



Hall County Government

PUBLIC WORKS AND UTILITIES

To: Beth Garmon, Principal Planner
From: Srikanth Yamala, Director of Public Works and Utilities
Date: December 21, 2021
Subject: January 4, 2022 Hall County Planning Commission Agenda

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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DIRECTOR
Srikanth Yamala

ASSISTANT DIRECTOR
Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the January 4, 2022 meeting. Upon review, we provide the following comments:

1. Previously tabled 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:** Previous Comments
 - b) **Traffic:** Previous traffic comments apply as well as the nearby roadways and intersections are under the City of Gainesville's jurisdiction and since there are two other nearby large proposed residential developments, Gainesville has requested an updated traffic impact study be required prior to consideration by the Board of Commissioners or issuance of a land disturbance permit.
 - c) **Utilities:** Previous Comments

2. Application of Heather Alannah Yearwood for a hardship mobile home on 7.62± acre tract located on the east of Hart Lane at its terminus; a.k.a. 4377 Hart Lane; Zoned AR-IV; Tax Parcel 15018 000012. Proposed Use: to place a hardship mobile home onto property. * Commission District 3.
 - a) **Engineering:** Show stream with buffers.
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comments



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3. Application of Frank V. Sosebee for a right side yard setback variance from 10 feet to 5 feet on a 0.95± acre tract located on the north side of Garden Drive approximately 214 feet from its intersection with Garden Road; a.k.a. 1995 Garden Road; Zoned R-I; Tax Parcel 00143 001103. Proposed Use: bring a carport into compliance. * Commission District 4.

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

4. Application of Jeff and Diane Schermerhorn for a road frontage variance from 150 feet to 50 feet on a 13.0± acre tract located on the north side of Nopone Road approximately 683 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV and S-S ; Tax Parcel 12026 000004 (pt.). Proposed Use: minor subdivision. * Commission District 3.

- a) **Engineering:** Future subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than six (6).
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

5. Application of Jeff and Diane Schermerhorn to rezone from Agricultural Residential-IV (AR-IV) and S-S to Planned Commercial Development (PCD) on a 5.0± acre tract located on the north side of Nopone Road approximately 733 feet from its intersection with Cleveland Highway; a.k.a. 4151 Nopone Road; Zoned AR-IV and S-S; Tax Parcel 12026 000004 (pt.). Proposed Use: boat and RV storage. ** Commission District 3.

- 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:** Proposed driveway must meet Hall County commercial standards.
- c) **Utilities:** No Comments



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6. Application of Boardwalk Storage – Cleveland Highway, LLC for a Use Subject to County Commission approval on a 8.97± acre tract located on the east side of Cleveland Highway approximately 305 feet from its intersection with Hub Head Road; a.k.a. 6720 Cleveland Highway; Zoned H-B ; Tax Parcel 12084 000053. Proposed Use: expand an existing self-storage facility and add boat and RV storage. ** Commission District 3.

- 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:** Coordination with GDOT required.
- c) **Utilities:** No Comments

7. Application of Nanno Properties LLC for a Use Subject to County Commission approval on a 1.30± acre tract located on the east side of Athens Highway approximately 326 feet from its intersection with Smallwood Road; a.k.a 2349 Athens Highway; Zoned H-B; Tax Parcel 15022C000015A. Proposed Use: used auto dealership. ** Commission District 4.

- 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:** Coordination with GDOT required.
- c) **Utilities:** No Comments

8. Application of Paul and Ana Price for a Use Subject to County Commission approval on a 9.43 ± acre tract located on the north side of James Ed Road at its terminus; a.k.a. 3820 James Ed Road; Zoned V-C; Tax Parcel 10142 000006. Proposed Use: glamping tents for short term rental. ** Commission District 3.

- 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:** Driveway placement and design must meet Hall County requirements.
- c) **Utilities:** No Comments



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9. Application of Ashley Toppins for a Use Subject to County Commission approval on a 26.11± acre tract located on the south side of Conner Drive at its intersection with Claude Parks Road; a.k.a. 0 Conner Drive; Zoned AR-IV; Tax Parcel 11067 000004. Proposed Use: 3-lot subdivision. ** Commission District 3.

- a) **Engineering:** Future subdivisions of lots will result in necessity of a stormwater management plan if the total number of lots reaches more than six (6).
- b) **Traffic:** No Comments
- c) **Utilities:** No Comments

10. Application of SAAD Investments Inc to rezone from Agricultural Residential-III (AR-III) and Suburban Shopping (S-S) to Planned Commercial Development (PCD) on a 3.05± acre tract located on the south side of Friendship Road at its intersection with Ridge Road; a.k.a. 4396 & 4382 Friendship Road & 4426 Ridge Road; Zoned AR-III and S-S; Tax Parcels 08154 000005A, 000005, & 000003. Proposed Use: convenience store with retail and self-storage facility. ** Commission District 1.

- 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:** Driveway placement and design must be approved by the Georgia Department of Transportation (GDOT) and Hall County. Hall County will require a left turning lane.
- c) **Utilities:** Prior to the issuance of a land disturbance permit (LDP), a sanitary sewer study shall be completed.



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11. Application of Williams Brothers Development LLC to rezone from Agricultural Residential-III (AR-III), Agricultural Residential-IV (AR-IV), Planned Residential Development (PRD) to Planned Residential Development (PRD) on a 32.67± acre tract located on the east side of Crescent Drive approximately 253 feet from its intersection with White Sulphur Road; a.k.a. 0, 490, 496, 508 & 536 Crescent Drive; Zoned AR-III, AR-IV & PRD; Tax Parcels 15033D000010F, -000014, -000015, -000010C, -000010B, -000009, & -000008. Proposed Use: 176 unit townhome development. ** Commission District 4.

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.
- All internal roads/driveways will not be maintained by Hall County and must meet county standards.
- All internal stormwater pipes, detention ponds, and BMP's will not be maintained by Hall County.

b) Traffic:

- The roadways/intersections in this area are under Gainesville's jurisdiction and proposed driveway and any required improvements must be approved and permitted by Gainesville.
- Any required roadway/intersection improvements must be constructed concurrently with the development.
- All costs associated with the required roadway/intersection improvements will be the developer's responsibility.

- c) **Utilities:** Prior to the issuance of a land disturbance permit (LDP), a sanitary sewer study shall be completed.