



Hall County Government

PUBLIC WORKS AND UTILITIES
ENGINEERING DIVISION

MEMORANDUM

POST OFFICE DRAWER 1435
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SRIKANTH YAMALA
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To: Randi Doveton, Director of Planning and Development

From: Srikanth Yamala, Director of Public Works and Utilities

Date: July 14, 2022

Subject: August 1, 2022 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the July 18, 2022 meeting. Upon review, we provide the following comments:

1. Application of Cook Communities for a Use Subject to County Commission approval on a 20.74± acre tract located on the south side of Hardy Road at its intersection with Nancy Creek Road; a.k.a. 3710, 3780, 3786 Hardy Road and 3416, 3428 Nancy Creek Road; Zoned R-I & V-C; Tax Parcels 10121 000015, 000015A, 000015B, 000071, 000071A. Proposed use: twenty (20) lot subdivision. ** 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.

Subdivision roads must meet Hall County requirements.

No more than five lots to a common drive; therefore, all roads must have a right-of-way that meets county code. Also, the right-of-way must be dedicated and deeded to the homeowners association.

Hall County will not maintain the roads or stormwater facilities for this subdivision.

b) Traffic: Recommend adding a condition that all lots must access internal roadways and direct access to Hardy Road and Nancy Creek Road is prohibited. Due to a nearby curve on Hardy Road, intersection and stopping sight distance for the proposed entrance may be an issue. Applicant should verify that requirements can be met.

c) Utilities: City of Gainesville Sewer.

2. Application of STORSquare Atlanta, LLC for a Use Subject to County Commission approval on a 2.96± acre tract located at its intersection with Technology Parkway and Winder Highway; a.k.a. 5407 Technology Parkway & 5472 Winder Highway; Zoned I-II; Tax Parcel 15028F000025 & 000026. Proposed use: outdoor 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.

b) Traffic: Driveway must meet Hall County commercial standards. Proposed entry gate must be positioned to allow vehicles to stage without protruding into Technology Parkway.

c) Utilities: No Hall County Sewer.



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3. Application of Michael James Remodeling to rezone from Residential-I (R-I) to Office and Institutional (O-I) on a 6.85± acre tract located on the west side of Thompson Bridge Road at its intersection with Tommy Aaron Drive; a.k.a. 3461 Thompson Bridge Road; Zoned R-I; Tax Parcel 10114 000039A. Proposed use: office. ** 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.

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

b) Traffic: Driveway may need to be upgraded to accommodate two-way traffic.

c) Utilities: City of Gainesville Sewer.

4. Application of K5 Partners, LLC to rezone from Agricultural Residential-IV (AR-IV) & Heavy Industrial (I-II) to Planned Industrial District (PID) on a 119± acre tract located on the north side of Okelly Road at its terminus; a.k.a. 2400 Okelly Road; Zoned AR-IV & I-II; Tax Parcel 15024 000003A (pt.). Proposed use: vehicle salvage operations. ** 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 all flood areas (FEMA and Hall County studied flood)

Show buffers from wretched vegetation, not from centerline of creek.

b) Traffic: Recommend requiring developer to construct a Hall County standard cul-de-sac to terminate O'Kelly Road. Developer to dedicate any required right-of-way for cul-de-sac. Any remaining public right-of-way must be abandoned.

c) Utilities: Gainesville sewer, septic indicated.