



POST OFFICE DRAWER 1435
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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: August 19, 2021
Subject: September 7, 2021 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 7, 2021 meeting. Upon review, we provide the following comments:

1. Previously tabled application of John Roberts to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 38.85± acre tract located on the north side of Lee Land Road, at its intersection with Webb Girth Road; a.k.a. 2522 Lee Land Road, Zoned AR-III; Tax Parcel 15030 000027A. Proposed Use: 160 unit townhome development. ** Commission District 4.

- a) **Engineering:** Show buffers on creeks.
- b) **Traffic:** Traffic impact study required prior to providing traffic comments.
- c) **Utilities:** No Comment

2. Previously tabled 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.

- Applicant has requested to table this request to a date to be determined.

- a) **Engineering:** Previous Comments Apply
- b) **Traffic:** No comment.
- c) **Utilities:** Previous Comments Apply



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3. Previously tabled application of Intown Home Builders for a Use Subject to County Commission approval on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. ** Commission District 3.

- a) **Engineering:** As this subdivision is greater than six lots on an existing road a stormwater management report prepared by a professional engineer is required.
- b) **Traffic:** Previous comments apply.
- c) **Utilities:** No Comment

4. Application of Intown Home Builders to vary the road frontage requirements on lot 1 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. * Commission District 3.

- a) **Engineering:** As this subdivision is greater than six lots on an existing road a stormwater management report prepared by a professional engineer is required.
- b) **Traffic:** Recommend a minimum of 150 feet of road frontage for each lot along a collector roadway.
- c) **Utilities:** No Comment

5. Application of Intown Home Builders to vary the road frontage requirements on lot 2 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. * Commission District 3.

- a) **Engineering:** As this subdivision is greater than six lots on an existing road a stormwater management report prepared by a professional engineer is required.
- b) **Traffic:** Recommend a minimum of 150 feet of road frontage for each lot along a collector roadway.
- c) **Utilities:** No Comments



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6. Application of Intown Home Builders to vary the road frontage requirements on lot 3 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. * Commission District 3.

a) **Engineering:** As this subdivision is greater than six lots on an existing road a stormwater management prepared by a professional engineer is required.

b) **Traffic:** Recommend a minimum of 150 feet of road frontage for each lot along a collector roadway.

c) **Utilities:** No Comment

7. Application of Intown Home Builders to vary the road frontage requirements on lot 4 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. * Commission District 3.

a) **Engineering:** As this subdivision is greater than six lots on an existing road a stormwater management report prepared by a professional engineer is required.

b) **Traffic:** Recommend a minimum of 150 feet of road frontage for each lot along a collector roadway.

c) **Utilities:** No Comment

8. Application of Intown Home Builders to vary the road frontage requirements on lot 5 of a proposed 6-lot subdivision from 150 feet to 75 feet on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: 6-lot subdivision. * Commission District 3.

a) **Engineering:** As this subdivision is greater than six lots on an existing road a stormwater management report prepared by a professional engineer is required.

b) **Traffic:** Recommend a minimum of 150 feet of road frontage for each lot along a collector roadway.

c) **Utility:** No Comment



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9. Application of Randy Rowland for a front yard setback variance from 40 feet to 30 feet on a 1.00± acre tract located on the east side of Duckett Mill Road approximately 269 feet from its intersection with Hampton Court; a.k.a. 3567 Duckett Mill Road; Zoned AR-III & V-C; Tax Parcel 10044 000091. Proposed Use: construct a residence. * Commission District 2.

- a) **Engineering:** No Comment
- b) **Traffic:** No traffic comments
- c) **Utilities:** No Comment

10. Application of Invest NH, LLC for a Use Subject to County Commission approval on a 6.75± acre tract located on the east side of Lula Road at its intersection with Glade Farm Road; a.k.a. 7404 Lula Road; Zoned AR-IV; Tax Parcel 12115 000005(pt.). Proposed Use: 6-lot subdivision. Commission District 3.

- a) **Engineering:** As this subdivision is greater than six lots on an existing road a stormwater management report prepared by a professional engineer is required.
- b) **Traffic:** Recommend a minimum of 150 feet of road frontage for each lot along a collector roadway (Hall County Code 16.50.040). In addition, since this is a State Route (SR52) driveway design, permitting and approval will be through the Georgia Department of Transportation (GDOT).
- c) **Utilities:** No Comment.

11. Application of AK Chan to amend conditions of a previous rezoning on a 16.00± acre tract located on the east side of the intersection of Green Drive and Clarks Bridge Road; a.k.a. 0 Clarks Bridge Road; Zoned R-I; Tax Parcel 10156 000009. Proposed Use: 6-lot subdivision ** Commission District 3.

- 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 six.
- b) **Traffic:** We recommend the following:
 - 1. It appears that lot #2 cannot meet driveway requirements to access Green Drive, therefore, we recommend that lot #2 access be on Clarks Bridge Road (State Route 284) and the Green Drive frontage for lot #2 be access restricted.
 - 2. Lots 3, 4, and 5 should have a minimum of 50 feet of frontage along Green Drive.
 - 3. Driveways along Green Drive must meet Hall County driveway regulations including sight distance requirements.



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4. Driveways along Clarks Bridge Road (SR284) must be permitted and approved through the Georgia Department of Transportation (GDOT).

c) **Utilities:** No Comment.

12. Application of Patrick Morrisey to rezone from Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 0.52± acre tract located on the south side of Watson Circle approximately 408 feet from its intersection with Browns Bridge Road; a.k.a. 3805, 3809, 3890 & 3886 Watson Circle; Zoned AR-III; Tax Parcels 08039 003012, 003013, 003014, and 003015. Proposed Use: outdoor storage of inventory items. ** Commission District 2.

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.

b) **Traffic:** We recommend that access to Watson Circle be prohibited.

c) **Utilities:** No Comment.