



POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA
Director

BILL NASH, P.E.
Assistant Director

FRANKLIN P. MILLER, P.E.
County Engineer

Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

MEMORANDUM

To: Sarah McQuade, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: September 7, 2021
Subject: September 20, 2021 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 20, 2021 meeting. Upon review, we provide the following comments:

1. Application of Legacy Construction & Renovation for a right side yard setback variance from 10 feet to 4 feet on a 0.37± acre tract located on the north side of Dogwood Lane approximately 1,010 feet from its intersection with Beach Haven Drive; a.k.a. 5450 Dogwood Lane; Zoned R-I; Tax Parcel 08081 003004. Proposed Use: construct a carport. * Commission District 2.
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment
2. Application of Bilal Gillani for a Use Subject to County Commission approval on 5.08± acre tract located on the west side of Old Cornelia Highway approximately 539 feet from its intersection with Shady Valley Road; a.k.a. 2633 Old Cornelia Highway; Zoned AR-III & AR-IV; Tax Parcel 15021B000050. Proposed Use: auto repair and used auto sales. ** Commission District 3.
 - a) **Engineering:** No Comment
 - b) **Traffic:** No parking permitted within the right-of-way of Old Cornelia Highway. Site signage must be off the right-of-way and must not block sight distance.
 - c) **Utilities:** No Comment



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3. Application of Bilal Gillani to rezone from Agricultural Residential-III (AR-III) & Agricultural Residential-IV (AR-IV) to Highway Business (H-B) on a 5.08± acre tract located on the west side of Old Cornelia Highway approximately 539 feet from its intersection with Shady Valley Road; a.k.a. 2633 Old Cornelia Highway; Zoned AR-III & AR-IV; Tax Parcel 15021B000050. Proposed Use: auto repair and used auto sales. ** Commission District 3.

a) **Engineering:** No Comment

b) **Traffic:** No parking permitted within the right-of-way of Old Cornelia Highway. Site signage must be off the right-of-way and must not block sight distance.

c) **Utilities:** No Comment

4. Application of Casey Walker/CSC Properties, LLC to rezone from Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 3.63± acre tract located on the north side of McEver Road at its intersection with Lights Ferry Road; a.k.a. 5820 McEver Road; Zoned AR-III; Tax Parcel 08119 000003(pt.). Proposed Use: gas station & convenience store. ** Commission District 1.

a) **Engineering:** No Comment

b) **Traffic:** Recommend requiring a left turn lane on McEver Road for both proposed driveways. Coordination required with Hall County Engineering related to proposed McEver Road and Lights Ferry Road improvement project. Site access redesign and additional right-of-way may be required.

c) **Utilities:** (FB Sewer)

5. Application of Atlas Development to rezone from Agricultural Residential-III (AR-III) and Residential-I (R-I) to Planned Residential Development (PRD) on a 79.18± acre tract located on the west side of Union Church Road at its intersection with Union Circle; a.k.a. 5166 & 5154 Union Church Road; Zoned AR-III & R-I; Tax Parcels 15043 000059 & 000073. Proposed Use: 148 lot subdivision. ** Commission District 1.

a) **Engineering:** Show Fema flood and Hall County Studied flood area

b) **Traffic:** Based on the number of proposed lots, a traffic impact study is required.

Additional traffic comments: Proposed subdivision road must be a minimum of 200 feet from both Union Circle and Cash Road and meet sight distance requirements. Both left and right turn lanes on Union Church Road will be required per County Code 16.60.290.

c) **Utilities:** (our sewer) might want to look at point of connection. Need sewer flows and availability letter. Need to provide sewer to next upstream property.



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6. Application of Friends to the Forlorn Pitbull Rescue, Inc. to rezone from Agricultural Residential-IV (AR-IV) to Planned Residential Development (PRD) on a 38.399± acres on the west side of Will Wheeler Road approximately 397 feet from its intersection with Ben Lee Road; a.k.a. 5473 and 5453 Will Wheeler Road; Zoned AR-IV; Tax Parcels 11030 000030 and 11030 000032. Proposed Use: animal rescue with residential uses. *** Commission District 3.

a) Engineering: Site appears to be a commercial kennel. No permits have ever been issued to this site for the commercial site work. Permits were issued for electrical panels. This site is a commercial development and must address all stormwater issues. This site will require a stormwater management report since the site currently meets stormwater threshold for impervious surfaces and/or disturbed acreage. See attachments.

b) Traffic: No traffic comments.

