



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 18, 2024

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Subject: May 20, 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 20, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [3634 Oakland Lane | Variance | 17.240.010. to reduce the rear yard setback | on a 0.30± acre tract located on the west side of Oakland Lane, approximately 340 feet from its intersection with Pleasant Hill Road | Zoned R-I; Tax Parcel 08032 000045 | Proposed Use: Residential addition | * Commission District 4 | Alexandra Parra, applicant](#)

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

2. [3001 Athens Highway | Variance | 17.420.050.F. to allow for an internally illuminated monument sign within GCOD | on an 80.79± acre tract located on the east side of Athens Highway \(GA-11\), at its intersection with Baker Road | Zoned I-I & AR-IV \(GCOD\); Tax Parcel 15023 000040 | Propose Use: Monument sign | * Commission District 3 | Carroll Daniel Construction Co. attn: Robert Tieman, applicant](#)

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

3. [4216 Winder Highway | Variance | 17.420.060. to allow for two wall signs within GCOD | on a 3.93± acre tract located on the west side of Winder Highway \(GA-53\), approximately 490 feet from its intersection with Martin Road | Zoned H-B \(GCOD\); Tax Parcel 15044B000011 | Propose Use: Wall sign | * Commission District 1 | Serena Johnston/The Huxton Group, LLC, applicant](#)

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

4. [4610 & 4616 Winder Highway | Amend Conditions of Zoning | on a combined 31.64± acre tract located on the south side of Winder Highway \(GA-53\); at its intersection with Plantation Drive | Zoned PRD; Tax Parcels 15037A000070 & 15037A000001 | Proposed Use: 88-unit townhome development | ** Commission District 1 | Georgia South Development, 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 FEMA and Hall County studied Flood plains that are present on site
Roads should be private
 - b. **Traffic:** GDOT access permit required
Recommend internal roadways be private and maintained by an HOA or property management company.
Unit driveways are shown as 22 feet in length to the sidewalk parked vehicles may protrude onto the right-of-way. Larger vehicles may protrude over the sidewalk. Recommend a minimum of 22 feet driveways to the proposed right-of-way and not to the sidewalk.
 - c. **Utilities:** Sanitary sewer located adjacent to site.

5. [4549 Clarks Bridge Road | Use Subject to County Commission Approval | on a 11.68± acre tract located on the west side of Clarks Bridge Road \(GA-284\), approximately 90 feet from North Browning Bridge Road | Zoned AR-IV; Tax Parcel 12071 000052 | Proposed Use: Equestrian center with variances from the standards | ** Commission District 3 | Marie Allen, 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:** No comment

6. [4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone | from Agricultural Residential III \(AR-III\) & Agricultural Residential IV \(AR-IV\) to Planned Residential Development \(PRD\) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road, at its intersection with Noah Martin Drive | Zoned AR-III & AR-IV; Tax Parcels 15007 000254 \(pt.\), 15019 000043 & 15019 000114 | Proposed Use: 349-unit residential development | ** Commission District 3 | Josh Boling, applicant](#)
 - a. **Engineering:** Property is in major flood area
Show FEMA and Hall County studied Flood plains that are present on site
Property is in north Oconee WPD
Show N. Oconee WPD buffers
No rise study required for construction in flood zone
Roads should be private
 - b. **Traffic:** Roadways are shown as private, however, this should be required.

Access from Cornelia Hwy (SR 365) is shown as private, however, Label indicates “end of county maintained right-of-way” internally. Clarify. Additional comments may be necessary after clarification.

Fire only access on White Hall Road must be gated and no ability for internal traffic to turn around is provided

Recommend the gravel section of Cagle Mill Road be improved to county paved standards to White Hall Road in order to facilitate site traffic to and from Old Cornelia Hwy.

Site plan indicates a fire only access on Cagle Mill Road labeled as “Gated fire only entrance with Knox Box” However no access is shown. Clarify.

GDOT permit required for Cornelia Hwy (SR 365) access.

- c. **Utilities:** Hall County lift station on GA 365

- 7. [4745 Cagle Mill Road | Rezone | from Agricultural Residential III \(AR-III\) & Agricultural Residential IV \(AR-IV\) to Planned Industrial Development \(PID\) & Gateway Corridors Overlay District \(GCOD\) | on a 10.59± acre tract located on the east side of Cornelia Highway \(GA-365\), approximately 4,970 feet from Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 00254 \(pt.\) | Proposed Use: Industrial development | ** Commission District 3 | Josh Boling, applicant](#)

- a. **Engineering:** See #6 comments

- b. **Traffic:** GDOT permit required for Cornelia Hwy (SR365) access.

- Very short section of entrance is proposed to be county maintained but should be a private driveway.

- c. **Utilities:** Hall county lift station on GA 365

- 8. [4151 Nopone Road | Rezone | from Agricultural Residential IV \(AR-IV\) & Suburban Shopping \(S-S\) to Planned Industrial Development \(PID\) | on a 14.06± acre tract located on the north side of Nopone Road, approximately 623 feet from its intersection with Cleveland Highway \(GA-11\) | Zoned AR-IV & S-S; Tax Parcel 12026 000004 \(pt.\) | Proposed Use: Self-storage facility | ** Commission District 3 | John Hemphill c/o Cloudwalker Investments, 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..

- b. **Traffic:** Access must meet Hall County Commercial standards

- A trip generation report and turn lane analysis must be completed to determine if improvements to Nopone Road are warranted.

- c. **Utilities:** No gravity sewer lift station adjacent to site

- 9. [5052 Cagle Road | Rezone | from Agricultural Residential IV \(AR-IV\) to Planned Industrial Development \(PID\) & Gateway Corridors Overlay District \(GCOD\) | on a 20.98± acre tract located on the south side of Cagle Road, at its intersection with Lula Road \(GA-52\) | Zoned AR-IV; Tax Parcel 09084 000003 | Proposed Use: Industrial development | ** Commission District 3 | Gregg Poole, 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:** GDOT permit required for access to Lula Road (SR 52) Internal road should be private and not County maintained. No access to Cagle Road is shown on the site plan, however, recommend a condition that access to Cagle Road is prohibited.
- c. **Utilities:** No sanitary sewer lines available.

10. [5079 Old Winder Highway | Rezone | from Residential I \(R-I\) to Planned Residential Development \(PRD\) | on a 20.02± acre tract located on the east side of Old Winder Highway, approximately 1,496 feet from its intersection with Daylily Drive | Zoned R-I; Tax Parcel 15038 000059 | Proposed Use: 105-unit townhome 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. Roads should be private
- b. **Traffic:** GDOT approval / permit required for Old Winder Hwy (SR211) Internal roadways shown on site plan will not meet county standards and no variances were requested. If approved as shown, recommend roadways be private and not county maintained. Unit driveways are shown as 22 feet in length to the sidewalk. Parked vehicles may protrude onto the right-of-way. Larger vehicles may protrude over the sidewalk. Recommend a minimum of 22 feet driveways to proposed right-of-way and not to the sidewalk.
- c. **Utilities:** No sanitary sewer adjacent to site