



# Hall County Government

PUBLIC WORKS AND UTILITIES

## MEMORANDUM

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**To:** Sarah McQuade, Director of Planning and Development  
**From:** Srikanth Yamala, Director of Public Works and Utilities  
**Date:** July 8, 2021  
**Subject:** July 19, 2021 Hall County Planning Commission Agenda

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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 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:** Previous Comments Apply
- c) **Utilities:** No Comment

2. Previously tabled 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:** Previous Comments Apply
- c) **Utilities:** No Comment

3. Previously tabled application of Northeast Georgia Health System, Inc. (NGHS) to rezone from Planned Commercial Development (PCD) and Planned Office Development (POD) to Planned Office Development (POD) and to amend conditions of a Planned Office Development (POD) on a 119.16± acre tract located on the north side of Friendship Road approximately 1680 feet from its intersection with Old Winder Highway; a.k.a. 1400 & 1515 River Place; Zoned POD & PCD; Tax Parcels 15039 000465 & 000592. Proposed Use: amend parking requirements. \*\* Commission District 1.

- a) **Engineering:** No Comment
- b) **Traffic:** No Traffic Comments
- c) **Utilities:** No Comment

4. Application of Ronald Gay for a rear yard setback variance from 25 feet to 15 feet on a 0.68± acre tract located on the east side of Arthur Miller Road 900± feet from its intersection with Old Cornelia Highway; a.k.a. 4157 Arthur Miller Road; Zoned AR-IV; Tax Parcel 15018 000181. Proposed Use: construct a single-family residence. \* Commission District 3.
- a) **Engineering:** No Comment
  - b) **Traffic:** No Traffic Comments
  - c) **Utilities:** No Comment
5. Application of Emiliano Arroyo Calvo a Use Subject to Planning Commission approval on a 0.36± acre tract located on the west side of Browns Bridge Avenue approximately 320 feet from its intersection with Carter Street; a.k.a. 1507 Browns Bridge Road; Zoned O-I; Tax Parcel 00123 007020A. Proposed Use: expansion of a non-conforming use – enclose existing carport for residential purposes. \* Commission District 4.
- a) **Engineering:** No Comment
  - b) **Traffic:** No Traffic Comments
  - c) **Utilities:** No Comment
6. Application of Sergio Felix/Conde Properties, LLC a Use Subject to Planning Commission approval on a 0.47± acre tract located on the east side of Dorsey Circle approximately 445 feet from its intersection with Dorsey Drive; a.k.a. 3623 Dorsey Circle; Zoned AR-III; Tax Parcel 08034 002014. Proposed Use: expansion of a non-conforming use –two residences on one parcel. \* Commission District 2.
- a) **Engineering:**
  - b) **Traffic:** No traffic comments
  - c) **Utilities:**
7. Application of Provident Partners 129, LLC to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 66.85± acre tract located on the south side of Athens Highway at its intersection with Roy Parks Road; a.k.a. 3104 Athens Highway; Zoned AR-IV; Tax Parcel 15024 000227. Proposed Use: distribution warehouse. \*\* Commission District 3.
- a) **Engineering:** No Comment
  - b) **Traffic:** We recommend the following:
    - 1. Improve Roy Parks Road from Athens Highway (SR11/US129) to site access to Hall County industrial/commercial standards.
    - 2. Provide a left turn lane on Roy Parks Road for site access.
    - 3. Development construction and business commercial traffic only be permitted to use Roy Parks Road from site access to Athens Highway (SR11/US129) and the remainder of Roy Parks Road will be restricted. Developer must provide and maintain the appropriate traffic signage to ensure compliance.
    - 4. Improvements to Roy parks Road must be constructed concurrently with site development.

5. It will be the developer's responsibility to coordinate Roy Parks Road improvements with the Georgia Department of Transportation (GDOT) and acquire any necessary permits.
6. All costs associated with improvements will be the developer's responsibility.
7. Site access along Athens Highway (SR11/US129) must be approved and permitted through the Georgia Department of Transportation (GDOT).

c) **Utilities:** No Sewer Available

8. Application of Maroum Aoun to rezone from Agricultural Residential-III (AR-III) to Planned Office Development (POD) on a 7.51± acre tract located on the west side of Winder Highway approximately 880 feet from its intersection with Martin Road; a.k.a. 4240 Winder Highway, Zoned AR-III; Tax Parcel 15044B000009. Proposed Use: daycare center. \*\* Commission District 1.

