



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 16, 2022

Subject: July 5, 2022 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the July 5, 2022 meeting. Upon review, we provide the following comments:

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
2. [Application of Ken Hewell for a left side yard setback variance from 10 feet to 6 feet on a .27± acre tract located on the west side of Grand Fox Circle approximately 302 feet from its intersection with Forest Knoll Drive; a.k.a. 6286 Grand Fox Circle; Zoned R-I; Tax Parcel 15046K000006. Proposed use: attached garage. * Commission District 1.](#)
 - a) **Engineering:** No comments
 - b) **Traffic:** No comments
 - c) **Utilities:** No comments
3. [Application of Jamie T. Crawford to rezone from Planned Commercial Farm District \(PCFD\) to Agricultural Residential-IV \(AR-IV\) on a 3.19± acre tract located on the south side of Henson Road approximately 358 feet from its intersection with Fields Road; a.k.a. 5727 & 5769 Henson Road; Zoned PCFD; Tax Parcel 12044 000016 & 12044 000001 \(pt.\). Proposed use: homestead. ** Commission District 3.](#)
 - a) **Engineering:** No comments
 - b) **Traffic:** No comments
 - c) **Utilities:** No comments



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4. [Application of Salomon Sancen to rezone from Residential-I \(R-I\) to Highway Business \(H-B\) on a .89± acre tract located on the west side of Memorial Park Drive at its intersection with Browns Bridge Road; a.k.a. 2002 Memorial Park Drive; Zoned R-I; Tax Parcel 08014 005011. Proposed use: retail sales. ** 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 Hall County and GDOT requirements.
- c) **Utilities:** Will water and sewer service the facility?

5. [Application of Josh Boling to rezone from Agricultural Residential-III \(AR-III\) and Agricultural Residential-IV \(AR-IV\) to Planned Residential District \(PRD\) on a 72.67± acre tract located on the west side of Cagle Mill Road approximately 429 feet from Noah Martin Drive; a.k.a. 4745 Cagle Mill Road; Zoned AR-III & AR-IV; Tax Parcel 15007 000254. Proposed use: single family, townhome, & cluster home development. ** 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 Hall County studied flood zone. North Oconee Reservoir District requires 150' buffer from top of bank not centerline of stream.
- b) **Traffic:** Proposed access on Cornelia Hwy (SR365) will require a GDOT permit and their approval. Proposed access on Cagle Mill Road must meet Hall County requirements. Any required roadway improvements for either proposed access will be the financial responsibility of the applicant/developer and must be constructed concurrently with the development. Internal roadways shown on the concept do not meet Title 16 of the Hall County Code. If roadways are proposed to be private, variance requests to Title 16 must be specific, justified and approved by the Commission. Any alternate designs not requested/approved will default to the requirements in Title 16. If the roadways are to be considered driveways, subdividing individual lots is not permitted. A bridge is shown along one access. Be aware that Hall County will not accept bridges into County maintenance.
- c) **Utilities:** Hall County sewer district.



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6. [Application of Rochester & Associates/Doug Magnus to rezone from Light Industrial \(I-I\) to Residential-I \(R-I\) on a 2.06± acre tract located on the west side of Youngblood Road approximately 416 feet from its intersection with Winder Highway; a.k.a. 4740 Youngblood Road; Zoned I-I; Tax Parcel 15037A000031\(pt.\). Proposed use: single family residence. ** Commission District 1.](#)
 - a) **Engineering:** Show Hall County studied flood zone. Show stream and impervious setback from wretched vegetation not centerline of stream.
 - b) **Traffic:** No comments
 - c) **Utilities:** Hall County sewer district.

7. [Application of Ponderosa Land Holdings, LLC to rezone from Agricultural Residential-III \(AR-III\) and Residential-I \(R-I\) to Planned Residential District \(PRD\) on a 31.64± acre tract located on the west side of Winder Highway at its intersection with Plantation Drive; a.k.a. 4610 & 4616 Winder Highway; Zoned AR-III & R-I; Tax Parcel 15037A000070 & 000001. Proposed use: single family development. ** 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:** Access must be permitted/approved through GDOT.
 - c) **Utilities:** Hall County sewer.