgan, applicant](#)

- a. **Engineering:** Stream buffers along with creek
- b. **Traffic:** No comment
- c. **Utilities:** No comment

8. [4199 Perry Drive | Variance | 17.240.010. to reduce the left side yard setback | on a 0.26± acre tract located on the south side of Perry Drive, approximately 1,915 feet from its intersection with Mount Vernon Road \(GA-](#)

[283](#)) | [Zoned V-C; Tax Parcel 10117 000024](#) | [Proposed Use: Detached garage](#) | * [Commission District 3](#) | [Nicholas DiQuollo, applicant](#)

- a. **Engineering:** No comment.
- b. **Traffic:** No comment
- c. **Utilities:** No comment

9. [2216 Barnes Drive | Variance](#) | 17.240.010. to reduce the right side yard setback | on a 0.38± acre tract located on the west side of Barnes Drive, approximately 344 feet from its intersection with Floyd Road | [Zoned R-II; Tax Parcel 15032C000023](#) | [Proposed Use: Bring existing home into compliance](#) | * [Commission District 4](#) | [Marvin Mairena, applicant](#)

- a. **Engineering:** No comment.
- b. **Traffic:** No comment
- c. **Utilities:** No comment

10. [\(A\) 1631 Friendship Road | Variance](#) | 17.270.040.E. to reduce the front yard setback for a monument sign | on a 24.23± acre tract located on the north side of Friendship Road (GA-347), approximately 675 feet from its intersection with Corners Drive | [Zoned PCD \(GCOD\); Tax Parcel 150039 000012B](#) | [Proposed Use: Monument sign](#) | * [Commission District 1](#) | [Friendship 24, LLC, applicant](#)
[\(B\) 1631 Friendship Road | Variance](#) | 17.270.040.E. to reduce the left side yard setback for a monument sign | on a 24.23± acre tract located on the north side of Friendship Road (GA-347), approximately 745 feet from its intersection with Corners Drive | [Zoned PCD \(GCOD\); Tax Parcel 150039 000012B](#) | [Proposed Use: Monument sign](#) | * [Commission District 1](#) | [Friendship 24, LLC, applicant](#)
[\(C\) 1631 Friendship Road | Variance](#) | 17.420.060.1.ii. to increase the maximum height of a monument sign | on a 24.23± acre tract located on the north side of Friendship Road (GA-347), approximately 745 feet from its intersection with Corners Drive | [Zoned PCD \(GCOD\); Tax Parcel 150039 000012B](#) | [Proposed Use: Monument sign](#) | * [Commission District 1](#) | [Friendship 24, LLC, applicant](#)

- a. **Engineering:** No comment.
- b. **Traffic:** No GA D.O.T. access permit required.
- c. **Utilities:** No gravity sewer at site

11. [402 McConnell Drive | Reestablishment of a nonconforming use](#) | on a 0.22± acre tract located on the west side of McConnell Drive, approximately 186 feet from its intersection with Mimosa Street | [Zoned R-II, Tax Parcel 00133 010011](#) | [Proposed Use: Automobile repair and maintenance](#) | ** [Commission District 4](#) | [Randy Matheny, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** No comment

12. 5953, 5957, 5961, 5963 & 5967 Pocahontas Drive | Amend conditions of zoning | on a 5.28± acre tract located on the east side of Pocahontas Drive, at its intersection with Nachoochee Trail | Zoned R-1; Tax Parcel 08131 002046 | Proposed Use: 5-lot subdivision | ** Commission District 2 | Kimberly Zax, 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.
- b. **Traffic:** Proper sight distance required for each driveway
- c. **Utilities:** No gravity sewer