



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: Beth Garmon, Principal Planner
From: Srikanth Yamala, Director of Public Works and Utilities
Date: December 6, 2021
Subject: December 20, 2021 Hall County Planning Commission Agenda

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

1. Previously tabled 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 stormwater thresholds for impervious surfaces and/or disturbed acreage.
- b) **Traffic:** No Comment
- c) **Utilities:** No Comment

2. Previously tabled 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.

- **No changes have been made to the previous request.**

3. Previously tabled application of LCL Holding, LLC to rezone from Agricultural Residential-III (AR-III) to Light Industrial (I-I) on a 6.50± acre tract located on the east side of New Harvest Road approximately 227 feet from its intersection with Calvary Church Road; a.k.a. 1829 New Harvest Road; Zoned AR-III; Tax Parcel 15031 000148. Proposed Use: trucking company and repair shop. ** Commission District 4.

- **No changes have been made to the previous request.**



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4. Application of Morgan Brick for a front yard setback variance from 65 feet to 40 feet and a left side yard setback variance from 15 feet to 5 feet on a 0.38± acre tract located on the west side of Seminole Drive approximately 556 feet from its intersection with McEver Road; a.k.a. 6052 Seminole Drive; Zoned R-I; Tax Parcel 08131 002002. Proposed Use: construct a detached garage. * Commission District 1.

- a) **Engineering:** Seems there is an existing setback encroachment on the left side which is less than 5ft.
- b) **Traffic:** No Comment
- c) **Utilities:** No Comment

5. Application of Ramar Land Corporation to amend previous conditions of a Planned Industrial Development (PID) on a 36.33± acre tract located on the north side of Athens Highway approximately 1,986 feet from its intersection with A L Mangum Road; a.k.a. 3307 & 3333 Athens Highway; Zoned PID; Tax Parcels 15014 000033 & 000033A. Proposed Use: amend conditions for a truck terminal, repair garage, and office space. ** Commission District 3.

- a) **Engineering:** There appears to be a stream on the N.E corner of the parcel. Show impervious (25') setback & remove parking area that encroaches.
- b) **Traffic:** No Comment
- c) **Utilities:** Sewer study required. No sewer is available in vicinity. Capacity has not been requested from Hall County.

6. Application of Dawn Mumpower to rezone from Residential-I (R-I) and Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 1.67± acre tract located on the east side of Winder Highway approximately 483 feet from its intersection with Reed Farm Road; a.k.a. 3761 Winder Highway; Zoned R-I & AR-III; Tax Parcel 15037 000003. Proposed Use: commercial kitchen. ** Commission District 1.

- a) **Engineering:** No Comment
- b) **Traffic:** GA DOT
- c) **Utilities:** No Comment

7. Application of Reynolds-Hemmer Properties, LP for a Use Subject to County Commission approval on a 4.50± acre tract located on the east side of White Sulphur Road approximately 620 feet from its intersection with Cornelia Highway; a.k.a. 3639, 3651, & 3655 White Sulphur Road; Zoned AR-IV; Tax Parcel 15019 000002(pt.). Proposed Use: bring property into compliance. ** Commission District 3.

- a) **Engineering:** Label Remnant Tract as Lot #4 of the 245 acres.
- b) **Traffic:** White Sulphur Road is a major collector and lots should have 150' of road frontage.



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c) **Utilities:** No Comment

8. Application of Forestar (USA) Real Estate Group Inc. to rezone from Residential-I (R-I) to Planned Residential Development (PRD) on a 347.23± acre tract located on the north side of Gillsville Highway approximately 56 feet from its intersection with Evergreen Holloway Drive; a.k.a. 2955 Gillsville Highway; Zoned R-I; Tax Parcel 15016 000030A. Proposed Use: 399 single-family detached & townhomes. ** Commission District 4.

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. Gillsville Hwy (SR323) access must be approved and permitted through the Georgia Department of Transportation (GDOT).
2. The proposed Joe Parker Road access is shown on the site plan to be emergency access only. To restrict normal traffic and to accommodate public safety vehicles, we recommend adding the following conditions:
 - A) Joe Parker Road access is restricted as emergency access only and will be gated.
 - B) Developer construct a cul-de-sac to County standards on their property at the end of Joe Parker Road and dedicate the right-of-way to the County. The gated emergency access will be off the new cul-de-sac.

a. **Utilities:** Need Sewer Study/Gainesville to provide sewer and capacity.