



# Hall County Government

PUBLIC WORKS AND UTILITIES

## MEMORANDUM

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503  
t: 770.531.6800 | f: 770.531.3945

SRIKANTH YAMALA  
Director

BILL NASH, P.E.  
Assistant Director

**To:** Sarah McQuade, Director of Planning and Development  
**From:** Srikanth Yamala, Director of Public Works and Utilities  
**Date:** July 20, 2021  
**Subject:** August 2, 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 19, 2021 meeting. Upon review, we provide the following comments:

1. Previously tabled application of Judy Satterfield for a Use Subject to County Commission approval on a 51.90± acre tract located on the east side of Whipporwill Road approximately 985 feet from its intersection with Joe Chandler Road; a.k.a. 4083 Whipporwill Road; Zoned AR-IV; Tax Parcel 15009 000022. Proposed Use: 5 lot subdivision. \*\* Commission District 3.

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

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

3. Previously tabled application of Efrain Carrillo to rezone from Agricultural Residential-IV (AR-IV) to Residential-I (R-I) on a 10.00± acre tract located on the west side of Coker Road approximately 840 feet from its intersection with Thousand Oaks Drive; a.k.a. 3504 Coker Road; Zoned AR-IV; Tax Parcel 15015 000131(pt.). Proposed Use: 10 lot subdivision. \*\* Commission District 3.

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

4. Previously tabled 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:** Previous Comment
- b) **Traffic:** Previous Traffic Comments Apply
- c) **Utilities:** Previous Comments

5. [Application of Daniel Jaimes for a front yard setback variance from 40 feet to 30 feet on a 1.00± acre lot located on the west side of Priest Circle approximately 244 feet from its intersection with Wallace Road; a.k.a. 3018 Priest Circle; Zoned AR-IV; Tax Parcel 15023 000133. Proposed Use: bring structure into compliance. \\* Commission District 3.](#)

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

6. [Application of Daniel Jaimes for a front yard setback variance from 40 feet to 30 feet on a 1.11± acre tract located on the west side of Priest Circle at its intersection with Wallace Road; a.k.a. 3024 Priest Circle; Zoned AR-IV; Tax Parcel 15023 000133A. Proposed Use: bring structure into compliance. \\* Commission District 3.](#)

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

7. [Application of Douglas G. and Barbara E. Duffee for a road frontage variance from 150 feet to 62 feet on a 5.14± acre tract located on the south side of Old Cornelia Highway approximately 527 feet from its intersection with Whitehall Road; a.k.a. 4938 Old Cornelia Highway; Zoned AR-III; Tax Parcel 15008 000014. Proposed Use: 2 lot subdivision. \\* Commission District 3.](#)

- a) **Engineering:** All Driveways must be permitted.
- b) **Traffic:** No Traffic Comments
- c) **Utilities:** No Comment

8. [Application of Brand Properties, LLC for a front yard setback variance from 100 feet to 70 feet on a 30.69± acre tract located on the east and west sides of Wallis Road at its intersection with Atlanta Highway; a.k.a. 3542 Wallis Road; Zoned H-B and R-II; Tax Parcel 08047 001005. Proposed Use: 298 unit multi-family development. \\* Commission District 2.](#)

- a) **Engineering:** Maintain all Stream Buffers
- b) **Traffic:** No traffic comments for variance request. See development comments for item #9.
- c) **Utilities:** No Comment

