



Hall County Government

PUBLIC WORKS AND UTILITIES

MEMORANDUM

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To: Sarah McQuade, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: May 6, 2021
Subject: May 17, 2021 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 17, 2021 meeting. Upon review, we provide the following comments:

1. Previously tabled application of Joseph E. Epps for a road frontage variance from 150 feet to 75 feet on a 28.70± acre tract located on the east side of Cleveland Highway approximately 890 feet from its intersection with River Walk Court; a.k.a. 5074 Cleveland Highway; Zoned AR-IV & S-S; Tax Parcel 12029 000015. Proposed Use: 2 lot subdivision. Commission District 3.
 - a) **Engineering:** Previous comments apply.
 - b) **Traffic:** Previous comments apply.
 - c) **Utilities:** Previous comments apply.
2. Application of Wayne Wilson for a rear yard setback variance from 5 feet to 2 feet on a 0.29± acre tract located on the south side of Hammock Trail at its intersection with Bluebird Cove; a.k.a. 7039 Hammock Trail; Zoned PRD; Tax Parcel 10017 000194. Proposed Use: construct a covered patio. Commission District 2.
 - a) **Engineering:** Downspout disconnect must be inspected by Hall County Engineering Division prior to certificate of occupancy being issued.
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment
3. Application of John Biggers to amend the conditions of previously approved Planned Commercial Development (PCD) on a 7.84± acre tract located on the west side of Cleveland Highway approximately 767 feet from its intersection with Deer River Trail; a.k.a. 4789 Cleveland Highway; Zoned PCD; Tax Parcel 12028 000077. Proposed Use: event venue. Commission District 3.
 - a) **Engineering:** No comment
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment

4. Application of Cook Communities for a Use Subject to County Commission approval on a 5.8± acre tract located on the east side of Leach Road approximately 1,828 feet from its intersection with Willie Robinson Road; a.k.a. 4034 Leach Road; Zoned AR-III; Tax Parcel 10050 000008(pt.). Proposed Use: 5 lot subdivision. Commission District 2.
 - 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:** All proposed driveways shall meet the minimum required sight distance based on the posted speed limit.
 - c) **Utilities:** No comment
5. Application of Cook Communities to rezone from Agricultural Residential-III (AR-III) to Residential-I (R-I) on a 67.9± acre tract located on the west side of Leach Road approximately 1,941 feet from its intersection with Willie Robinson Road; a.k.a. 4035 Leach Road; Zoned AR-III; Tax Parcel 10050 000008(pt.). Proposed Use: 23 lot subdivision. Commission District 2.
 - a) **Engineering:** As this subdivision is greater than 6 lots on an existing road, a stormwater management report prepared by a professional engineer will be required. FEMA flood zone and future flood zones must be shown on plans. Preliminary plat must show zoning conditions prior to final plat submittal.
 - b) **Traffic:** All proposed driveways shall meet the minimum required sight distance based on the posted speed limit.
 - c) **Utilities:** No comment
6. Application of Donnie and Deberah Kelley to rezone from Office Industrial (O-I) and Agricultural Residential-III (AR-III) to Agricultural Residential-III (AR-III) on a 24.25±acre tract located on the south side of Thompson Bridge Road approximately 267 feet from its intersection with Lee Road; a.k.a. 4783 Thompson Bridge Road; Zoned O-I & AR-III; Tax Parcel 11061 001002. Proposed Use: single family residence. Commission District 2.
 - a) **Engineering:** No comment
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment
7. Application of Firooz Nahai to rezone from Agricultural Residential-III (AR-III) to Residential-I (R-I) on a 1.67± acre tract located on the east side of Price Road approximately 116 feet from its intersection with Graham Circle; a.k.a. 4824 Price Road; Zoned AR-III; Tax Parcel 11108 000002. Proposed Use: 2 lot subdivision. Commission District 2.
 - 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:** No comment
 - c) **Utilities:** No comment
8. Application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 10.00± acre tract located on the west side of Coker Road approximately 840 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131(pt.). Proposed Use: 10 lot subdivision. Commission District 3.
 - a) **Engineering:** As this subdivision is greater than 6 lots on an existing road, a stormwater management report prepared by a professional engineer will be required.

- b) **Traffic:** No comment
- c) **Utilities:** No comment

9. Application of Ridgeline Land Planning, Inc. to rezone from Planned Residential Development (PRD) and Residential-I (R-I) to Planned Residential Development (PRD) on a 200.94± acre tract located within Magnolia Station subdivision; a.k.a. 0 Lula Road, 6370 River Plantation Drive, and Magnolia Station Phase 1 addresses; Zoned PRD & R-I; Tax Parcels 09079 000001, 09079A000050, and Magnolia Station Phase 1 parcels. Proposed Use: planned residential development. Commission District 3.

- a) **Engineering:** As this subdivision is greater than 6 lots on an existing road, a stormwater management report prepared by a professional engineer will be required. FEMA flood zone and future flood zones must be shown on plans.
- b) **Traffic:** No comment
- c) **Utilities:** No comment