



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: June 22, 2021
Subject: June 23, 2021 Hall County Planning Commission Agenda

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the June 23, 2021 meeting. Upon review, we provide the following comments:

1. Previously tabled 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
2. Application of Louise G. Butler front yard setback variance from 40 feet to 22 feet on a 2.164± acre tract located on the south side of Ellison Farm Road approximately 540 feet from its intersection with Cottonwood Drive; a.k.a. 4176 Ellison Farm Road; Zoned AR-IV; Tax Parcel 15028 000252. Proposed Use: bring property into compliance. * Commission District 1.
 - a) **Engineering:** No comment
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment
3. Application of Louise G. Butler rear yard setback variance from 25 feet to 15 feet on a 1.521± acre tract located on the south side of Ellison Farm Road approximately 590 feet from its intersection with Cottonwood Drive; a.k.a. 4178 Ellison Farm Road; Zoned AR-IV; Tax Parcel 15028 000253. Proposed Use: bring property into compliance. * Commission District 1.
 - a) **Engineering:** No comment
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment

4. Application of Gail W. Chapman for a Use Subject to County Commission approval on 3.43± acres located on the northwest side of Atlanta Highway approximately 170 feet from its intersection with Wallis Road; a.k.a. 3536 and 3546 Atlanta Highway; Zoned H-B; Tax Parcels 08047 001004 and 001003. Proposed Use: outdoor storage within Gateway Corridors Overlay District (GCOD). ** Commission District 2.
 - a) **Engineering:** No comment
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment

5. Application of Jody Satterfield for a Use Subject to County Commission approval on a 51.90± acre tract located on the east side of Whiporwill Road approximately 985 feet from its intersection with Joe Chandler Road; a.k.a. 4083 Whiporwill Road (pt.); Zoned AR-IV; Tax Parcel 15009 000022 (pt.). Proposed Use: 4 lot subdivision. ** Commission District 3.
 - a) **Engineering:** Further subdivisions for these lots will result in the necessity of a stormwater management plan if the total number of lots reaches more than six (6).
 - b) **Traffic:** No comments
 - c) **Utilities:** No comment

6. Application of Patricia Hill Balkissoon and Ralph Balkissoon for a Use Subject to County Commission approval on a 0.62± acre tract located on the north side of Madge Lane at its intersection with Hopewell Church Road; a.k.a. 5212 Hopewell Church Road; Zoned V-C; Tax Parcel 11058 000004A. Proposed Use: expansion of a non-conforming use – mobile home in V-C. ** Commission District 3.
 - a) **Engineering:** No comment
 - b) **Traffic:** No comments
 - c) **Utilities:** No comment

7. Application of Joel and Ana Bell to amend the conditions of a Planned Residential Development (PRD) on a 1.00± acre tract located on the west side of Union Church Road approximately 235 feet from its intersection with Oak Farm Way; a.k.a. 4984 Union Church Road; Zoned AR-III; Tax Parcel 15043 000161. Proposed Use: remove shared driveway requirement. ** Commission District 1.
 - a) **Engineering:** No comment
 - b) **Traffic:** Due to the limited frontage on a collector roadway and the potential close proximity of multiple driveways, we recommend the existing condition remain and the applicant be issued a refund for the driveway permit request.
 - c) **Utilities:** No comment

8. Application of Pat and Brenda Burke to amend conditions of a Planned Residential Development (PRD) on a 0.77± acre tract located on the east side of Oakwood Trail, at its intersection with Pinecrest Trail; a.k.a. 6739 Oakwood Trail; Zone PRD; Tax Parcel 10011D000096. Proposed Use: convert camping lots to individual septic lots. ** Commission District 2.
 - a) **Engineering:** No comment
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment

9. Application of Pat and Brenda Burke to amend conditions of a Planned Residential Development (PRD) on a 0.51± acre tract located on the north side of Pinecrest Trail, at its intersection with Oakwood Trail; a.k.a. 6710 Pinecrest Trail; Zone PRD; Tax Parcel 10011D000097. Proposed Use: convert camping lots to individual septic lots. ** Commission District 2.

- a) **Engineering:** No comment
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment
10. Application of Agile Cold ATL NE, LLC to amend conditions of a previous rezoning on a 34.672± acre tract located at the intersection of Roy Parks Road and Athens Highway; a.k.a. 3117 Athens Highway; Tax Parcel 15024 000036. Proposed Use: Cold storage warehouse facility. ** Commission District 3.
- a) **Engineering:** No comment
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment
11. Application of MP Partners Development, LLC to amend conditions of a Planned Commercial Development on a 1.95± acre tract located on the north side of Winder Highway approximately 1390 feet from its intersection with Raceway Drive; a.k.a. 5295 Winder Highway (pt.); Zoned PCD; Tax Parcel 15028B000001E (pt.). Proposed Use: mixed use commercial development. ** Commission District 1.
- a) **Engineering:** No comment
 - b) **Traffic:** We recommend the following conditions:
 - 1. No more than two access points be permitted on Benefield Road
 - 2. No direct lot/parcel access permitted along Benefield Road. All lots/parcels must access internal roadways and access to any future development of this site must utilize inter-parcel access.
 - 3. Left and right turn lanes required on Benefield Road at both proposed access points
 - 4. Any roadway improvement costs will be the Developer's responsibility and must be constructed concurrently with the development.
 - 5. Access along SR 53 (Winder Highway) must be approved and permitted through the Georgia Department of Transportation (GDOT).
 - c) **Utilities:** Sewer study must be submitted prior to approval.
12. Application of MP Partners Development, LLC to amend conditions of a Planned Commercial Development on a 60.91± acre tract located on the north side of Winder Highway approximately 510 feet from its intersection with BBS Way; a.k.a. 5301 Winder Highway; Zoned PCD; Tax Parcel 15028B000001. Proposed Use: mixed use commercial development. ** Commission District 1.
- a) **Engineering:** No comment
 - b) **Traffic:** We recommend the following conditions:
 - 1. No more than two access points be permitted on Benefield Road
 - 2. No direct lot/parcel access permitted along Benefield Road. All lots/parcels must access internal roadways and access to any future development of this site must utilize inter-parcel access.
 - 3. Left and right turn lanes required on Benefield Road at both proposed access points
 - 4. Any roadway improvement costs will be the Developer's responsibility and must be constructed concurrently with the development.
 - 5. Access along SR 53 (Winder Highway) must be approved and permitted through the Georgia Department of Transportation (GDOT).
 - c) **Utilities:** Sewer study must be submitted prior to approval

