



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: November 5, 2021
Subject: November 15, 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 William Gilbert for two road frontage variances from 150 feet to 109 feet on a 3.23± acre tract located on the west side of Cool Springs Road approximately 2,173 feet from its intersection with Grant Ford Road; a.k.a. 5618 Cool Springs Road; Zoned AR-III; Tax Parcel 10015 000068. Proposed Use: minor subdivision – 2 building lots. * Commission District 2.

- a) **Engineering:** No Comments
- b) **Traffic:** No Comment
- c) **Utilities:** No Comments. Septic system?

2. Application of Jerolene E. Dove for a road frontage variance from 150 feet to 50 feet on a 23.02± acre tract located on the west side of County Line Road approximately 1,837 feet from its intersection with Hensley Road; a.k.a. 7500 County Line Road; Zoned AR-IV; Tax Parcel 15005 000006A and 000006(pt.). Proposed Use: bring parcel into compliance. * Commission District 3.

- a) **Engineering:** Show streams and buffers/setbacks
- b) **Traffic:** No Comment
- c) **Utilities:** No Comments

3. Application of Gary Speigel for a rear yard setback variance from 20 feet to 17 feet on a 0.16± acre tract located on the west side of Golden Oak Cove at its intersection with Noble Oak Cove; a.k.a. 5161 Golden Oak Cove; Zoned PRD; Tax Parcel 08065 000230. Proposed Use: construct a patio roof. * Commission District 2.

- a) **Engineering:** Applicants need to have an actual as-built with field data locations of the conditions. They are proposing a patio that is very close to our drainage easement.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments



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

4. Application of B&B Egg Sales, LLC for a Use Subject to Planning Commission approval on a 1.43± acre tract located on the east side of West Ridge Road at its intersection with Benson Drive; a.k.a. 989 West Ridge Road; Zoned I-II; Tax Parcel 00055 000023. Proposed Use: construction trailer for more than 12 months. * Commission District 4.

- a) **Engineering:** The site will require a stormwater management report to ensure existing stormwater BMP can handle new impervious.
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

5. Application of Peach State Euro for a Use Subject to Planning Commission approval on a 1.56± acre tract located on the south side of Old Cornelia Highway approximately 890 feet from its intersection with Arthur Miller Road; a.k.a. 4136 Old Cornelia Highway; Zoned AR-IV; Tax Parcel 15018 000077. Proposed Use: rural business. * Commission District 3.

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

6. Application of CTX Funding SPE, LLC for a Use Subject to Planning Commission approval on a 10.08± acre tract located on the east side of Cornelia Highway approximately 746 feet from its intersection with Yonah Post Road; a.k.a. 5965 Cornelia Highway; Zoned I-I; Tax Parcel 09005 000009. Proposed Use: variance from Gateway Corridor Overlay District architectural standards. * Commission District 3.

- a) **Engineering:** Show stream 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 Comment
- c) **Utilities:** No Comments

7. 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.

- a) **Engineering:** Existing gravel will need to be included in stormwater. The gravel was not permitted.
- b) **Traffic:** New Harvest Road is a City of Gainesville roadway and any work within the right-of-way will require permitting through the City.
- c) **Utilities:** No Comments



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

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

8. Application of Cook Communities to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 34.03± acre tract located on the west side of Pine Valley Road at its intersection with White Sulphur Road; a.k.a. 1560, 1582, & 1586 Pine Valley Road; Zoned AR-III; Tax Parcels 09124 000039, 000039B, & 000203. Proposed Use: 249-unit townhome development. ** Commission District 4.

- a) **Engineering:** 75' impervious setback, no impervious including roads, sidewalks etc.
- b) **Traffic:** Based upon the provided traffic impact study and current Hall County requirements, we recommend the following conditions:
 - 1. Left and right turn lanes on Pine Valley Road at site driveway.
 - 2. Left and right turn lanes on Pine Valley Road at White Sulphur Road.
 - 3. Left and right turn lanes on Pine Valley Road at Clarks Bridge Road (SR284). This will require approval and permitting through the Georgia Department of Transportation (GDOT).
 - D. Internal roadways will be privately maintained.
- c) **Utilities:** Gainesville sewer district.