



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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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: November 16, 2021
Subject: December 6, 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 Andrew R. Cain & Billie M. Cain for a front yard setback variance from 40 feet to 25 feet on a 1.02± acre tract located on the west side of Duckett Mill Road approximately 373 feet from its intersection with Green Apple Road; a.k.a. 3240 Duckett Mill Road; Zoned AR-III; Tax Parcel 10045 000006. Proposed Use: bring structure into compliance. * Commission District 2.
 - a) **Engineering:** No comments
 - b) **Traffic:** No comments
 - c) **Utilities:** No comments
2. Application of Shane Chastain for a left side yard setback variance from 15 feet to 1 foot on a 1.51± acre tract located on the south side of Yellow Creek Road at its intersection with Arbor Road; a.k.a. 5987 Yellow Creek Road; Zoned AR-III; Tax Parcel 11105 000003. Proposed Use: construct a storage shed. * Commission District 2.
 - a) **Engineering:** No comments
 - b) **Traffic:** No comments
 - c) **Utilities:** No comments
3. Application of Douglas Duffee for a right side yard setback variance from 10 feet to 5 feet on a 0.45± acre tract located on the west side of Crestwood Peninsula 2,262 feet from Lights Ferry Road; a.k.a. 6709 Crestwood Peninsula; Zoned R-I; Tax Parcel 08129 000018. Proposed Use: construct a residence. * Commission District 1.
 - a) **Engineering:** No comments
 - b) **Traffic:** No comments
 - c) **Utilities:** No comments



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4. Application of Cole Burchardt for a road frontage variance from 500 feet to 287 feet and from 500 feet to 50 feet on a 8.56± acre tract located on the south side of Dawsonville Highway at its intersection of Vaughndale Circle; a.k.a. 2485 Dawsonville Highway; Zoned AR-III; Tax Parcel 10085 000054. Proposed Use: minor subdivision – create 2 building lots.
* 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: Property access should only be via existing access easement as shown on the provided site plan.

c) Utilities: No comments

5. Application of Verizon Wireless c/o Lannie Greene, Pyramid Network Services for a Use Subject to County Commission approval on a 100.37± acre tract located on the south side of Holly Springs Road approximately 2,272 feet from its intersection with Bryant Quarter Road; a.k.a. 4410 Holly Springs Road; Zoned AR-IV; Tax Parcel 15002 000061. Proposed Use: telecommunication tower. ** Commission District 3.

a) Engineering: No comments

b) Traffic: No comments

c) Utilities: No comments

6. Application of Michael Twiner to rezone from Suburban Shopping (S-S) to Planned Residential Development (PRD) on a 22.03± acre tract located on the south side of Athens Highway at its intersection with Gillsville Highway; a.k.a. 2500 & 2508 Athens Highway; Zoned S-S; Tax Parcels 15023C000010 & 15023 000009. Proposed Use: 330 unit multifamily development. ** Commission District 3.

a) Engineering: The 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:

1. Traffic impact study required.

2. Access must be approved and permitted through the Georgia Department of Transportation (GDOT).

c) Utilities: Gainesville sewer



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7. Application of Chris Patton to rezone from Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 2.84± acre tract located on the west side of Lyncliff Road approximately 340 feet from its intersection with Fork Road; a.k.a. 0 Lyncliff Road; Zoned AR-III; Tax Parcel 10070 000031(pt.). Proposed Use: outdoor boat and RV storage. ** Commission District 2.

a) Engineering: The 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:

1. Lyncliff Drive in this area is residential only and the roadway may not be adequate for commercial traffic (if approval is considered, Hall County commercial standards would be recommended).
2. Due to a nearby vertical curve, the access shown on the site plan may not be able to meet the required intersection and stopping sight distances for the developments design vehicles.
3. All costs associated with any necessary roadway improvements in order to meet Hall County standards shall be the Developer's responsibility.

c) Utilities: No comments

8. Application of Chris Patton/Patton Land Surveying, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 84.48± acre tract located on the west side of Cornelia Highway approximately 1,525 feet from its intersection with Mud Creek Road; a.k.a. 5631 Cornelia Highway; Zoned AR-IV; Tax Parcel 09021 000020. Proposed Use: light manufacturing, warehousing, and distribution facility. ** Commission District 3.

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: Access must be approved and permitted through the Georgia Department of Transportation (GDOT). Traffic study.

c) Utilities: Septic/No sewer

9. Application of Justin Hatcher to rezone from Agricultural Residential-III to Planned Residential Development on a 2.41± acre tract located on the west side of Bark Camp Road at its intersection with Grant Road; a.k.a. 5988 Bark Camp Road; Zoned AR-III; Tax Parcel 11085 000026. Proposed Use: 3 lot subdivision. ** Commission District 2.

a) Engineering: No comments

b) Traffic:



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1. Recommend a minimum of 150 feet of road frontage for each lot along a collector road (County code 16.50.040).
 2. If approval is considered with the reduced road frontage, in order to limit the number of driveways and due to possible sight distance issues with proposed lot #3, recommend requiring a common access driveway.
 3. The common access driveway shown on the provided site plan does not meet Hall County standards. If this design is to be considered, a variance to current standards must also be approved.
 4. Common access driveways must be constructed prior to final plat approval and, recording (County Code 12.40.190).
 5. If a common access driveway is required, recommend restricting lot access through the common access driveway only and additional driveways for all lots shall be prohibited.
- c) Utilities:** No comments