

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Wednesday, November 6, 2024 12:29 PM
To: Jennifer Rivera (Administration)
Cc: Zachary Propes (Administration); Casey Ramsey (Administration)
Subject: FW: Sabina Chowdhury Site Plan
Attachments: 20241106101406144.pdf; 07.19.2024 Site Plan with Site Distance Certification (06.07.24).pdf

Jennifer,

Will you please add Mr. Gilliam's email and attachments to the file for Gillsville Highway (11/14 BOC)?

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

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: Steve Gilliam <sgilliam@sgwmfirm.com>
Sent: Wednesday, November 6, 2024 12:16 PM
To: Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Amanda Graham <agraham@sgwmfirm.com>; Matthew Sullins <mattsullins@gmail.com>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: FW: Sabina Chowdhury Site Plan

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Commissioner Poole and Beth- attached are the new site plan and enlarged site plan showing the 100' Eastbound Passing Lane . Eastbound Existing Lane (which can be used as a left hand turn lane) , and the 200' Westbound Deceleration Lane. We feel that this resolves the left turn lane issue that Commissioner Poole has suggested. We suggest the language in your proposed Condition 20 be changed to "The entrance to the development shall include a west bound deceleration lane as well as an eastbound passing lane, thus allowing the existing eastbound lane to be used as a left hand turn lane from Gillsville Highway into the development as shown on the Concept Site Plan dated April 17, 2024, Revised May 15, 2014, and attached hereto. Road Improvements will be at the Developer's expense and must be approved by GDOT."

Since we previously agreed to limit the development to 18 lots that will not change and that meets the one dwelling unit per 1.5 acre density when you include the open space as explained in the staff report. Please let me know if you would like to discuss further.

Thanks, Steve

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

From: Amanda Graham <agraham@sgwmfirm.com>
Sent: Wednesday, November 6, 2024 10:17 AM
To: Steve Gilliam <sgilliam@sgwmfirm.com>
Subject: Sabina Chowdhury Site Plan

Amanda Graham

Legal Assistant
Smith, Gilliam, Williams & Miles, P.A.