13. Application of MP Partners Development, LLC to amend conditions of a Planned Commercial Development on a 19.82± acre tract located on the north side of Winder Highway at intersection with Benefield Road; a.k.a. 5385 Winder Highway; Zoned PCD; Tax Parcel 15028B000015. Proposed Use: mixed use commercial development. ** Commission District 1.
- a) **Engineering:** No comment
 - b) **Traffic:** We recommend the following conditions
 1. No more than two access points be permitted on Benefield Road
 2. No direct lot/parcel access permitted along Benefield Road. All lots/parcels must access internal roadways and access to any future development of this site must utilize inter-parcel access.
 3. Left and right turn lanes required on Benefield Road at both proposed access points
 4. Any roadway improvement costs will be the Developer's responsibility and must be constructed concurrently with the development.
 5. Access along SR 53 (Winder Highway) must be approved and permitted through the Georgia Department of Transportation (GDOT).
 - c) **Utilities:** Sewer study must be submitted prior to approval
14. Application of MP Partners Development, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Commercial Development (PCD) on 54. 05± acres located on the south side of Benefield Road approximately 900 feet from its intersection with Village South Drive; a.k.a. 4370 and 4420 Benefield Road; Zoned AR-IV; Tax Parcels 15028 000070 and 000090. Proposed Use: mixed use commercial development. ** Commission District 1.
- a) **Engineering:** No comment
 - b) **Traffic:** We recommend the following conditions:
 1. No more than two access points be permitted on Benefield Road
 2. No direct lot/parcel access permitted along Benefield Road. All lots/parcels must access internal roadways and access to any future development of this site must utilize inter-parcel access.
 3. Left and right turn lanes required on Benefield Road at both proposed access points
 4. Any roadway improvement costs will be the Developer's responsibility and must be constructed concurrently with the development.
 5. Access along SR 53 (Winder Highway) must be approved and permitted through the Georgia Department of Transportation (GDOT).
 - c) **Utilities:** Sewer study must be submitted prior to approval
15. Application of FIDES Development to rezone from Agricultural Residential-III (AR-III) and Vacation Cottage (V-C) to Planned Residential Development (PRD) on a 16.28 acre tract located at the terminus of North Waterworks Road, Seymour Circle, and Seymour Drive; a.k.a. 3450 North Waterworks Road; Zoned AR-III and V-C; Tax Parcel 08167 005002. Proposed Use: mixed use residential development. ** Commission District 1.
- a) **Engineering:** Need flood study along with ACOE approval
 - b) **Traffic:** We recommend the following conditions:
 1. N. Waterworks Road from SR 347 (Lanier Islands Parkway) to the proposed development be improved/widened to provide a 22-foot asphalt roadway surface with the cross section constructed to Hall County standards.
 2. N. Waterworks Road improvements must be constructed concurrently with the development.
 3. Any roadway improvement costs will be the Developer's responsibility.

4. Hall County right-of-way will end with the proposed roundabout and access into the development will be privately maintained. Any Hall County right-of-way that may currently exist beyond the proposed roundabout must be abandoned.
 5. Improvements recommended in the traffic impact study must be approved and permitted by the Georgia Department of Transportation (GDOT).
 - c) **Utilities:** Proposed package plant system to be submitted to Hall County Public Works and EPD for review.
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16. Application of Longstreet Property Group to rezone from Agricultural Residential-III (AR-III) and Highway Business (H-B) to Light Industrial (I-I) on 13.87± acres located on the west side of Candler Road approximately 700 feet from its intersection with Oakbrook Drive; a.k.a. 1600, 1606, 1612, and 1634 Candler Road; Zoned AR-III and H-B; Tax Parcels 15031 000031, 000030, 000029A, and 000028. Proposed Use: permitted uses within the Light Industrial (I-I) zoning district. ** Commission District 4.
 - a) **Engineering:** No comment
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment
 17. Application of Mary Davidson to appeal an administrative interpretation of Chapter 17.60.010 – Permitted uses within Residential-I zoning district in the Official Code of Hall County regarding a 1.10± acre tract located on the south side of Pinecrest Road, 130± ft. from its intersection with Crystal Drive, a.k.a. 1878 Pinecrest Road; Zoned R-I; Tax Parcel 00090 001007. * Commission District 4.
 - a) **Engineering:** No comment
 - b) **Traffic:** No comment
 - c) **Utilities:** No comment