



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: September 2, 2022
Subject: September 19, 2022 - Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the September 19, 2022 meeting. Upon review, we provide the following comments:

1. Previously tabled 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?

NEW BUSINESS

2. Application of Tyler Crawford for a Use Subject to Planning Commission approval on a 5.65± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road; a. k. a. 6541 Henry Smith Road; Zoned AR-IV; Tax Parcel 11023 000024. Proposed use: rural business. * 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:** No comments.
 - c) **Utilities:** No comments.
3. Application of Rafael Lopez Nuñez for a Use Subject to County Commission approval on a 5.58± acre tract located on the north side of Poplar Springs Road approximately 953 feet from its intersection with Poplar Springs Church Road; a. k. a. 3523 Poplar Springs Road; Zoned AR-III & R-I; Tax Parcel 15036 000005. Proposed use: 2-lot subdivision. ** Commission District.
 - a) **Engineering:** The site may require a stormwater management report should the site plan indicate the proposed development meets



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stormwater thresholds for impervious surfaces and/or disturbed acreage.

Further subdivision of these lots will result in the necessity of a stormwater management plan if the number of lots reaches more than six.

- b) **Traffic:** No comments.
- c) **Utilities:** No comments.

4. Application of CBD Investments, LLC to rezone from Agricultural Residential-IV (AR-IV) and Planned Commercial Development (PCD) to Planned Industrial Development (PID) on a 303.43± acre tract located on the west side of Athens Street at its intersection with Cornelia Highway; a. k. a. 6295, 6363, 0, 0 Athens Street, 5759 Main Street, & 4514 Cornelia Highway; Zoned AR-IV & PCD; Tax Parcels 09072 000003 (pt.) -000004, 09080 000005 - 000006, 09081 000001 (pt.) - 000001A (pt.). Proposed use: business park. ** 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 stream buffers and FEMA/county studied flood plains.

- b) **Traffic:** Athens Street and Burton Drive are truck restricted by ordinance and not structurally able to accommodate industrial traffic. Recommend that development access be restricted to State Routes only utilizing an internal road network for individual lot access.
 - 2. If industrial access is to be considered via Athens Street or Burton Drive, recommend a condition that the roadways will be reconstructed to Hall County industrial standards including any additional improvements necessary to provide safe and efficient access.
 - 3. According to the traffic impact study, improvements/modifications will be necessary for Lula Road (SR52) at development access and for Lula Road (SR52) at Cornelia Hwy (SR365) including turn lanes, existing turn lanes modification and traffic signal modifications. Recommend a zoning condition that improvements identified in the traffic impact study and any others necessary to meet GDOT and Hall County requirements be required.
 - 4. Recommend that all necessary improvements be the financial responsibility of the developer and constructed concurrently with the development.
 - 5. Any improvements/modifications on State Routes must be approved and permitted by GDOT.
- c) **Utilities:** Hall County sewer district.
Existing gravity in Cornelia requires a sewer availability letter.

5. Application of InLine Communities, LLC to rezone from Residential-I (R-II) & Highway-Business (H-B) to Planned Residential Development (PRD) on a 28.03± acre tract located on the north side of Old Cornelia Highway at its intersection with Jesse Jewell Parkway; a.k.a. 2191, 2211, & 2233 Old Cornelia Highway; Zoned R-II & H-B; Tax Parcels 15033C000055, 000057, & 000058. Proposed use: 320-unit multi-family residential & neighborhood commercial development. ** Commission District 3.



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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: 1. Right-in/right-out driveways are ineffective on undivided roadways. Recommend that the Jesse Jewell Parkway entrance be full access with a left turn lane and right turn (decel) lane. Applicant should verify that intersection and stopping sight distances can be achieved.

2. Left turn and right turn (decel) lanes will be required for the proposed Old Cornelia Hwy entrance.

3. Recommend requiring a traffic signal warrant analysis for the intersection of Old Cornelia Highway and Jesse Jewell Parkway. Analysis should include the traffic impact for the proposed development.

4. Proposed internal roadways must meet Hall County Code Title 16 (Subdivision Regulations) if variances are requested/proposed, they must be specific, justified and approved through the rezoning process. Current site plan does not meet Hall County requirements.

5. Recommend that all necessary improvements be the financial responsibility of the developer and constructed concurrently with the development.

c) Utilities: City of Gainesville Sewer District. No county sewer.

6. Application of Josh Boling to rezone from Agricultural Residential-III (AR-III) and Agricultural Residential-IV (AR-IV) to Planned Residential Development (PRD) on a 62.09± 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 (pt.). 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 threshold for impervious surfaces and/or disturbed acreage.

Show FEMA and Hall County studied flood plain.

Part of North Oconee Water Protection District.

Show buffer and impervious setback from wretched vegetation, not centerline of creek. (150')

Hall County will not maintain bridge over river.

b) Traffic: 1. Access onto Cornelia Hwy (SR365) must be approved and permitted by GDOT.

2. Internal roadways are proposed to be private; however, they still need to meet Hall County Code Title 16 (subdivision regulations). Any proposed variances to Title 16 must be specific, justified and approved through the rezoning process. In addition, there is a proposed bridge shown near the Cornelia Hwy (SR365) entrance and it should be noted that Hall County does not accept bridges into County maintenance. A cul-de sac will be required at the end of the proposed County maintained section. Current site plan does not meet Hall County requirements.



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3. Recommend that the gravel section of Cagle Mill Road from existing end of pavement to White Hall Road (approximately 1,400 feet) be improved and paved to Hall County standards to provide safe and efficient access to and from the site via Old Cornelia Highway/White Hall Road.

4. Recommend that all necessary improvements be the financial responsibility of the developer and constructed concurrently with the development.

c) Utilities: Hall County sewer district.
Sewer lift station @ 365.

7. Application of Josh Boling to rezone from Agricultural Residential-III (AR-III) to Light Industrial (I-I) on a 10.57± acre tract located on the east side of Cornelia Highway approximately 4,970 feet from Cagle Road; a.k.a. 4745 Cagle Mill Road; Zoned AR-III; Tax Parcel 15007 000254 (pt.). Proposed use: commercial outparcels. ** Commission District 3.

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

Show FEMA and Hall County studied flood plain.

Part of North Oconee Water Protection District.

Show buffer and impervious setback from wrested vegetation, not centerline of creek. (150')

Hall County will not maintain bridge over river.

b) Traffic: 1. Access onto Cornelia Hwy (SR365) must be approved and permitted by GDOT.

2. Roadway will need to meet Hall County industrial standards.

3. There is a proposed bridge shown near the Cornelia Hwy (SR365) entrance and it should be noted that Hall County does not accept bridges into County maintenance. A cul-de sac will be required at the end of the proposed County maintained section.

4. Recommend that all necessary improvements be the financial responsibility of the developer and constructed concurrently with the development.

c) Utilities: Sewer at 365, need sewer availability letter flows?