(770) 536-3381
agraham@sgwmfirm.com

P.O. Box 1098
Gainesville, Georgia 30503-1098

340 Jesse Jewell Parkway, Suite 300
Gainesville, Georgia 30501



SMITH GILLIAM
WILLIAMS & MILES

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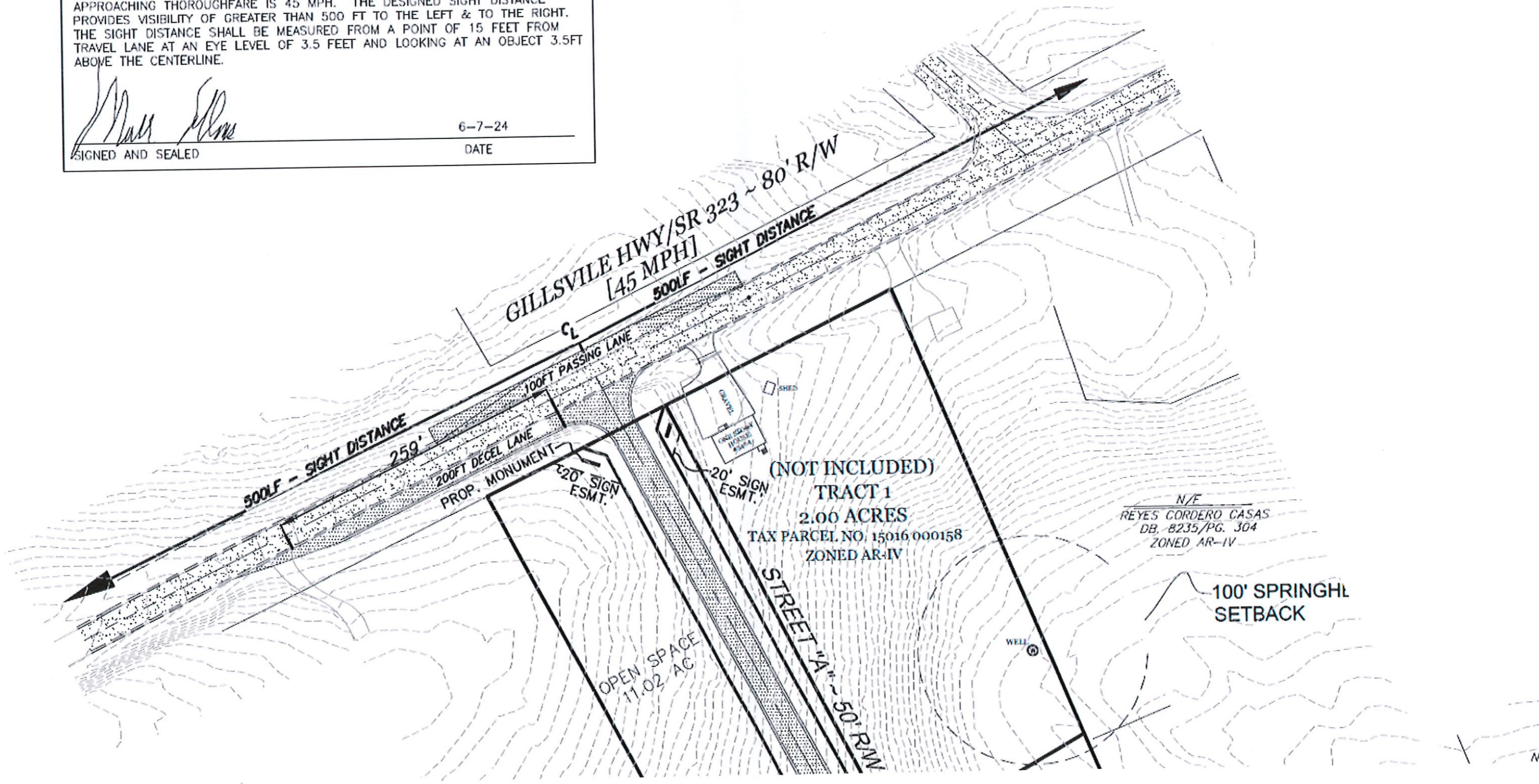
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SIGHT DISTANCE CERTIFICATION GA-323

I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 45 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF GREATER THAN 500 FT TO THE LEFT & TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM TRAVEL LANE AT AN EYE LEVEL OF 3.5 FEET AND LOOKING AT AN OBJECT 3.5FT ABOVE THE CENTERLINE.

