



# Hall County Government

PUBLIC WORKS AND UTILITIES

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INTERIM DIRECTOR  
**Bill Nash, P.E.**

**To:** Srikanth Yamala, Interim Director of Planning and Zoning  
**From:** Bill Nash, P.E., Interim Director of Public Works and Utilities  
**Date:** March 16, 2022  
**Subject:** April 4, 2022 Hall County Planning Commission Agenda

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

1. [Application of Prathamesh Panchal for a front yard setback variance from 30 feet to 15 feet and a right side yard setback variance from 10 feet to 5 feet on a 0.49± acre tract located on the south side of Cagle Road approximately 391 feet from its intersection with Ridge Drive; a.k.a. 3418 Cagle Road; Zoned R-I; Tax Parcel 09106A002014. Proposed use: construct a single-family residence. \\* Commission District 3.](#)

- a) Engineering: Show stream buffers and impervious setback from wretched vegetation, not centerline of creek. No mention of wanting a variance for 75' impervious.
- b) Traffic: No Traffic Comments
- c) Utilities: Provide design for Creek Crossing.

2. [Application of Ava Hospitality LLC for a use subject to County Commission approval on a 1.59± acre tract located on the east side of Dahlonega Highway approximately 1,720 feet from its intersection with Brady Road; a.k.a. 6210 Dahlonega Highway; Zoned PRD; Tax Parcel 11003 000003. Proposed use: bed and breakfast inn with small events. \\*\\* Commission District 3.](#)

- a) Engineering: N/A
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments



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3. [Application of Cook Communities for a use subject to County Commission approval on a 11.64± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710 Hardy Road and 3428, 3416 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B. Proposed use: subdivide property into eleven \(11\) lots. \\*\\* 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. Must submit Engineering plans for grading and stormwater, etc... Site plan should include all original lots (6) for storm water purposes.
- b) Traffic: Recommend internal roadway providing lot access or common access drives.
- c) Utilities: No Comments

4. [Application of Greg Loyd for a use subject to County Commission approval on a .92± acre tract located on the east side of Atlanta Highway at its intersection with Hall Street; a.k.a. 603 Atlanta Highway; Zoned H-B; Tax Parcel 00132 005021. Proposed use: automobile sales. \\*\\* Commission District 4.](#)

- a) Engineering: N/A
- b) Traffic: No Traffic Comments
- c) Utilities: No Comments

5. [Application of G & G Fabricators LLC to rezone from Suburban Shopping \(S-S\) to Light Industrial \(I-I\) on a 1.0± acre tract located on the west side of Athens Highway at its intersection with Baker Road; a.k.a. 2978 Athens Highway; Zoned S-S; Tax Parcel 15023 000173. Proposed use: light industrial – welding shop. \\*\\* 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 Traffic Comments
- c) Utilities: No Comments



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6. [Application of Ridgeline Land Planning, Inc. to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 50.75± acre tract located on the east side of Union Church Road approximately 166 feet from its intersection with Steeple Chase Lane; a.k.a. 4670 Union Church Road; Zoned AR-III; Tax Parcel 15043 000001. Proposed Use: single family detached subdivision. \\*\\* Commission District 1.](#)
  - 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. Show stream buffer and impervious setback from wretched vegetation not centerline of creek.
  - b) Traffic: Was a traffic study completed for this proposal? Both left and right turn lanes will be required. Proposed entrance does not appear to meet offset spacing requirements with Steeple Chase Lane. Secondary access off Union Church Road should be a gated emergency access only.
  - c) Utilities: The property falls within the Hall County Sewer Service Area; however, the property is not presently served by any sewer outfall lines, and the development will require connection to sanitary sewer based on the density. The applicant shall provide availability letter prior to rezoning.
  
7. [Application of United Logistics to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. \\*\\* Commission District 1.](#)
  - a) Engineering: Show flood. 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. Show stream buffers and impervious setback from wretched vegetation, not centerline of stream.
  - b) Traffic: Access permit will be through the Georgia Department of Transportation.
  - c) Utilities: Hall County service district.