

Hall County Government COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

From: Bill Nash, Director of Public Works and Utilities

August 1, 2024

GAINESVILLE, GA 30503 Date:

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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 September 3, 2024 meeting. Upon review, we provide the following

September 3, 2024 - Hall County Planning Commission Agenda

NEW BUSINESS

Subject:

comments.

 (A) 2466 Old Fork Road | Rezone | from Agricultural Residential III (AR-III) and Vacation Cottage (V-C) to Vacation Cottage (V-C) on a 4.80± acre tract located on the south side of Old Fork Road, at its intersection with Brand Drive | Zoned AR-III & V-C; Tax Parcel 10085 000061| Proposed Use: 5-lot single-family development | ** Commission District 2 | Rashmiranjan Jyotiprakash, applicant (B) 2466 Old Fork Road | Use Subject to County Commission Approval | on a 4.80± acre tract located on the south side of Old Fork Road, at its intersection with Brand Drive | Zoned AR-III & V-C; Tax Parcel 10085 000061| Proposed Use: 5-lot single-family development | ** Commission District 2 | Rashmiranjan Jyotiprakash, applicant

- **a.** Engineering: Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
- **b. Traffic:** Existing Old Fork Rd and Brand Drive Right of way is 30' Dedicate additional right of way to be 30' from the centerline and widen existing pavement at least 20'
- c. Utilities: Septic tank lots Gainesville sewer area

2. 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 a 114.147± acre tract located on the east side of J M Turk Road at its intersection with Guth Road | Zoned AR-III; Tax Parcels 15043 000027, 000201, 000128 & 15044 000035, 15044 000127, 15043 000109 & 15044 000035B, 000043, 000100 | Proposed Use: 256-unit residential 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 wrested vegetation not centerline of stream Show FEMA and Hall County studied Flood plains that are present on site.

- **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. 76,800 gallons per day residential this is in the Hall County service area.

OTHER BUSINESS

3. <u>Public Hearing to transmit Hall County's updated Comprehensive Plan to the Georgia</u> <u>Mountains Regional Commission and the Georgia Department of Community Affairs for review. ***</u> <u>Hall County Planning Staff, applicant.</u>

4. <u>Public Hearing to transmit Hall County's Unified Development Code to the Georgia Mountains</u> Regional Commission and the Georgia Department of Community Affairs for review. *** | Hall County Planning Staff, applicant.