c) Utilities: No comment







HALL COUNTY PLANNING DEPARTMENT

770-531-6809

ADDRESS AND ZONING VERIFICATION

CASE NUMBER: HPZ2019-01852

APPLICATION DATE	RECEIVED BY	APPROVED DATE	FEMA FLOOD	FUTURE FLOOD
7/3/2019	EGG	7/31/2019	N	N

CASE NAME

BRETT DOUGLAS HAYSE

SITE ADDRESS

5473 WILL WHEELER ROAD , MURRAYVILLE 30564

PARCEL NO

11030 000030

CONTACTS

Owner

BRETT DOUGLAS HAYSE 5473 WILL WHEELER ROAD MURRAYVILLE GA 30564

VERIFICATION TYPE

TYPE	DETAIL	HEIGHT (ft)	LENGTH (ft)	WIDTH (ft)	STRUCTURE (sqft)	WALL LENGTH (ft)	SIGN FACE (sqft)
ELECTRICAL	ELECTRICAL SERVICE TO OUTBUILDING		10.50	12.50			

PROPERTY DETAIL

		ZONING SETBACK (ft)		ACTUAL SETBACK (ft)			
PROPERTY TYPE:	RESIDENTIAL	FRONT:	40.00	FRONT:	0.00	FRONT 2:	0.00
ZONING:	AR-IV	SIDE:	15.00	SIDE:	88.00	SIDE 2:	0.00
		REAR:	25.00	REAR:	20.00	REAR 2:	0.00

OVERLAY DISTRICTS

DESCRIPTION

ELECTRICAL SERVICE TO EXISTING OUTBUILDINGS/KENNELS (15)

CONDITIONS / COMMENTS

BRETT HAYSE 855-999-4562
PLATBOOK 874 PAGE 479

OWNER ACKNOWLEDGES THE FOLLOWING:

THE KENNELS SHALL BE USED ONLY FOR THE KEEPING OF PERSONAL PETS AND NOT FOR COMMERCIAL ACTIVITY (INCLUDING ANIMALS KEPT FOR THE PURPOSE OF SALE, BOARDING, CARE, BREEDING OR TRAINING AND FOR WHICH ANY FEE IS CHARGED)
ALL FACILITIES UTILIZED IN ANY FUTURE COMMERCIAL OPERATIONS WILL BE SUBJECT TO STORM WATER REGULATIONS.

SIGNED

DATE

8/19/19

NOTICE

This zoning verification does not constitute final approval for the proposed use of this property as there may be additional ordinances or standards regulated by other departments or agencies.

