

## Jennifer Rivera (Administration)

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**From:** Beth Garmon (CDI: Planning)  
**Sent:** Tuesday, October 22, 2024 12:14 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: FW: Sabina Chowdhury Rezoning 8/5/2024  
**Attachments:** 07.19.2024 Site Plan with Site Distance Certification (06.07.24).pdf; Chowdhury - BOC App Action Letter.pdf

Good morning, Commissioners.

Please see the email below and attachments referenced regarding the Gillsville Highway rezoning request that comes before you this Thursday 10/24.

In summary, Steve Gilliam has provided comments addressing the passing lane, deceleration lane, and site distance issues that were raised in the Planning Commission meeting, as well as the size of the lots in relation to the septic regulations. There are no changes to the site plan or the narrative at this time.

Please feel free to reach out with any questions.

Thank you,  
Beth

**Beth Garmon**  
Director of Planning and Zoning  
Hall County Community Development and Infrastructure  
(office) 770-531-6809  
(direct) 770-297-2626  
[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)

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



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**From:** Steve Gilliam <[sgilliam@sgwmfirm.com](mailto:sgilliam@sgwmfirm.com)>  
**Sent:** Tuesday, October 22, 2024 11:14 AM  
**To:** Beth Garmon (CDI: Planning) <[bgarmon@hallcounty.org](mailto:bgarmon@hallcounty.org)>; Katie L. Greenway (CDI: Planning)

<klgreenway@hallcounty.org>; Kristie Turner (Planning) <kturner@hallcounty.org>

Cc: Amanda Graham <agraham@sgwmfirm.com>

Subject: FW: FW: Sabina Chowdhury Rezoning 8/5/2024

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Beth, Katie, Kristie- not sure who is responsible for distributing these to the Commissioners. Attached is the Site Plan for the above rezoning, prepared by Registered Professional Engineer Matt Sullins. It addresses both the passing lane, deceleration lane, and site distance issues that have been raised. Matt's e-mails also explain the passing lane and the septic tank issues. The Planning Commission and Planning Staff accepted the proposed condition #7, with respect to the highway design and construction and #4, with respect to the on-site septic systems. Both require approval by the appropriate department or government entity and permitting. Please send to the Commissioners.

I look forward to discussing these issues at the Commission meeting Thursday evening.

Thanks,  
Steve Gilliam

Steve Gilliam  
Smith Gilliam Williams & Miles  
[sgilliam@sgwmfirm.com](mailto:sgilliam@sgwmfirm.com)  
(O) 770-536-3381

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**From:** Matthew Sullins <[mattsullins@gmail.com](mailto:mattsullins@gmail.com)>  
**Sent:** Friday, October 18, 2024 3:32 PM  
**To:** Steve Gilliam <[sgilliam@sgwmfirm.com](mailto:sgilliam@sgwmfirm.com)>  
**Cc:** Sabina Chowdhury <[ireen5562@gmail.com](mailto:ireen5562@gmail.com)>; Amanda Graham <[agraham@sgwmfirm.com](mailto:agraham@sgwmfirm.com)>  
**Subject:** Re: FW: Sabina Chowdhury Rezoning 8/5/2024

Usable lots by the health department are determined to be usable lots if the usable soils meets or exceeds 21,760sf. These lots exceed this requirement and most of the lots site on some of the best soils out there being the Madison Soil Group.

There may be 2 or 3 lots that are questionable but lotlines will be adjusted as needed during the design phase.

We could just move forward and submit to the health department for approval if we need to.

As for the County requiring additional requirements along the DOT road the answer is yes and no. The County could say you need 2 entrances but the DOT may only allow you to have 1.

BUT I feel if the County said we had to have a middle turn lane, I do not think the DOT would disagree with the County. We are right on the border line of requiring a middle turn lane but the plan we have now currently shows a passing lane. I was just hoping the condition would read "as required by GA DOT". A passing lane is MUCH cheaper than a middle turn lane. A middle turn lane would be overkill for sure.