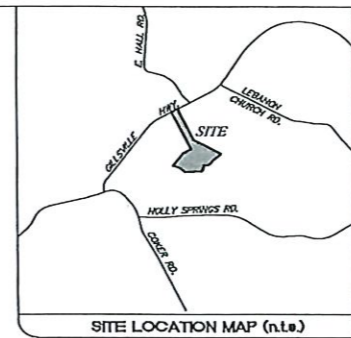
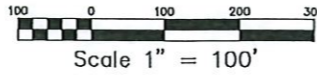
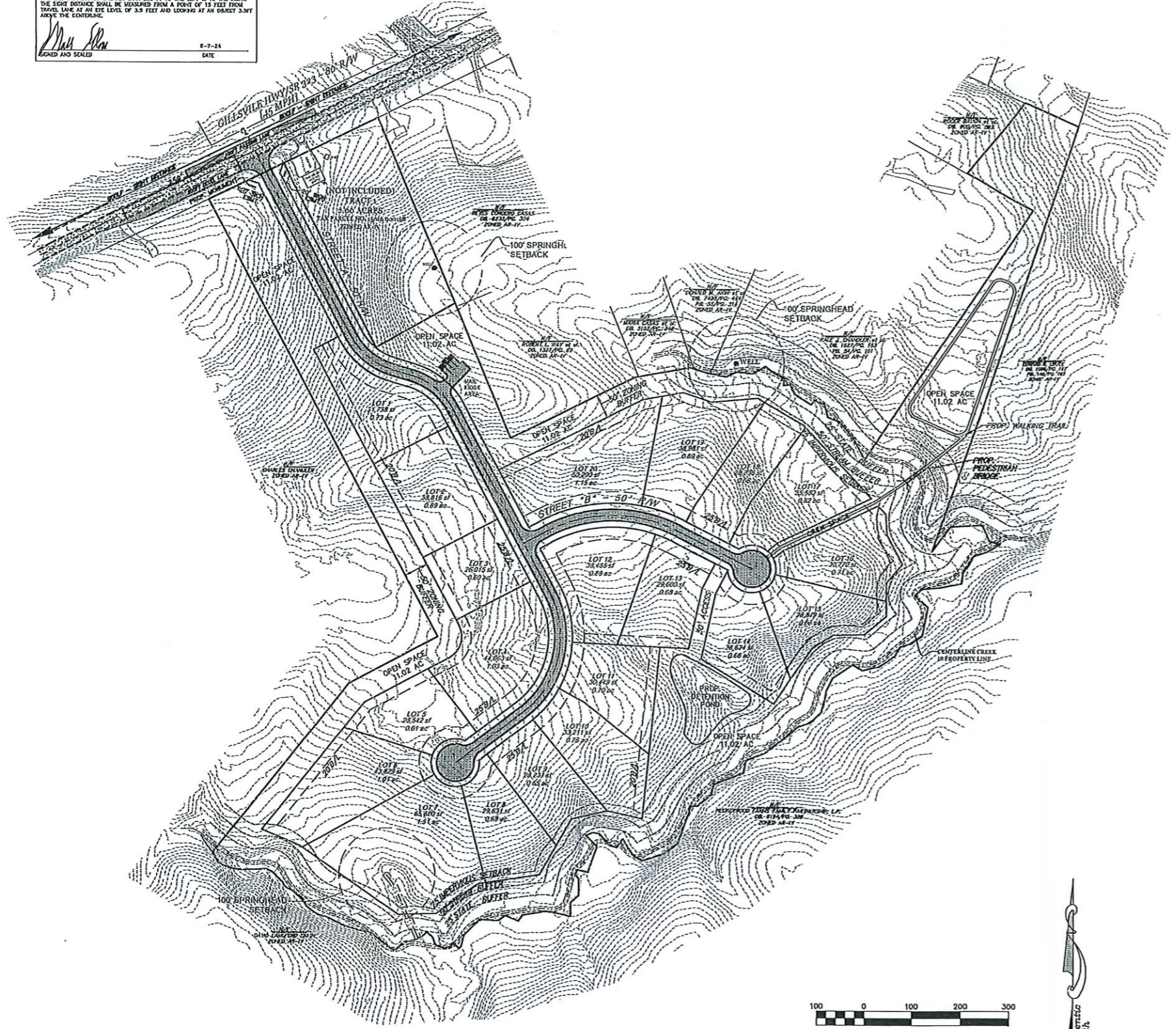
[Signature]
SIGNED AND SEALED

6-7-24
DATE



SIGHT DISTANCE CALCULATION 04-212
 IS THE UNOCCUPIED HIGHWAY GIVEWAY THE SIGHT DISTANCE FOR THE PROJECT IS DEMONSTRATED WITH ACCURATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROXIMATED HIGHWAY IS 45 MPH. THE DESIGNED SIGHT DISTANCE PROVISIONS VARIETY OF GREATER THAN 500 FT TO THE LEFT, & TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM TRUCK LANE AT AN EYE LEVEL OF 4.5 FEET AND LOOKING AT AN OBJECT 3.5 FT ABOVE THE CENTERLINE.

