



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

MEMORANDUM

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

To: Sarah McQuade, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: October 20, 2021
Subject: November 1, 2021 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the November 1, 2021 meeting. Upon review, we provide the following comments:

1. Application of Genuine Mapping & Design, LLC/Ben Drerup for a front yard setback variance from 30 feet to 22 feet on a 1.5± acre tract located on the north side of Winder Highway approximately 2,694 feet from its intersection with Howington Road; a.k.a. 5235 & 5241 Winder Highway; Zoned I-I; Tax Parcels 15028 000019 & 000029. Proposed Use: to construct an office and warehouse space. * Commission District 1.

- a) **Engineering:** No Comments
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

2. Application of 2156 Athens Hwy, LLC for Site Plan Approval by the Planning Commission on a 32.87± acre tract located on the south side of Athens Highway approximately 483 feet from its intersection with Wilson Drive; a.k.a. 2140 Athens Highway; Zoned I-I; Tax Parcels 15032D000057C, 15032D000057, & 15032D000061. Proposed Use: salvage and junkyard. * Commission District 4.

- a) **Engineering:** Show floodplain and all creeks/buffers.. The site may require a stormwater management report should the site plan indicate the proposed development meets stormwater threshold for impervious surfaces and/or disturbed acreage.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments



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3. Application of 2156 Athens Hwy, LLC for a Use Subject to County Commission approval on a 11.16± acre tract located on the south side of Athens Highway approximately 410 feet from its intersection with Morgan Drive; a.k.a. 2156 Athens Highway; Zoned I-II; Tax Parcel 15032D000057B. Proposed Use: salvage and junkyard. ** Commission District 4.

- a) **Engineering:** The site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater threshold for impervious surfaces and/or disturbed acreage.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

4. Application of Clyde D. Broadway Jr. DBA Green Earth Replacement for a Use Subject to County Commission approval on a 12.76± acre tract located on the east side of Calvary Church Road approximately 253 feet from its intersection with Calvary Industrial Drive; a.k.a. 1563 Calvary Church Road; Zoned I-II; Tax Parcel 15031 000097. Proposed Use: inert landfill. *** Commission District 4.

- a) **Engineering:** See previous comments from CUP application in 2019.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

5. Application of Stanley R. Carter to rezone from Agricultural Residential-III (AR-III) to Light Industrial (I-I) on a 0.54± acre tract located on the east side of Mabry Road approximately 126 feet from its intersection with Mountain View Road; a.k.a. 3440 Mabry Road; Zoned AR-III; Tax Parcel 08024 003005. Proposed Use: automobile repair garage. ** Commission District 2.

- a) **Engineering:** No Comments
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments



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6. Application of Tyler Crawford to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 0.96± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road; a.k.a. 6541 Henry Smith Road; Zoned AR-IV; Tax Parcel 11023 000024(pt.). Proposed Use: fabrication business. ** Commission District 3.

- a) **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets storwater threshold for impervious surfaces and/or disturbed acreage.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

7. Application of Forestar (USA) Real Estate Group Inc. to rezone from Agricultural Residential-III (AR-III) and Residential-I (R-I) to Planned Residential Development (PRD) on a 96.44± acre tract located on the south side of Poplar Springs Road at its intersection with Poplar Springs Church Road; a.k.a. 3580 & 3526 Poplar Springs Road and 3601 Pierce Drive; Zoned AR-III & R-I; Tax Parcels 15036A000001, 000003 & 000011. Proposed Use: 192 lot single-family home development. ** Commission District 2.

- a) **Engineering:** Show creek with buffers and impervious setback. No eyebrows, cul-de-sacs.
- b) **Traffic:** The provided traffic impact study was reviewed and found to be accurate. Coordinate with Hall County entrance.
- c) **Utilities:** Tag Hall Sewer not available, City of Oakwood district.

8. Application of Rabun Gap Holdings to rezone from Planned Commercial Farm District (PCFD) to Planned Residential Development (PRD) on a on a 20.67± acre tract located on the west side of Spout Springs Road approximately 100 feet from its intersection with Lancaster Crossing; a.k.a. 6804 Spout Springs Road; Zoned PCFD. Tax Parcel 15042 000018. Proposed Use: 95 unit single family residential development. ** Commission District 1.

- a) **Engineering:** Hall County will not maintain roads or storm in this subdivision.
- b) **Traffic:** The provided traffic impact study was reviewed and found to be accurate. Access design and development layout may be affected by phase two of the Spout Springs Road widening project. Applicant should coordinate with Hall County Engineering to determine potential road project impacts to the development. Developer to coordinate with Hall County widening of Spout Springs Road.
- c) **Utilities:** Hall County Sewer. Need availability letter/flow calc.