



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: May 2, 2024

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Subject: June 3, 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 June 3, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [0 Lake Lanier Heights Road | Variance | 17.240.010. to reduce the front yard setback | on a 0.25± acre tract located at the terminus of Lake Lanier Heights Road, approximately 2,095 feet from its intersection with Lanier Heights Circle | Zoned V-C; Tax Parcel 07353 001020 | Proposed Use: Construct a single-family residence | * Commission District 2 | Marty Orr, applicant](#)
 - a. **Engineering:** No comment.
 - b. **Traffic:** No comment.
 - c. **Utilities:** No comment.

2. [6263 & 6267 Grant Ford Road | Use Subject to County Commission Approval | on a combined 23.44± acre tract located on the east side of Grant Ford Road approximately 1,123 feet from its intersection with Dove Court | Zoned R-I; Tax Parcels 10002 000010 & 000005 | Proposed Use: 9-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, 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. There appears to be a 46KV transmission line in the location of the proposed road that must be moved.
 - b. **Traffic:** No comment.
 - c. **Utilities:** No sewer in area.

3. [\(A\) 5608 Azelia Drive | Rezone | from Agricultural Residential III \(AR-III\) and Vacation Cottage \(V-C\) to Vacation Cottage \(V-C\) | on a 40.11± acre tract located on the north side of Azelia Drive, at its intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, applicant](#)
[\(B\) 5608 Azelia Drive | Use Subject to County Commission Approval | on a 40.11± acre tract located on the north side of Azelia Drive, at its](#)

[intersection with Williamson Drive | Zoned AR-III & V-C; Tax Parcel 11156 000025 | Proposed Use: 14-lot residential subdivision | ** Commission District 2 | Rochester | DCCM, 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
- b. **Traffic:** No comment
- c. **Utilities:** No sewer system

4. [5279 Union Church Road | Use Subject to County Commission Approval | on a 2.66± acre tract located on the east side of Union Church Road, approximately 254 feet from its intersection with Laurel Terrace | Zoned R-I; Tax Parcel 15043A000008 | Proposed Use: 2-lot residential subdivision | ** Commission District 1 | Andy Carter, applicant](#)

- a. **Engineering:** All work performed on drainage easement must be approved by the county engineer.
- b. **Traffic:** No comment
- c. **Utilities:** No sewer system

5. [0 & 3454 Gillsville Highway | Rezone | from Agricultural Residential IV \(AR-IV\) to Planned Residential Development \(PRD\) | on a combined 30.78± acre tract located on the south side of Gillsville Highway \(GA-323\), approximately 370 feet from its intersection with East Hall Road | Zoned AR-IV; Tax Parcels 15016 000158A & 000028C | Proposed Use: 20-lot residential subdivision | ** Commission District 3 | Sabina Chowdhury, 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
Show stream buffer and impervious setback from wretched vegetation not centerline of stream.
- b. **Traffic:** GDOT permit required for proposed access on SR323.
- c. **Utilities:** No sewer system

6. [1560, 1582 & 1586 Pine Valley Road | Amend Conditions of a PRD | on a combined 34.03± acre tract located on the west side of Pine Valley Road, at its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 \(pt.\), 000039B & 000203 | Proposed Use: 148-unit townhouse development | ** Commission District 3 | Shadow Stone Partners, LLC, applicant](#)

- a. **Engineering:** All roads to be privately maintained

Show FEMA and Hall County studied Flood plains that are present on site
Show stream buffer and impervious setback from wretched vegetation not centerline of stream

- b. **Traffic:** No comment
- c. **Utilities:** Gainesville sewer district

7. [1560 Pine Valley Road | Rezone | from Planned Residential Development \(PRD\) to Planned Industrial Development \(PID\) | on an approximately 3.0± acre tract located on the west side of Pine Valley Road, approximately 1,330 feet from its intersection with White Sulphur Road | Zoned PRD; Tax Parcels 09124 000039 \(pt.\) | Proposed Use: Self storage warehouse | ** Commission District 3 | Shadow Stone Partners, LLC, applicant](#)

- a. **Engineering:** No comment
- b. **Traffic:** No comment
- c. **Utilities:** City of Gainesville sewer system territory. Existing sewer system is to the south on the larger left over portion of the site. The proposed storage building are lower in elevation than the existing sewer system. Additionally, an easement from the lower portion would need to be graded to the subject out parcel to access the sewer system.