Matthew Sullins
 RECORDED AND SEALED DATE: 5-7-24



- GENERAL NOTES**
- DOMESTIC WATER SUPPLY TO BE CITY OF GAINSVILLE
 - SANITARY SEWER TO BE INDIVIDUAL SEPTIC SYSTEMS
 - CURRENT ZONING: AR-IV
 - PROPOSED ZONING: PRO
 - MINIMUM LOT WIDTH 100FT
 - DENSITY: 20 UNITS/30.87AC = 0.65U/AC
 - TOTAL LENGTH OF NEW R/W = 1,122
 - 2400 MIN. SF HOUSE
 - MANDATORY HOA TO BE REQ.
 - DEVELOPMENT PROPOSES PEDESTRIAN BRIDGE TO OPEN SPACE WITH WALKING TRAILS TO COMPLIMENT
 - MINIMUM LOT SIZE TO BE 28,015SF
 - 9.26AC OF OPEN SPACE REQUIRED. 11.02AC OF OPEN SPACE PROVIDED.

BOUNDARY SURVEY
 -BOUNDARY REFERENCED FROM REED PLANNING & DESIGN DATED 11/15/19

FLOOD NOTE:
 NO FLOOD HAZARD DOES NOT EXIST ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13139C02256, DATED 12/1/22

BUILDING SETBACKS:
 FRONT: 25' FROM R/W OF ROADS
 SIDE: 5' FROM PROPERTY LINES
 REAR: 20' FROM PROPERTY LINES

TOTAL AREA: 30.87 AC
OPENSAPCE REQ'D: 9.26 AC
OPENSAPCE PROVIDED: 11.02 AC

ENTRY MONUMENT SIGNAGE
 APPLICANT IS REQUESTING PERMISSION FOR AN ENTRY MONUMENT TRYP OF SIGN WITH A NATURAL STONE BASE WITH A SIGN SIZE (MONUMENT BASE AND SIGNAGE) TOTALING 425F.

- ENTRANCE MAY INCLUDE THE FOLLOWING STRUCTURAL ITEMS:**
- MASONRY WALLS
 - WOOD OR PVC FENCING
 - ILLUMINATED SIGNAGE IN ACCORDANCE WITH HALL CO. SIGN ORDINANCE
 - ORNAMENTAL SCULPTURE
 - LANDSCAPING AND IRRIGATION

ARCHITECTUAL MATERIALS & SITE IMPROVEMENTS
 THE BUILDER INTENDS TO BUILD:

- SINGLE FAMILY FEE SIMPLE DETACHED DWELLINGS WITH CAR GARAGES(GARAGE WIDTH NOT TO EXCEED 70% OF FRONT BUILDING WIDTH).
- FRONT FACADES WITH A COMBINATION OF MASONRY & FIBER CEMENT SIDING MATERIALS.
- SIDE&REAR FACADES WITH MASONRY, FIBER CEMENT SIDING, OR SHAKE SIDING
- SODDED YARDS (4 SIDES)

DATE:	5-7-24
REVISION:	01
PROJECT:	DETACHED SINGLE FAMILY
CLIENT:	CA DOT SITE DISTANCE

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302 WEST MAY STREET
 SUITE 200
 GAINSVILLE, FL 32609
 PHONE: (352) 327-0218
Sullins Engineering, LLC
 CONTACT: MATTHEW SULLINS
 CIVIL ENGINEERS & LAND PLANNERS