9. [Application of Brand Properties, LLC to rezone from Highway Business \(H-B\) and Residential-II \(R-II\) to Residential-Multi Family \(R-MF\) on a 30.69± acre tract located on the east and west sides of Wallis Road at its intersection with Atlanta Highway; a.k.a. 3542 Wallis Road; Zoned H-B and R-II; Tax Parcel 08047 001005. Proposed Use: 298 unit multi-family development. \\*\\* Commission District 2.](#)
- a) **Engineering:** Maintain All Stream Buffers
  - b) **Traffic:** Recommend requiring a decal and left turn lane on Wallis Road for the proposed 280-unit development.
  - c) **Utilities:** No Comment
10. [Application of Williams Brothers Development, LLC/Cameron Grogan to rezone from Agricultural Residential-III \(AR-III\) to Planned Residential Development \(PRD\) on a 33.90± acres located on the east side of White Sulphur Road at its intersection with Waters Road; a.k.a. 2288 and 2256 White Sulphur Road and 2350, 2328, 2312, and 2311 Waters Road; Zoned AR-III; Tax Parcels 15033D000004, 000005, 000001, 000013, 000003, and 000002 . Proposed Use: 300 unit multi-family development. \\*\\* Commission District 4.](#)
- a) **Engineering:** Wetland Study and Corps of Engineering Approval required to address filling in existing pond. Georgia Power Encroachment Agreement required. Maintain all stream buffers; two separate drain basins would require two separate stormwater ponds.
  - b) **Traffic:** As long as no other individual properties served by Waters Road, we recommend that it be abandoned as a County roadway. In addition, since White Sulphur Road and right-of-way is under the City of Gainesville’s jurisdiction, development driveway access must be reviewed, approved and permitted by the City of Gainesville.
  - c) **Utilities:** No Comment
11. [Application of Solidum Holdings, LLC to rezone from Planned Residential Development \(PRD\), Residential-III \(R-II\), and Agricultural Residential-IV \(AR-IV\) to Planned Industrial Development \(PID\) on a 105± acre tract located on the west side of Barrett Road at its intersection with Dorsey Peek Road; a.k.a. 2661 Barrett Road and 2545 Athens Highway; Tax Parcels 15023 000216 and 15023 000018A. Proposed Use: mixed-use commercial and industrial development. \\*\\* Commission District 3.](#)
- a) **Engineering:** Flood Plain in the back and I don’t see it on the plans and they are not showing any storm.
  - b) **Traffic:** Recommend that access be off Athens Hwy (SR11/US129) only. If access off Barrett Road is to be considered, we recommend the following requirements:
    - Developer improve Barrett Road to Hall County industrial standards from Athens Hwy (SR11?us129) to the developments proposed driveway.
    - Left turn lanes on Barrett Road for proposed driveway.
    - Development construction, commercial and industrial traffic is only permitted to use Barrett Road from Athens Hwy (SR11/US129) to site access. The remainder of Barrett Road is restricted and the Developer/development must provide and maintain appropriate traffic signage to ensure compliance.
    - Improvements to Barrett Road must be constructed concurrently with site development.
    - Developer is responsible for coordinating Barrett Road improvements with the Georgia Department of Transportation (GDOT) and acquiring any necessary permits.

- Developer is responsible for all costs associated with required improvements.

c) **Utilities:** No Hall County Sanitary Sewer available nearby

12. [Application of Gainesville Freezer, LP to rezone from Agricultural Residential-IV \(AR-IV\) to Light Industrial \(I-I\) on a 42± acre tract located on the west side of Athens Highway approximately 233 feet from its intersection with Baker Road; a.k.a. 2935, 2959, and 2971 Athens Highway; Zoned AR-IV; Tax Parcels 15023 000039\(pt.\), 15024 000040A, and 15023 000132. Proposed Use: cold storage warehouse facility. \\*\\* Commission District 3.](#)

a) **Engineering:** Flood in the Back Not Showing it on the Plans

b) **Traffic:** No Traffic Comments

c) **Utilities:** No Hall County Sanitary Sewer available nearby

13. [Application of Intown Home Builders for a Use Subject to County Commission approval on a 8.00± acre tract located on the west side of Pierce Road approximately 2,705 feet from its intersection with Old Cornelia Highway; a.k.a. 2833 Pierce Road; Zoned AR-IV; Tax Parcel 15021 000209. Proposed Use: minor subdivision. \\*\\* Commission District 3.](#)

a) **Engineering:** Stormwater Report needed since over 6 lots.

b) **Traffic:** since collector will need 150' minimum frontage, driveways to maintain sight distance based on speed limit.

c) **Utilities:** No Comment