



Hall County Government

PUBLIC WORKS AND UTILITIES

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To: Srikanth Yamala, Interim Director of Planning and Zoning
From: Bill Nash, P.E., Interim Director of Public Works and Utilities
Date: January 18, 2022
Subject: February 7, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the February 7, 2022 meeting. Upon review, we provide the following comments:

1. [Application of Travis Little for a front yard setback variance from 65 feet to 30 feet from the centerline of road on a 1.80± acre tract located on the north side of Guth Road approximately 695 feet from its intersection with J M Turk Road; a.k.a. 4611 Guth Road; Zoned AR-III; Tax Parcel 15043 000201. Proposed Use: addition to existing home and construct detached garage. * Commission District 1.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment
2. [Application of Jacob Thornton for a right yard setback variance from 15 feet to 7.5 feet from property line and a left side yard setback variance from 15 feet to 10 feet from property line on a 1.17± acre tract located on the east side of Whites Mill Road approximately 63 feet from its intersection with Stephens Road; a.k.a. 4910 Whites Mill Road; Zoned AR-III; Tax Parcel 08054 003001A. Proposed Use: construct a residence. * Commission District 2.](#)
 - a) **Engineering:** No Comment
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment
3. [Application of Viktor Vlad for a road frontage variance from 150 feet to 125 feet on a 5.02± acre tract located at the intersection of Union Church Road and Oliver Road; a.k.a. 5630 Union Church Road; Zoned AR-IV; Tax Parcel 15039 000067. Proposed Use: 5 lot subdivision. ** Commission District 1.](#)
 - a) **Engineering:** Land disturbance permit will be required before performing any construction. Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than six.
 - b) **Traffic:** No Comment
 - c) **Utilities:** No Comment



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4. [Application of Viktor Vlad to rezone from Agricultural Residential-IV \(AR-IV\) to Residential-I \(R-I\) on a 5.02± acre tract located at the intersection of Union Church Road and Oliver Road; a.k.a. 5630 Union Church Road; Zoned AR-IV; Tax Parcel 15039 000067. Proposed Use: 5 lot subdivision. ** Commission District 1.](#)
 - a) **Engineering:** Land Disturbance permit will be required before performing any construction. Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than six.
 - b) **Traffic:** Driveway for proposed lot #5 cannot enter into the right turn lane or taper for Deaton Creek Pkwy. All driveways must meet County requirements including intersection and stopping sight distance requirements.
 - c) **Utilities:** No Comment
5. [Application of Friendship 24, LLC to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Commercial Development \(PCD\) on a 24.23± acre tract located on the north side of Friendship Road approximately 3,111 feet from its intersection with Deaton Creek Parkway; a.k.a. 1639 Friendship Road; Zoned AR-IV; Tax Parcel 15039 000012B. Proposed Use: self-storage, boat/RV/box truck parking. ** Commission District 1.](#)
 - a) **Engineering:** Stormwater/land disturbance permit. Show stream buffers and flood areas and 75' setback.
 - b) **Traffic:** Limited access, right in, right out. Potential conflicts with adjacent driveway. GA DOT permit required.
 - c) **Utilities:** New sewer availability letter should be obtained. Sewer easements must be obtained to tap HC sewer.