REDLINE PLAN FOR
GILLISVILLE HWY.
 LOCATED IN:
 PARCEL: 02621581.L.L.16, 15th DIST.
 HALL COUNTY, GEORGIA

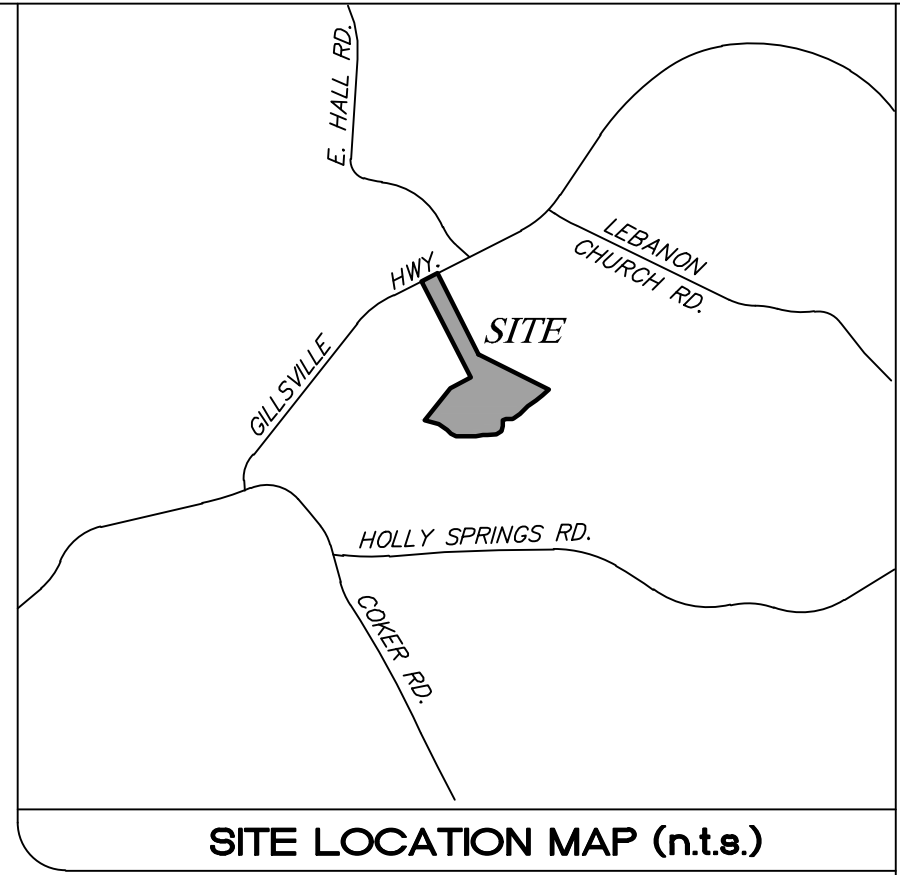


DATE: 4/17/24 JOB #: 2699
 SHEET 1

SIGHT DISTANCE CERTIFICATION GA-323
 I, THE UNDERSIGNED, HEREBY CERTIFY THE SIGHT DISTANCE FOR THE PROJECT IS DESIGNED WITH ADEQUATE DISTANCE. THE REGULATED SPEED LIMIT ON THE APPROACHING THOROUGHFARE IS 45 MPH. THE DESIGNED SIGHT DISTANCE PROVIDES VISIBILITY OF GREATER THAN 500 FT TO THE LEFT & TO THE RIGHT. THE SIGHT DISTANCE SHALL BE MEASURED FROM A POINT OF 15 FEET FROM TRAVEL LANE AT AN EYE LEVEL OF 3.5 FEET AND LOOKING AT AN OBJECT 3.5 FT ABOVE THE CENTERLINE.

