



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: June 2, 2022

Subject: June 20, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 20, 2022 meeting. Upon review, we provide the following comments:

OLD BUSINESS

1. [Previously tabled application on Ayoub Botrus to amend conditions of a Planned Commercial Development \(PCD\) on a .36± acre tract located on the south side of Mcever Road approximately 347 feet from its intersection with Waterworks Road; a.k.a. 3053 & 3087 Mcever Road; Zoned PRD; Tax Parcel 07299 002007A & 002007. Proposed Use: auto sales. ** Commission District](#)
 - 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:** Buford Sewer

NEW BUSINESS

2. [Application of Omar Magana-Gonzalez for a front yard setback variance from 40 feet to 26 feet and rear yard setback variance from 25 feet to 22 feet on a .21± acre tract located on the east side of Waterwood Drive at its intersection with Sherwood Park Lane; a.k.a. 5340 & 5342 Waterwood Drive; Zoned AR-III; Tax Parcel 11131A001029 & 001030. Proposed use: new residence. * Commission District 2.](#)
 - a) **Engineering:** No Comments
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comment
3. [Application of Morgan Davis for a right side yard setback variance from 15 feet to 5 feet on a .98± acre tract located on the west side on Pine Vale Road approximately 548 feet from its intersection with Melinda Lane; a.k.a. 4164 Pine Vale Road; Zoned AR-III; Tax Parcel 15037 000193. Proposed use: detached carport. * Commission District 1.](#)
 - a) **Engineering:** Erosion and sedimentation control.
 - b) **Traffic:** No Comments
 - c) **Utilities:** No Comments



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4. [Application of Alpaca Self Store for a road frontage variance from 150 feet to 50 feet on an 12.41± 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 & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: minor subdivision. * Commission District 3.](#)

- a) **Engineering:** Recommend joint access driveway for both parcels. Also check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Future driveways for the proposed parcels may interfere. Suggest dividing frontage evenly between the two new parcels in order to provide adequate space between the two driveways servicing these parcels.
- c) **Utilities:** No Comments

5. [Application of Alpaca Self Store to rezone from Agricultural Residential- IV \(AR-IV\) and Suburban Shopping \(S-S\) to Planned Commercial District \(PCD\) on an 5.61± 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 & S-S; Tax Parcel 12026 000004 \(pt.\). Proposed use: RV & boat storage facility. ** 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. Recommend joint access driveway for both parcels. Also, check with GDOT as this appears to have GDOT right-of-way from 129 construction.
- b) **Traffic:** Proposed driveway must meet Hall County commercial standards.
- c) **Utilities:** No sanitary sewer available for this site.

6. [Application of Kenneth M. Ley & Kimberly Brett-Ley for a Use Subject to County Commission approval on a 4.22± acre tract located on the east side of North Waterworks Road at its intersection with Seymour Circle; a.k.a. 3395 North Waterworks Road; Zoned V-C; Tax Parcel 08167 004001. Proposed use: 3-lot sub division. ** 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:** No Comments
- c) **Utilities:** No Comments

7. [Application of Tyrus Brown to rezone from Residential-I \(R-I\) to Planned Residential District \(PRD\) on a 9.65± acre tract located on Meadow Lane at its terminus; a.k.a. 3596 Meadow Lane; Zoned R-I; Tax parcel 10105 004089. Proposed use: 44 unit single-family attached development \(4.6 units/acre\) ** Commission District 2.](#)

- a) **Engineering:** The site may require a stormwater management report, should the site plan indicate the



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proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show buffer and impervious setback from wrested vegetation, not centerline of creek.

Hall County doesn't allow parking on R/W.

Design speed must be 30 mph for roads.

Is this development multi-family?

- b) **Traffic:** No Comments
- c) **Utilities:** City of Gainesville Sewer.

8. [Application of WeStore, LLC to rezone from Agricultural Residential-III \(AR-III\) to Planned Commercial District \(PCD\) on a .99± acre tract located on the north side of Hog Mountain Road approximately 1,644 feet from Holland Dam Road; a.k.a. 5086 Hog Mountain Road; Zoned AR-III; Tax Parcel 08116 000003. Proposed use: storage facility. ** 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.
- b) **Traffic:** No comments
- c) **Utilities:** City of Flowery Branch Sewer.

9. [Application of Salomon Sancen to rezone from Residential-II \(R-II\) to Highway Business \(H-B\) on a .17± acre tract located on the east side of Atlanta Highway approximately 276 feet from its intersection with Near Way; a.k.a. 1275 Atlanta Highway; Zoned R-II; Tax Parcel 00133 008005. Proposed use: tire sale/shop. ** Commission District 4.](#)

- a) **Engineering:** Need updated survey showing existing conditions.
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:** GDOT Coordination required. Driveway modifications may be necessary. No parking permitted on the right-of-way.
- c) **Utilities:** No comments

10. [Application of Ramar Land Corporation to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Industrial District \(PID\) on a 28.27± acre tract located on the north side of Athens Highway approximately 1,165 feet from its intersection with A L Mangum Road; a.k.a. 3401 Athens Highway; Zoned AR-IV; Tax Parcel 15014 000034. Proposed use: truck terminal, maintenance shop and office. ** 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.
Avoid impacts to FEMA and Hall County flood plain.
- b) **Traffic:** Driveway must be permitted through GDOT.
- c) **Utilities:** Sewer is unavailable; Septic System required.



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11. [Application of Henry Whitlow to appeal an administrative decision for a hardship manufactured home, as it relates to §17.350.110 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; Tax Parcel 15014 000056A. Purposed Use: hardship manufactured home. * Commission District 3.](#)

a) Engineering: No comments

b) Traffic: No comments

c) Utilities: No comments

12. Application of Hall County Planning Department to request Planning Commission interpretation regarding the determination of an unclassified use on a 1.10± acre tract located at Watson Circle at its terminus; a.k.a. 3825, 3831, 3853 and, 3861 Watson Circle; Tax parcels 08039 004003, 004009, 004005 and 004004. Proposed use: 4 lot subdivision. * Commission District 2.