



# Hall County Government

PUBLIC WORKS AND UTILITIES  
ENGINEERING DIVISION

## MEMORANDUM

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

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SRIKANTH YAMALA  
Director

BILL NASH, P.E.  
Assistant Director

FRANKLIN P. MILLER, P.E.  
County Engineer

**To:** Randi Doveton, Director of Planning and Development

**From:** Srikanth Yamala, Director of Public Works and Utilities

**Date:** May 19, 2022

**Subject:** June 6, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 6, 2022 meeting. Upon review, we provide the following comments:

1. [Application of Clint Dixon for a front yard setback variance from 25 feet to 24 feet on a .29± acre tract located on the south side of Kempton Court at its terminus; a.k.a. 7015 Kempton Court; Zoned PRD; Tax Parcel 15042 000491. Proposed Use: single family home. \\* Commission District 1.](#)
  - a) **Engineering:** No comments.
  - b) **Traffic:** No comments.
  - c) **Utilities:** No comments.
  
2. [Application of James and Linda Draffin for a Use Subject to County Commission approval on a 6.7± acre tract located on the south side of Chestatee Road approximately 232 feet from its intersection with North Harbour Court; a.k.a. 3479 Chestatee Road; Zoned R-I; ; Tax Parcel 10048 000013. Proposed use: 2-lot minor subdivision. \\*\\* Commission District 2.](#)
  - a) **Engineering:** Further subdivision of these lots will result in the necessity of a stormwater management plan, if the total number of lots reaches more than six. Show flood zone.
  - b) **Traffic:** Proposed driveway will need to meet County Driveway Regulations.
  - c) **Utilities:** No comments.
  
3. [Application of Cameron Reeves to rezone from Agriculture Residential-III \(AR-III\) to Highway Business \(H-B\) on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; ; Tax Parcel 07329 001006. Proposed use: parking lot. \\*\\* 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.
  - b) **Traffic:** Driveway will need to be permitted by the City of Buford.
  - c) **Utilities:** No comments.



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4. [Application of Cameron Reeves for a Use Subject to County Commission approval on a 2.07± acre tract located on the north side of Holiday Road approximately 547 feet from its intersection with Lanier Islands Parkway; a.k.a. 5747 Holiday Road; Zoned AR-III; ; Tax Parcel 07329 001006. Proposed use: parking lot. \\*\\* 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.

**b) Traffic:** Driveway will need to be permitted by the City of Buford.

**c) Utilities:** No comments.

5. [Application of Norris Development to rezone from Vacation Cottage \(V-C\) to Agricultural Residential-III \(AR-III\) on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. \\*\\* Commission District 3.](#)

**a) Engineering:** The site may require a stormwater management report, should the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

**b) Traffic:** Recommend the driveway (shown as nine feet in width) be improved to accommodate two-way traffic.

**c) Utilities:** No comments.

6. [Application of Norris Development for a Use Subject to County Commission approval on a 7.9± acre tract located on the south side of Shirley Road approximately 653 feet from its intersection with Destitute Way; a.k.a. 4726 Shirley Road; Zoned V-C; Tax Parcel 10128 000049. Proposed use: event venue. \\*\\* 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:** Recommend the driveway (shown as nine feet in width) be improved to accommodate two-way traffic.

**c) Utilities:** No comments.