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**From:** Matthew Sullins <[mattsullins@gmail.com](mailto:mattsullins@gmail.com)>  
**Sent:** Monday, September 9, 2024 12:51 PM  
**To:** Steve Gilliam <[sgilliam@sgwmfirm.com](mailto:sgilliam@sgwmfirm.com)>  
**Cc:** Sabina Chowdhury <[ireen5562@gmail.com](mailto:ireen5562@gmail.com)>; Amanda Graham <[agraham@sgwmfirm.com](mailto:agraham@sgwmfirm.com)>  
**Subject:** Re: FW: Sabina Chowdhury Rezoning 8/5/2024

Each lot will need to be approved by the environmental health department of Hall County. A Level 3 soils report is also required to show the Environmental health department each lot is sized with the minimum usable soils square footage of 21,760sf.

My plan has taken into account areas of unusable soils and the lots have been sized accordingly.

mATT

Smith Gilliam Williams & Miles

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**From:** Matthew Sullins <[mattsullins@gmail.com](mailto:mattsullins@gmail.com)>  
**Sent:** Tuesday, July 30, 2024 9:02 AM  
**To:** Sabina Chowdhury <[ireen5562@gmail.com](mailto:ireen5562@gmail.com)>  
**Cc:** Steve Gilliam <[sgilliam@sgwmfirm.com](mailto:sgilliam@sgwmfirm.com)>; Amanda Graham <[agraham@sgwmfirm.com](mailto:agraham@sgwmfirm.com)>  
**Subject:** Re: FW: Sabina Chowdhury Rezoning 8/5/2024

The only per GA DOT standards to remove the 100ft Right Hand Passing Lane would be to reduce the number of lots in the subdivision.

The threshold for requiring the 100ft Right Hand Passing Lane is 75 Left Turns per day and currently as designed we are yielding 80 Left Hand Turns per day.

Each lot is responsible for 4-5 Left Hand Trips per day so the lot yield would have to be reduced by two if we wanted to have an argument with the DOT to not have to provide any kind of left turn lane.

FYI. Even if we reduced the lot count by two there is still a possibility they could still require a passing lane BUT we would have a real good argument.

Matt

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Hall County Government  
COMMUNITY DEVELOPMENT & INFRASTRUCTURE  
PLANNING AND ZONING

August 9, 2024

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275 Lily Cove Drive  
Loganville, GA 30052

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING  
DIRECTOR  
Beth Garmon

Dear Applicant:

On August 5, 2024 the Hall County Planning Commission voted to recommend approval, with conditions for your application for **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**

Conditions:

1. The property shall be developed in accordance with the site plan dated June 7, 2024, and as described in the project narrative dated May 15, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to no more than 20 single-family lots.
3. The minimum heated floor area (HFA) shall be 2,400 square feet for all residential units.
4. Each lot within the development shall be served by individual on-site septic systems. Each lot must follow Environmental Health regulations.
5. There shall be a mandatory Homeowners' Association (HOA).
6. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
7. All interior roads shall be designed and constructed to Hall County standards. Coordination and approval from Hall County Engineering shall be required. The developer shall be responsible for all costs associated with improvements necessary for access to the development and the entrance from Gillsville Highway. The entrance shall be designed and constructed according to GDOT standards and requirements.
8. All stream buffers must be fully within Homeowners' Association common space and shall not encroach onto any individual residential building lot.
9. No variances or development exceptions are granted as part of this request unless explicitly listed herein. The development shall be compliant with the Official Code of Hall County.

10. The following statement regarding the potential impacts of agricultural operation in the area shall be made a part of any plat recorded on the property:  
“Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”
11. All conditions of zoning shall be made a part of any plats or development plans created for the subdivision.

The Board of Commissioners will hold a public hearing for final determination of this request at their meeting scheduled for **Tuesday, September 10, 2024 at 6:00 p.m.** at the Hall County Government Center, 2<sup>nd</sup> Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Board of Commissioners final decision.

**It is necessary that either you or your representative attend this meeting.**

If you have any questions, please call this office.

Sincerely,

Beth Garmon,  
Director of Planning and Zoning

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