a) **Engineering:** Green Drive ROW Extends Through Property

b) **Traffic:** No traffic comments

c) **Utilities:** Oakwood Sewer

9. Application of GA Lula Cornelia Hwy, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Industrial Development (PID) on 79.70± acres located on the north side of Cornelia Highway approximately 4,700 feet from its intersection with Cagle Road, a.k.a. 3835 and 3875 Cornelia Highway, Zoned AR-III and I-I; Tax Parcels 15007 000095A and 000276. Proposed Use: office and warehouse. \*\* Commission District 3.

a) **Engineering:** Stormwater Must Meet Hall County Regulations

b) **Traffic:** Access must be approved and permitted through the Georgia Department of Transportation (GDOT).

c) **Utilities:** Sewer Design Shall Be Part Of Development Plan

10. Application of Jason Jackson to rezone from Agricultural Residential-III (AR-III) to Planned Residential Development (PRD) on a 3.804± acre tract located on the east side of Green Road approximately 265 feet from its intersection with Holiday Road; a.k.a. 5697 Green Road; Zoned AR-III; Tax Parcel 07329 004016. Proposed Use: 5-lot subdivision. \*\* Commission District 1.

a) **Engineering:** No Comment

b) **Traffic:** No Traffic Comments

c) **Utilities:** No Comment

11. Application of Hung Lam to rezone from Agricultural Residential-III (AR-II) to Highway Business (H-B) on a 3.86± acre tract located on the west side of Falcon Parkway approximately 155 feet from its intersection with Chris Avenue; a.k.a. 3818 Falcon Parkway; Zoned AR-III; Tax Parcel 08050 001005. Proposed Use: outdoor storage – boat and RV storage. \*\* Commission District 2.

a) **Engineering:** Stormwater Shall Meet Hall County Standards

b) **Traffic:** Access must be approved and permitted through the Georgia Department of Transportation (GDOT).

c) **Utilities:** No Comment

12. Application of Lanier Luxe Self Storage to rezone from Residential-I and Agricultural Residential-III (AR-III) to Highway Business (H-B) on a 9.862± acre tract located on the north side of Browns Bridge Road at its intersection with Cherokee Trail; a.k.a. 4152 Browns Bridge Road; Zoned R-I & AR-III; Tax Parcel 08050 003002. Proposed Use: self-storage warehouse. \*\* Commission District 2.

a) **Engineering:** No Comment

b) **Traffic:** We recommend site access be on Browns Bridge Road (SR 369). If access on Cherokee Trail is considered, we recommend the following:

1. Improve Cherokee Trail from Browns Bridge Road (SR 369) to site access to Hall County commercial standards including, but not limited to, roadway width, pavement section, turning radii at Browns Bridge Road (SR 369) and markings.
2. The gated access must be appropriately designed to allow vehicles to stage without protruding into Cherokee Trail.
3. It will be the developer's responsibility to acquire any necessary permits from the Georgia Department of Transportation (GDOT).
4. Required improvements will be constructed concurrently with site development.
5. All costs associated with improvements will be the developer's responsibility.

c) **Utilities:** No Comment

13. Application of Lanier Luxe Self Storage for a Use Subject to Planning Commission approval on a 9.862± acre tract located on the north side of Browns Bridge Road at its intersection with Cherokee Trail; a.k.a. 4152 Browns Bridge Road; Zoned R-I & AR-III; Tax Parcel 08050 003002. Proposed Use: caretaker or employee residence. \* Commission District 2.

a) **Engineering:** No Comment

b) **Traffic:** No traffic comments regarding caretaker residence request. Development comments above.

c) **Utilities:** No Comment

14. Application of C. Sam McGee to rezone from Agricultural Residential-III to Planned Commercial Development (PCD) on a combined 6.41± acres located on the west side of Hog Mountain Road approximately 1,760 feet from its intersection with Holland Dam Road; a.k.a. 5092 and 5118 Hog Mountain Road; Zoned AR-III; Tax Parcels 08116 000002 and 000007. Proposed Use: self-storage warehouse. \*\* Commission District 1.

a) **Engineering:** Submit Combination Plat

b) **Traffic:** No traffic comments

c) **Utilities:** No Comment

15. Application of Mark Skelton to rezone from Agricultural Residential-III to Residential-I (R-I) on a 6.41± acre tract located on the north side of L J Martin Road approximately 1,235 feet from its intersection with Strickland Road; a.k.a. 5301 Strickland Road; Zoned AR-III; Tax Parcel 15037 000031. Proposed Use: 3-lot subdivision. \*\* Commission District 1.

a) **Engineering:** No Comment

b) **Traffic:** No Traffic Comments

c) **Utilities:** No Comment