Matthew W. Sullins
 SIGNED AND SEALED

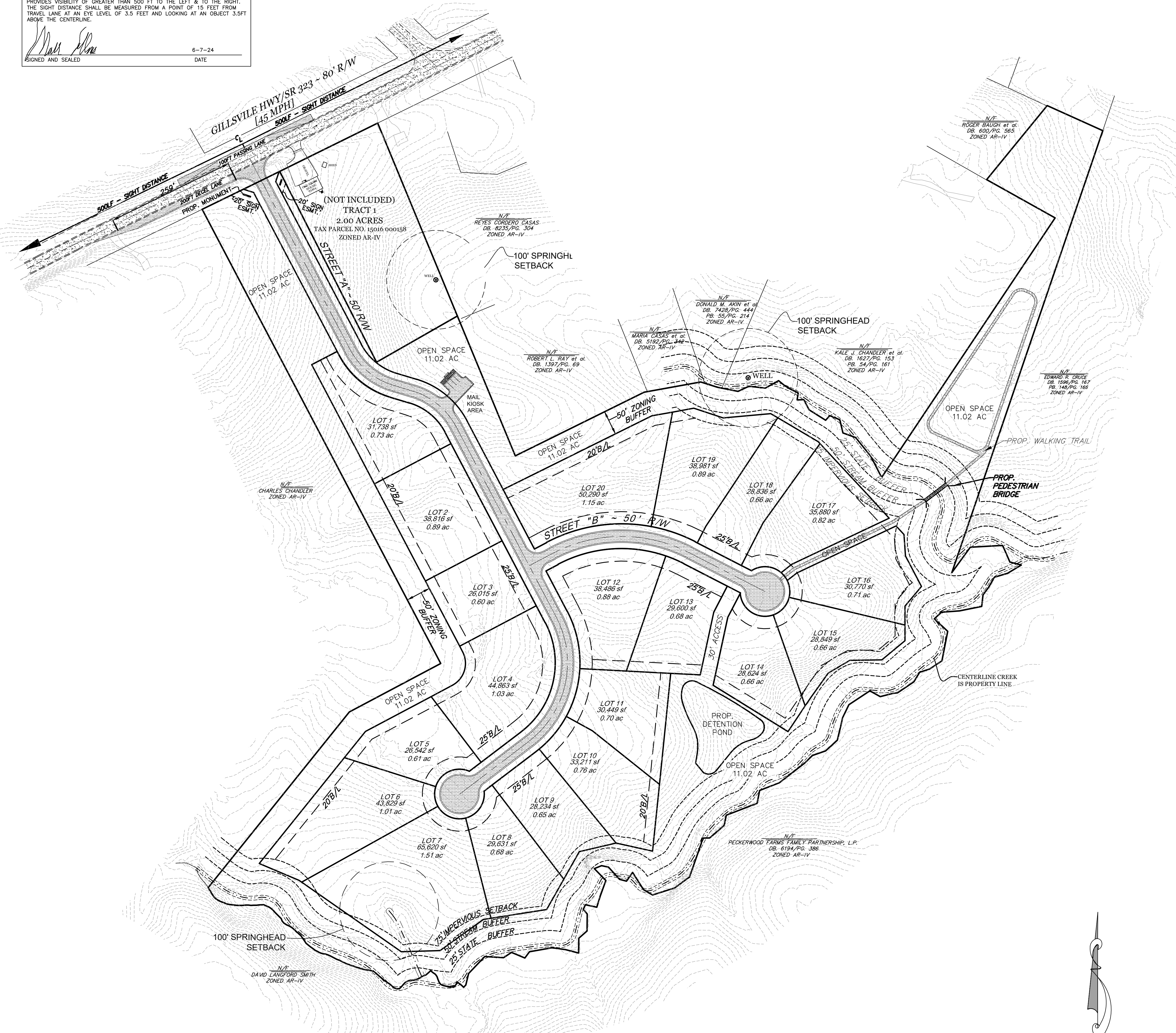
6-7-24
 DATE



REVISION:	5-15-24	DETACHED SINGLE FAMILY
DATE:	6-7-24	GA DOT SITE DISTANCE

ALL MATERIAL, CONSTRUCTION, AND WORKMANSHIP ON THIS PROJECT SHALL BE IN STRICT ACCORDANCE WITH THE APPROPRIATE LOCAL SPECIFICATIONS AND REQUIREMENTS. THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS, DETERMINING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL THOSE NOT SHOWN ON THE PLANS, PRIOR TO CONSTRUCTION AND SHALL BE THE DESIGNER DISCLAIMS ANY RESPONSIBILITY FOR DESIGN CHANGES MADE BY OTHERS. THE CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER THREE WORKING DAYS BEFORE DIGGING. IN METRO ATLANTA DIAL 404/235-5000. THROUGHOUT GEORGIA DIAL 800/882-7411.

