

Anael Dominguez (CDI: Planning)

From: Beth Garmon (CDI: Planning)
Sent: Thursday, July 18, 2024 5:07 PM
To: Billy Powell (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner); Richard Higgins (County Commissioner)
Cc: Zachary Propes (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration)
Subject: FW: Azelia Drive
Attachments: Common Drive Plan 071524.pdf; Book 881 Page 214 (1).pdf; Graham Parcels.pdf

Good afternoon, Commissioners.

Please find attached and below the response from Bradley Dunckel regarding several concerns related to the application for a 14-lot subdivision at 5608 Azelia Drive. I have asked Engineering to provide a response to the comments, and I received the following response offered as an alternative to Bradley's comments:

Common Drives and Some Road Improvements:

New driveways will be limited to three new driveways on Azelia Drive and three new driveways on Williamson Drive. Additional lots will require access from these shared drives with access easements. The 20' wide paved surface should be extended to the end of the lot with the last new driveway on both roads. Improved roadways must meet the current AASHTO standards for a 25mph speed design and may require additional permanent and/or temporary construction easements for slopes and drainage.

Azelia Drive Existing 30' R/W to be expanded to 60' R/W on development side for entire length. Additional R/W dedicated at end with a 60' Radius to allow future construction of an Emergency Service Vehicle turnaround. (R/W expansion must be on developer side because the lake constrains the other side.)

Williamson Drive Existing 30' R/W to be expanded 15 additional feet on development side for entire length. Additional R/W dedicated at end with a 60' Radius to allow construction of a Emergency Service Vehicle turnaround.

Please let me know if you have any questions, or need further clarification.

Thank you,
Beth

Beth Garmon

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All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.



From: Bradley K. Dunckel <bkdunckel@rochester-assoc.com>
Sent: Wednesday, July 17, 2024 9:18 AM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Cc: Jeremy D. Frydrych <jdfrydrych@rochester-assoc.com>
Subject: Azelia Drive

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Beth/Katie - I am working with Josh Nelson to address some of the apparent concerns with our proposal to subdivide his property into 14 lots.

Fire Marshal - The Fire Marshal's comments were regarding turnarounds and extension of the water system. The attached subdivision plat at the end of Azelia Drive, recorded in 2022, appears to have met the dedicated R/W requirement for a standard turn around but without any pavement improvements. Additionally, I don't see where the extension of a water line was required in this case. In reading the full IFC code, the fire hydrant requirement (507.1) appears to be applicable to land development approvals only and not houses constructed on a lot utilizing the existing streets or roads which are covered by the IRC. A strict interpretation of the IFC code would render lot subdivisions non-feasible in a large part of the county not served by public water. I hardly think that this is the intent of staff or the Commission.

Stormwater - Engineering comments regarding stormwater management would be handled on a lot by lot basis similar to what we did for the Shirley Road, 15 lot subdivision. Without doing mass grading, there is no reasonable way to provide an overall stormwater management solution.

Access – We are working on a plan that would reduce the number of access driveways to 4, by utilizing 3 common drives onto Azelia. We would maintain one drive, as currently exists, onto Williamson Dr. The furthestmost drive onto Azelia would be approximately 550' from where the pavement currently ends. Mr. Nelson is agreeable to dedicate 30' from the existing centerline for additional R/W. The single access from Williamson would be located near the existing barn. Since no additional drives would be added to Williamson, we would not create any type of turnaround at it's current end point.

Mr. Graham – Mr. Graham's property will not receive any runoff from the new lots as all the water is intercepted and routed directly to the lake through Mr. Nelson's property. Also, we find it ironic that Mr. Graham is concerned about added use of the surrounding roads as he, apparently illegally, subdivided his lot at 5579 Williamson Drive into two lots (5579 & 5580) that are both non-conforming size-wise with 5580 having no public road frontage. Additionally, it would appear that both lots share the same well and septic system and if so, another clear violation of Environmental Health codes. Mr. Nelson has serious concerns about the potential for an over taxed septic system overflowing in the lake.

Lot Size – Mr. Nelson has proposed lot sizes far in excess of V-C minimums and the majority of the surrounding lot sizes. The density is 0.35, well below the Lake Residential Character Area recommended 1 unit per acre.

Please let me know if you have any questions or when we could discuss further.

Thanks,
Bradley

Bradley Dunckel, PE
Director of Development Strategies



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