



Hall County Government

PUBLIC WORKS AND UTILITIES

MEMORANDUM

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Director

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To: Sarah McQuade, Director of Planning and Development
From: Srikanth Yamala, Director of Public Works and Utilities
Date: May 21, 2021
Subject: June 7, 2021 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 7, 2021 meeting. Upon review, we provide the following comments:

1. Previously tabled application of Danny Samples for a front yard setback variance from 40 feet to 10 feet on a 0.33± acre tract located on the north side of Audubon Drive approximately 450 feet from its intersection with White Mill Road; a.k.a. 5125 Audubon Drive; Zoned AR-III; Tax Parcel 08055 003015. Proposed Use: construct a storage building. Commission District 2.
 - a) **Engineering:** Previous comments apply.
 - b) **Traffic:** Previous comments apply.
 - c) **Utilities:** Previous comments apply.
2. Application of Michael Andrea for a right side yard setback variance from 10 feet to 3 feet on a 0.82± acre tract located on the south side of Aarons Way approximately 135 feet from its terminus; a.k.a. 6411 Aarons Way; Zoned R-I; Tax Parcel 15048E000150. Proposed Use: construct a detached garage. Commission District 1.
 - a) **Engineering:** No comment
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment
3. Application of Beltan Properties for a right yard setback variance from 15 feet to 10 feet on a 1.90± acre tract located on the west side of Montgomery Drive approximately 580 feet from its intersection with Timothy Lane; a.k.a. 3278 Montgomery Drive; Zoned AR-III; Tax Parcel 08022 000001. Proposed Use: construct a detached garage. Commission District 2.
 - a) **Engineering:** No comment
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment

4. Application of Roland Barlowe for a right side yard setback variance from 15 feet to 7 feet 22.76± acre tract located on the south side of Price Road approximately 650 feet from its intersection with Short Road; a.k.a. 4077 Price Road; Zoned AR-III; Tax Parcel 10080 000024. Proposed Use: reconfigure property into 3 building lots. Commission District 2.
 - a) **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment

5. Application of Roland Barlowe for a road frontage variance from 150 feet to 115 feet and 150 feet to 50 feet on 23.96± acres located on the south side of Price Road approximately 650 feet from its intersection with Short Road; a.k.a. 4073 & 4077 Price Road; Zoned AR-III; Tax Parcel 10080 000024. Proposed Use: minor subdivision. Commission District 2.
 - a) **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment

6. Application of Tonya Woods for a road frontage variance from 500 feet to 370 feet on a 5.29± acre tract located on the north side of Thurmon Tanner Parkway approximately 395 feet from its intersection with Tanners Creek Drive; a.k.a. 4190 Thurmon Tanner Parkway; Zoned I-I; Tax Parcel 08073 000009. Proposed Use: reconfigure existing lots of record. Commission District 2.
 - a) **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment

7. Application for Tonya Woods for a road frontage variance from 500 feet to 460 feet on a 6.29± acre tract located on the north side of Thurmon Tanner Parkway at its intersection with W White Road; a.k.a. 4212 Thurman Tanner Parkway; Zoned I-I; Tax Parcel 08073 000013. Proposed Use: reconfigure existing lots of record. Commission District 2.
 - a) **Engineering:** Further subdivisions of these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than 6.
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment

8. Application of Patton Land Surveying, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 39.11± acre tract located on the west side of Athens Highway approximately 260 feet from its intersection with Wallace Road; a.k.a. 2738 Athens Highway, Zoned AR-IV; Tax Parcel 15023 000008. Proposed Use: light manufacturing and warehouse/distribution facilities. Commission District 3.
- a) **Engineering:** No comment
 - b) **Traffic:** Access design and permitting will be through the Georgia Department of Transportation (GDOT).
 - c) **Utilities:** Sewer not available.
9. Application of John Roberts to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 38.85± acre tract located on the north side of Lee Land Road, at its intersection with Webb Girth Road; a.k.a. 2522 Lee Land Road, Zoned AR-III; Tax Parcel 15030 000027A. Proposed Use: mixed residential development. Commission District 4.
- a) **Engineering:** As this subdivision is greater than 6 lots on an existing road, a stormwater management report prepared by a professional engineer will be required. FEMA flood zone and future flood zones must be shown on plans.
 - b) **Traffic:** To reduce the number of driveways directly accessing Lee Land Road and to meet sight distance requirements in certain areas, we recommend that subdivision roadway(s) be considered with the lots accessing internal roadways or consider requiring a minimum of 150 feet of road frontage for each lot.
 - c) **Utilities:** No comment
10. Application of Cagle Rd, LLC for a Use Subject to County Commission approval on 31.50± acres located on the south side of Cagle Road across from its intersection with Oak Lake Drive; a.k.a. 0, 0, and 4258 Cagle Road, Zoned AR-III; Tax Parcels 09098 000007, 000008, and 000002. Proposed Use: sawmill, lumberyard, wood boiler, and biofuel plant. Commission District 3.
- a) **Engineering:** No comment
 - b) **Traffic:** Cagle Road is currently not conducive to serve commercial/industrial uses as it is residential only, narrow in sections and is gravel in this area, so the following recommendations are offered for consideration:
 - 1. Access to the site only be permitted from the east (State Route 365).
 - 2. Cagle Road from the site to SR365 be improved to Hall County commercial/industrial standards.
 - 3. All costs associated with any required improvements be the Developer's responsibility.
 - c) **Utilities:** Please see Hall County Sewer Availability Letter

11. Application of Cagle Rd, LLC to rezone from Agricultural Residential-III (AR-III) to Heavy Industrial (I-II) on 31.50± acres located on the south side of Cagle Road across from its intersection with Oak Lake Drive; a.k.a. 0, 0, and 4258 Cagle Road, Zoned AR-III; Tax Parcels 09098 000007, 000008, and 000002. Proposed Use: sawmill, lumberyard, wood boiler, and biofuel plant. Commission District 3.
- a) **Engineering:** No comment
 - b) **Traffic:** Cagle Road is currently not conducive to serve commercial/industrial uses as it is residential only, narrow in sections and is gravel in this area, so the following recommendations are offered for consideration:
 - 1. Access to the site only be permitted from the east (State Route 365).
 - 2. Cagle Road from the site to SR365 be improved to Hall County commercial/industrial standards.
 - 3. All costs associated with any required improvements be the Developer's responsibility.
 - c) **Utilities:** Please see Hall County Sewer Availability Letter
12. Application of D. Barrett Investment Properties, LLC to rezone from Agricultural Residential-III (AR-III) and Residential-II (R-II) to Planned Commercial Development (PCD) on a 5.70± acre tract located on the east side of Thompson Bridge Road approximately 684 feet from its intersection with Southers Road; a.k.a. 3654 Thompson Bridge Road; Zoned AR-III & R-II; Tax Parcel 10104 000002. Proposed Use: car wash and self-storage warehouse facility. Commission District 2.
- a) **Engineering:** No comment
 - b) **Traffic:** Access design and permitting will be through the Georgia Department of Transportation (GDOT).
 - c) **Utilities:** City of Gainesville Sewer District