



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: January 5, 2023

t: 770.531.6800 | f: 770.531.3945

Subject: February 5, 2024 - Hall County Planning Commission Agenda

DIRECTOR
Srikanth Yamala

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February 5, 2024 meeting. Upon review, we provide the following comments.

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

OLD BUSINESS

1. [0, 4611, 4627 Guth Road & 0, 4561, 4613 J M Turk Road & 4590, 4601, 4610 Stanley Road | Rezone | from Agricultural Residential III \(AR-III\) to Planned Residential Development \(PRD\) on 117.31± acres located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000109, 000128, 000201 & 15044 000035, 000035B, 000043, 000100, 000127 | Proposed Use: 324 lot residential development | ** Commission District 1 | Thompson O'Brien Kappler & Nasuti PC, applicant](#)
 - a. **Engineering:** No dead end streets
Show stream buffer and impervious setback from wretched vegetation not centerline of stream
The 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:** A left turn lane and decel lane will be required for the entrance.
Any required roadway improvements will be the financial responsibility of the developer
A cul-de-sac should be provided for Guth Road at the proposed end of county maintenance
 - c. **Utilities:** No sanitary sewer in area.

2. [6545 Misty Harbor Court | Use Subject to County Commission Approval | 17.60.040.H Minor subdivisions | on a 7.41± acre tract on the east side of Misty Harbor Court, approximately 1,000 feet from its intersection with Misty Harbor Lane | Zoned R-I; Tax Parcel 08149 000171 | Proposed Use: 5-lot subdivision | ** Commission District 2 | Yunsoon Kim, 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:** No Comment
- c. **Utilities:** Flowery Branch sewer district

NEW BUSINESS

- 3. **(A) 3675 Jewell Circle | Variance | 17.240.010. to reduce the front yard setback from 55 feet to 20 feet from centerline of road | on a 0.41± acre tract located at the terminus of Jewell Circle, approximately 827 feet from its intersection with Bert Drive | Zoned V-C, Tax Parcel 10064A000034 | Proposed Use: Carport | * Commission District 2 | David and Lynn Guhde, applicant**
(B) 3675 Jewell Circle | Variance | 17.240.010. to reduce the right side yard setback from 10 feet to 5 feet | on a 0.41± acre tract located at the terminus of Jewell Circle, approximately 827 feet from its intersection with Bert Drive | Zoned V-C, Tax Parcel 10064A000034 | Proposed Use: Car Port | * Commission District 2 | David and Lynn Guhde, applicant
 - a. **Engineering:** Any work in the public right-of-way will need to be permitted by Hall County Public Works Department.
 - b. **Traffic:** No Comment
 - c. **Utilities:** No Comment

- 4. **3310 Friendship Road | Use Subject to Planning Commission Approval | on a 3.02± acre tract located on the south side of Friendship Road, approximately 1,347 feet from its intersection with Puckett Road | Zoned AR-III, Tax Parcel 15048 000004 | Proposed Use: Rural business | * Commission District 1 | Steve Reichwaldt, 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:** Charge of use may require GDOT permit for driveway connection.
 - c. **Utilities:** Hall County district- No connection within feasible distance.

- 5. **2696 Cleveland Highway | Use Subject to County Commission Approval | on a 0.60± acre tract located on the southeast side of Cleveland Highway at its intersection with Wayman Drive | Zoned S-S (GCOD), Tax Parcel 10138 000058 | Proposed Use: Used automobile sales and repair | ** Commission District 3 | Ramon Carrillo Jr, 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. (over 5,000 SF added impervious area)
 - b. **Traffic:** Charge of use may require GDOT permit for driveway access.
 - c. **Utilities:** Hall County sewer district- No sewer connection within feasible distance.

6. [17, 20, 21 & 24 Spring Street | Rezone | from Residential II \(R-II\) to Planned Residential Development \(PRD\) | on a combined 1.08± acre tract on the east side of Spring Street, approximately 290 feet from its intersection with Highland Street | Zoned R-II, Tax Parcel 00063 008022, 23, & 24 | Proposed Use: 10-Unit residential development | ** Commission District 4 | Alex Petry, 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:** Parking spaces that require vehicles to back out into the roadway not permitted.
Driveways will need to meet Hall County Code 12.40.
 - c. **Utilities:** City of Gainesville sewer district.

7. [4899 Browns Bridge Road | Rezone | from Agricultural Residential \(AR-III\) to Highway Business \(H-B\) | on a 3.10± acre tract located at the southeast corner of the intersection of Browns Bridge Road and Ponderosa Drive | Zoned AR-III, Tax Parcel 08062 001010B | Proposed Use: Office/warehouse buildings | ** Commission District 2 | Advantage Investment Properties, 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:** driveway access to Browns Bridge Rd. will need to be permitted through GDOT.
Ponderosa Drive is a narrow residential roadway, therefore, we recommend that site access be on Browns Bridge Road only and no access be permitted along Ponderosa Drive.
 - c. **Utilities:** Hall County/ Gainesville sewer district- No connection within feasible distance.

8. [3655 Friendship Road | Rezone | from Agricultural Residential \(AR-III\) to Planned Residential Development \(PRD\) | on a 10.76± acre tract located on the northeast side of Friendship Road, approximately 230 feet from its intersection with Maple Valley Drive | Zoned AR-III, Tax Parcel 15048 000025 | Proposed Use: 22-lot single-family development | ** Commission District 1 | 3655 Friendship Rd., 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:** GODT permit will be required for driveway access to Friendship Road
 - c. **Utilities:** Hall County sewer district- Sewer connection within feasible distance (future Friendship Road sewer project)

9. [\(A\) 0 Cornelia Highway | Rezone | from Agricultural Residential IV \(AR-IV\) and Planned Commercial Development \(PCD\) to Light Industrial \(I-I\) | on a 9.39± acre tract located at the east side of Tribble Gap Road, 350± feet north of Cornelia Highway | Zoned AR-IV and PCD \(GCOD\), Tax](#)

Parcel 09030 000030 | Proposed Use: Self-storage facility | **
Commission District 3 | Double E Properties, LLC, applicant
(B) 0 Cornelia Highway | Variance | 17.420.050.C.2.c. to reduce the
required transitional buffer from 50 feet to 25 feet | on a 9.39± acre tract
located at the east side of Tribble Gap Road, 350± feet north of Cornelia
Hwy | Zoned AR-IV and PCD (GCOD), Tax Parcel 09030 000030 |
Proposed Use: Self-storage facility | ** Commission District 3 | Double
E Properties, LLC, applicant

- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
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:** Driveway will need to meet county commercial standards
- c. **Utilities:** City of Lula sewer district

10. 4141 Old Cornelia Highway | Amend Conditions of a PRD | on a
56.42± acre tract located on the north side of Old Cornelia Highway,
approximately 636 feet from its intersection with Arthur Miller Road |
Zoned PRD, Tax Parcel 15019 000023 | Proposed Use: Drug and
Alcohol Residential Treatment Facility | *** Commission District 3 |
Lewis Holdings, LLC, applicant

- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
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:** Hall County sewer district- No connection within feasible distance