



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Randi Doveton, Director of Planning and Development

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From: Bill Nash, Director of Public Works and Utilities

Date: May 16, 2024

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Subject: June 17, 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 17, 2024 meeting. Upon review, we provide the following comments.

NEW BUSINESS

1. [5231 Whitehall Road | Appeal of an administrative official | on a 1.45± acre tract located on the south side of Whitehall Road, approximately 2,300 feet from its intersection with Noah Martin Road | Zoned AR-IV; Tax Parcel 15007 000290 | Proposed Use: Pole barn | * Commission District 3 | Julian Cantrell, 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 comments
 - c. **Utilities:** No sewer in area. Hall County sewer area.

2. [448 West Highland Drive | Use Subject to County Commission Approval | 17.160.040 Food processing involving animals | on a 2.57± acre tract located at the terminus of West Highland Drive | Zoned I-I, Tax Parcel 00128 002009G | Proposed Use: Food processing involving animals | ** Commission District 4 | Jose Luis Bauza Faria](#)
 - 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:** No comments
 - c. **Utilities:** Gainesville sanitary sewer connection is in the CDS to the north.

3. [4336, 4370, & 4420 Benefield Road | Rezone | from Agricultural Residential IV \(AR-IV\) and Planned Commercial Development \(PCD\) to Planned Residential Development \(PRD\) | on a combined 68.83± acre tract located on the south side of Benefield Road, approximately 900 feet from its intersection with Village South Drive | Zoned AR-IV and PCD; Tax Parcels 15028 000014, 000070, & 000090 \(pt.\) | Proposed Use: 302-unit residential development | ** Commission District 1 | Edge City Properties, 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.
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:** Recommend improvements identified in the traffic impact study be required. Some will require GDOT coordination.
Per County Code, a left turn lane and decel (right) turn lane will be required for both proposed Benefield Road access points. Recommend this be a condition.
Any design elements that do not meet County Code 16.60 will need a variance this includes proposed off-site guest parking areas, distance between intersections, curve radii, minimum length of a cul-da-sac, etc.
- c. Utilities:** Nearest sanitary sewer is west access Winder Hwy on howington Rd. – Hall County sewer.