302 WEST MAY STREET
 WINNER, GA 30680
Sullins Engineering, LLC
 PHONE: (678) 687-6219
 CONTACT: MATTHEW SULLINS
 CIVIL ENGINEERS ~ LAND PLANNERS



- GENERAL NOTES**
- DOMESTIC WATER SUPPLY TO BE CITY OF GAINESVILLE
 - SANITARY SEWER TO BE INDIVIDUAL SEPTIC SYSTEMS
 - CURRENT ZONING: AR-IV
 - PROPOSED ZONING: PRD
 - MINIMUM LOT WIDTH 100FT
 - DENSITY: 20 UNITS/30.87AC = 0.65U/AC
 - TOTAL LENGTH OF NEW R/W = 1,122
 - 2400 MIN. SF HOUSE
 - MANDATORY HOA TO BE REQ.
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BOUNDARY SURVEY
 -BOUNDARY REFERENCED FROM REED PLANNING & DESIGN DATED 11/15/19

FLOOD NOTE:
 NO FLOOD HAZARD DOES NOT EXIST ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13139C0225G, DATED 12/1/22

BUILDING SETBACKS:
 FRONT: 25' FROM R/W OF ROADS
 SIDE: 5' FROM PROPERTY LINES
 REAR: 20' FROM PROPERTY LINES

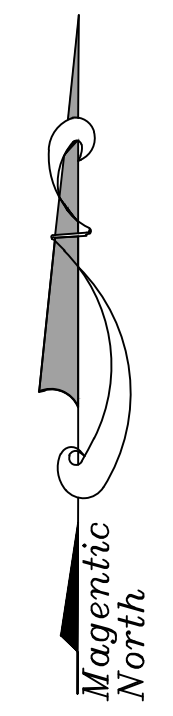
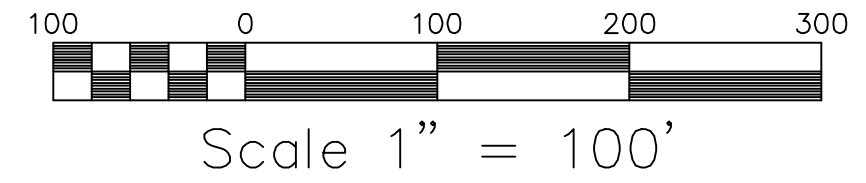
TOTAL AREA: 30.87 AC
OPENSAPCE REQ'D: 9.26 AC
OPENSAPCE PROVIDED: 11.02 AC ⁵⁻¹⁵⁻²⁴

ENTRY MONUMENT SIGNAGE
 APPLICANT IS REQUESTING PERMISSION FOR AN ENTRY MONUMENT TRYP OF SIGN WITH A NATURAL STONE BASE WITH A SIGN SIZE (MONUMENT BASE AND SIGNAGE) TOTALING 42SF.

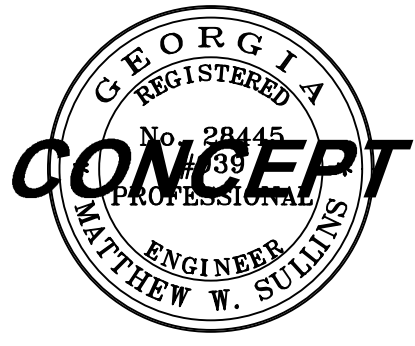
ENTRANCE MAY INCLUDE THE FOLLOWING STRUCTURAL ITEMS:
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 -WOOD OR PVC FENCING
 -ILLUMINATED SIGNAGE IN ACCORDANCE WITH HALL CO. SIGN ORDINANCE
 -ORNAMENTAL SCULPTURE
 -LANDSCAPING AND IRRIGATION

ARCHITECTUAL MATERIALS & SITE IMPROVEMENTS
 THE BUILDER INTENDS TO BUILD: ⁵⁻¹⁵⁻²⁴

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- SIDE&REAR FACADES WITH MASONRY, FIBER CEMENT SIDING, OR SHAKE SIDING
- SODDED YARDS (4 SIDES)



REZONE PLAN FOR:
GILLSVILLE HWY.
 LOCATED IN:
 PARCEL: 028C158 / L.L. 16, 15th DIST.
 HALL COUNTY, GEORGIA



DATE	JOB #
4/17/24	2999
SHEET 1	