



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.
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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 30, 2022

Subject: July 18, 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 Stephen and Deanna Venzon for a right side yard setback variance from 10 feet to 7 feet on a .51± acre tract located at the terminus of Basin Drive; a.k.a. 2464 Basin Drive; Zoned R-1; Tax Parcel 10136 000092 . Proposed use: addition to single family residence. * Commission District 3.](#)
 - a) **Engineering:** No comments.
 - b) **Traffic:** No comments.
 - c) **Utilities:** No comments.

2. [Application of Lora Savage to rezone from Agricultural Residential-IV \(AR-IV\) to Highway Business \(H-B\) on a 2.68± acre tract located on the east side of Cleveland Highway approximately 1,835 feet from its intersection with Green Circle; a.k.a. 5324 Cleveland Highway; Zoned AR-\(IV\); Tax Parcel 12031 003001. Proposed use: retail sales & services. ** Commission District 3.](#)
 - a) **Engineering:** The site may require 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 be permitted through GDOT.
 - c) **Utilities:** No comments.

3. [Application of Atlas Development Services, Inc. to rezone from Agricultural Residential-IV \(AR-IV\) to Planned Residential District \(PRD\) on a 19.21± acre tract located at the intersection of Old Winder Highway and Union Church Road; a.k.a. 5540, 5548, 5556, 5564, 5572, & 5580 Old Winder Highway & 5925, 5919, 5911, & 5901 Union Church Road; Zoned AR-IV; Tax Parcel 15039A000018 – 000023 & 000025 – 000028. Proposed use: single-family townhomes. ** 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 wretched vegetation not centerline of stream.



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- b) **Traffic:** A traffic impact study meeting GDOT requirements should be required. Access on Old Winder HWY (SR211) must be approved by GDOT. Developer may be required to participate in any necessary improvements to the intersection of Old Winder Hwy (SR211) and Union Church Road. Internal roadways shown on the concept do not meet Title 16 of the Hall County Code. If roadways are 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.
- c) **Utilities:** Sewer service to the project will NOT be provided by Hall County and stated in the Rezoning Request Letter. The area is in the Hall County Service area but is not presently served by any sewer outfall lines and the development will be required to connect to Hall County sanitary sewer based on the density. No sewer availability letter is provided. All the sanitary sewer issues and connections shall be resolved prior to a submittal for an LDP.