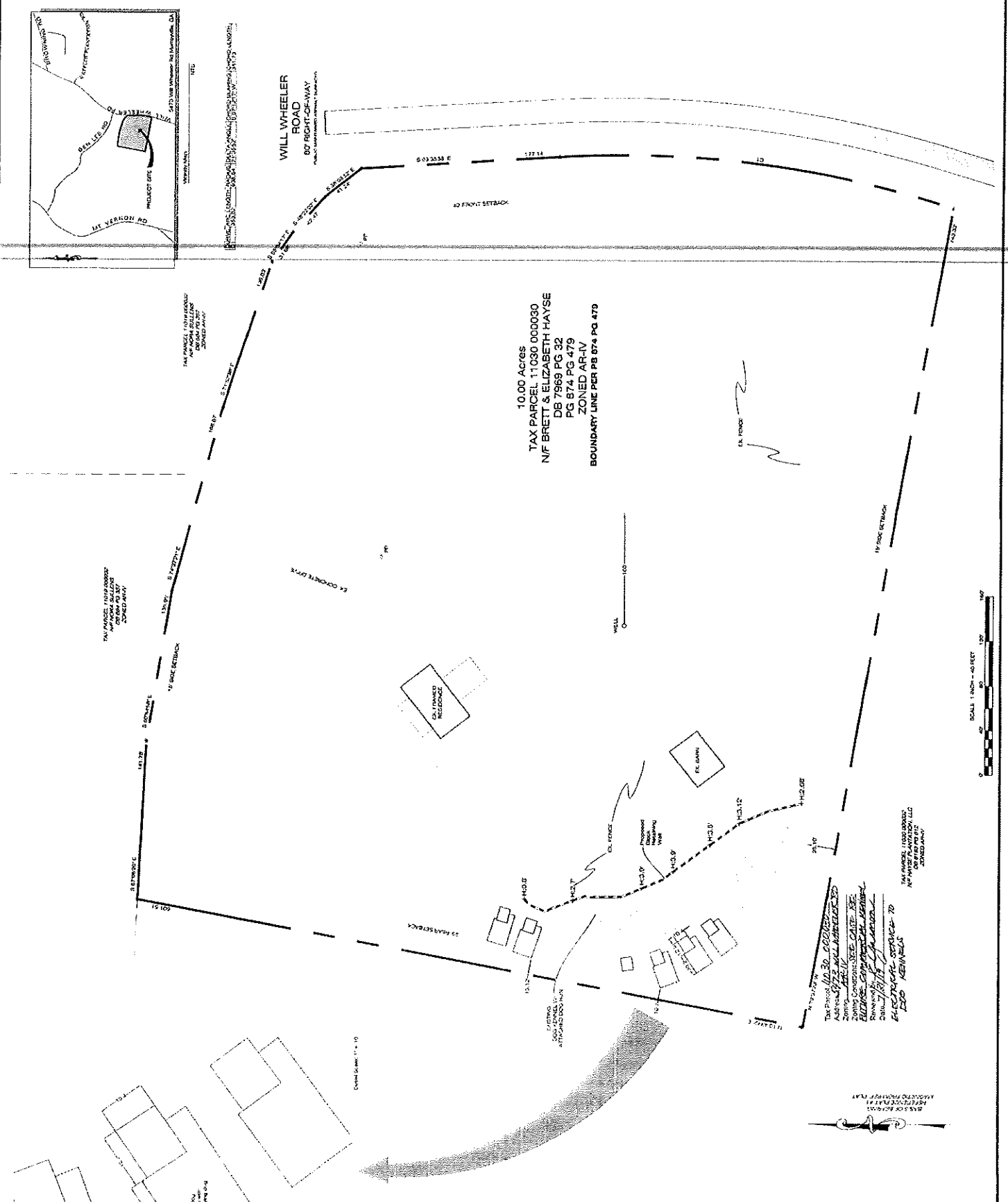
Approved By

DATE

8/27/19

[illegible]

LAND SURVEYING AND PLANNING
9 04 2295 9 NO 4459 6
131 Pennington Court
Denton, TX, 76205
Office: 768 300 7176
www.LDPdallas.com
dough@ldpdallas.com





HALL COUNTY PLANNING DEPARTMENT

770-531-8809

ADDRESS AND ZONING VERIFICATION

CASE NUMBER: HPZ2019-02885

APPLICATION DATE	RECEIVED BY	APPROVED DATE	FEMA FLOOD	FUTURE FLOOD			
11/6/2019	EGG	11/6/2019	N	N			
CASE NAME							
LAND DEVELOPMENT PROFESSIONALS							
SITE ADDRESS			PARCEL NO				
5453 WILL WHEELER ROAD, MURRAYVILLE 30564			11030 000032				
CONTACTS							
Applicant							
LAND DEVELOPMENT PROFESSIONALS							
Owner							
HAYSE PLANTATION, LLC 5473 WILL WHEELER ROAD MURRAYVILLE GA 30564							
VERIFICATION TYPE							
TYPE	DETAIL	HEIGHT (ft)	LENGTH (ft)	WIDTH (ft)	STRUCTURE (sqft)	WALL LENGTH (ft)	SIGN FACE (sqft)
BUILDING PERMIT	STORAGE BUILDING		120.00	60.00			
PROPERTY DETAIL							
PROPERTY TYPE:	RESIDENTIAL	ZONING SETBACK (ft)		ACTUAL SETBACK (ft)			
		FRONT:	40.00	FRONT:	0.00	FRONT 2:	0.00
ZONING:	AR-IV	SIDE:	15.00	SIDE:	17.00	SIDE 2:	0.00
		REAR:	25.00	REAR:	0.00	REAR 2:	0.00
OVERLAY DISTRICTS							
DESCRIPTION							
STORAGE BUILDING 60' X 120'							
CONDITIONS / COMMENTS							
RETROACTIVE PERMIT - WILL REQUIRE STRUCTURAL ENGINEER'S REPORT AND PENALTIES							
BRETT HAYSE 855-999-4562							
PLATBOOK 874 PAGE 479							
OWNER ACKNOWLEDGES THE FOLLOWING:							
THE STORAGE BUILDING SHALL BE USED ONLY FOR THE KEEPING OF PERSONAL PETS AND FOR RESIDENTIAL USE - NOT FOR							
COMMERCIAL ACTIVITY (INCLUDING ANIMALS KEPT FOR THE PURPOSE OF SALE, BOARDING, CARE, BREEDING OR TRAINING AND FOR							
WHICH ANY FEE IS CHARGED)							
ALL FACILITIES UTILIZED IN ANY FUTURE COMMERCIAL OPERATIONS WILL BE SUBJECT TO STORM WATER REGULATIONS.							
SIGNED		DATE 11-6-19					

NOTICE

This zoning verification does not constitute final approval for the proposed use of this property as there may be additional ordinances or standards regulated by other departments or agencies.

E. Gannon
Approved By

11/8/19
DATE