



# Hall County Government

PUBLIC WORKS AND UTILITIES

**To:** Srikanth Yamala, Interim Director of Planning and Zoning  
**From:** Bill Nash, P.E., Interim Director of Public Works and Utilities  
**Date:** April 14, 2022  
**Subject:** May 2, 2022 Hall County Planning Commission Agenda

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

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the May 2, 2022 meeting. Upon review, we provide the following comments:

1. [Application of Henry Whitlow for a Use Subject to County Commission approval on a 1.01± acre tract on the south side of Reece Circle at its intersection with A L Mangum Road; a.k.a. 3621 Reece Circle; Zoned R-II; Tac Parcel 15014 000056A. Purposed Use: hardship mobile home. \\*\\* Commission District 3.](#)

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

2. [Application of Joanne Paul for a Use Subject to County Commission approval on a .89± acre tract on the east side of Crescent Drive approximately 118 feet from its intersection with East Crescent Drive; a.k.a. 286 Crescent Drive; Zoned R-II; Tax Parcel 15033C000034A. Proposed Use: afterschool day program. \\*\\* 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 comments
- c) **Utilities:** No comments

3. [Application of Stor Floga Winder, LLC. d/b/a Highline Storage Partners, LLC. for a Use Subject to County Commission approval on a 3.71± acre tract on the west side of Winder Highway at its intersection with Holcomb Circle; a.k.a. 4216 Winder Highway; Zoned H-B; Tax Parcel 15044B000011. Proposed Use: self-storage. \\*\\* 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.  
Public right-of-way along Northwestern boundary will need to be abandoned.
- b) **Traffic:** Access proposed off a private road.  
Property has a parcel tag from 2007 regarding a road determination.
- c) **Utilities:** Sanitary sewer by others.



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4.. [Application of William and Veronica Nelson for a Use Subject to County Commission approval on a 2.86± acre tract located on Snelling Mill Road at its terminus; a.k.a. 6451 Snelling Mill Road; Zoned V-C; Tax Parcel 08161 002002. Proposed Use: two-lot subdivision. \\*\\* Commission District 2.](#)

- a) **Engineering:** Show County studied flood zone. Must have easement for driveway encroachment.
- b) **Traffic:** Existing driveway will encroach on proposed new parcel, unsure if applicant intends to utilize as a common driveway. Access easement will be necessary.
- c) **Utilities:** No comments.

5. [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 wrested vegetation not centerline of stream.  
Mail kiosk must meet Hall County standards.  
No parking allowed in right-of-way.  
Applicant is required to perform a historic and cultural evaluation before approval.
- b) **Traffic:** Traffic impact study required prior to consideration (County Code 17.380.050 paragraph 4) additional comments/ recommendations may be necessary based on the study.  
Left and right (decel) turn lanes will be required (County Code 16.60.290).  
Recommend any proposed/required secondary access be gated, emergency access only.  
Proposed northern access does not appear to meet spacing requirements with Steeple Chase Lane, location may need to be modified.
- c) **Utilities:** All proposed developments requiring sanitary sewer shall be required to produce a preliminary layout and description of the proposed sanitary sewer provisions in order to connect to the existing Hall County sanitary sewer system. All provisions for sanitary sewer construction must be approved by the Director of Public Works prior to submitting for a land disturbance permit.



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6. [Application of Dean and Heather Snyder to rezone from Agricultural Residential-IV \(AR-IV\) to Highway Business \(H-B\) on a 7.54± acre tract located on the east side of S Black Road at its intersection with Cleveland Highway; a.k.a. 5501 S Black Road; Zoned AR-IV; Tax Parcel 12042 000002. Proposed Use: boat and R-V storage. \\*\\* 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. Show stream buffer and impervious setback from wretched vegetation not centerline of stream, show flood.
- b) **Traffic:** Recommend access be on Cleveland Hwy (SR11/US129). If access on S. Black Road is considered, the driveway must meet County commercial requirements and applicant should verify that intersection and stopping sight distances can be achieved.
- c) **Utilities:** Septic system/no sewer.

7. [Application of Esteban Mosquera Rojas to rezone from Residential-I \(R-I\) to Highway Business \(H-B\) on a .46± acre tract located on the north side of Browns Bridge Road at its intersection with Cherry Lane; a.k.a. 2701 Browns Bridge Road; Zoned R-I; Tax Parcel 08015 005022. Proposed Use: office building. \\*\\* 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:** Driveway must meet County commercial standards.
- c) **Utilities:** No comments.

8. [Application of Helena Dale to rezone from Agricultural Residential-IV \(AR-IV\) to Suburban Shopping \(S-S\) on a 28.27± acre tract located on the north side of Skitts Mountain Road approximately 832 feet from its intersection with Skitts Mountain Drive; a.k.a. 8977 Skitts Mountain Road; Zoned AR-IV; Tax Parcel 12132 000022. Proposed Use: open air market. \\*\\* 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:** Driveway must meet County commercial standards.
- c) **Utilities:** No comments.



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9. [Application of Dean and Heather Snyder for a Use Subject to County Commission approval on a 7.54± acre tract located on the east side of S Black Road at its intersection with Cleveland Highway; a.k.a. 5501 S Black Road; Zoned AR-IV; Tax Parcel 12042 000002. Proposed Use: boat and R-V storage. \\*\\* 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. Show stream buffer and impervious setback from wretched vegetation not centerline of stream, show flood.
- b) **Traffic:** Recommend access be on Cleveland Hwy (SR11/US129). If access on S. Black Road is considered, the driveway must meet County commercial requirements and applicant should verify that intersection and stopping sight distances can be achieved.
- c) **Utilities:** Septic system/no sewer.