



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

MEMORANDUM

To: Beth Garmon, Director of Planning and Zoning

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

From: Bill Nash, Director of Public Works and Utilities

Date: July 18, 2024

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Subject: August 19, 2024 - Hall County Planning Commission Agenda

PUBLIC WORKS AND
UTILITIES DIRECTOR

Bill Nash, P.E.

Please be advised that our office has reviewed the Hall County Planning Commission agenda for the August 19, 2024 meeting. Upon review, we provide the following comments.

OLD BUSINESS

1. [4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone | from Agricultural Residential III \(AR-III\) & Agricultural Residential IV \(AR-IV\) to Planned Residential Development \(PRD\) | on a combined 130.84± acre tract located on the west side of Cagle Mill Road, at its intersection with Noah Martin Drive | Zoned AR-III & AR-IV; Tax Parcels 15007 000254 \(pt.\), 15019 000043 & 15019 000114 | Proposed Use: 349-unit residential development | ** Commission District 3 | Josh Boling, applicant](#)
 - a. **Engineering:** Property is in major flood area
Show FEMA and Hall County studied Flood plains that are present on site
Property is in north Oconee WPD
Show N. Oconee WPD buffers
No rise study required for construction in flood zone
Roads should be private
 - b. **Traffic:** Roadways are shown as private, however, this should be required.
Access from Cornelia Hwy (SR 365) is shown as private, however, Label indicates “end of county maintained right-of-way” internally. Clarify.
Additional comments may be necessary after clarification.
Fire only access on White Hall Road must be gated and no ability for internal traffic to turn around is provided
Recommend the gravel section of Cagle Mill Road be improved to county paved standards to White Hall Road in order to facilitate site traffic to and from Old Cornelia Hwy.
Site plan indicates a fire only access on Cagle Mill Road labeled as “Gated fire only entrance with Knox Box” However no access is shown. Clarify.
GDOT permit required for Cornelia Hwy (SR 365) access.
 - c. **Utilities:** Hall County lift station on GA 365

2. [4745 Cagle Mill Road | Rezone | from Agricultural Residential III \(AR-III\) & Agricultural Residential IV \(AR-IV\) to Planned Industrial Development \(PID\) & Gateway Corridors Overlay District \(GCOD\) | on a 10.59± acre tract located on the east side of Cornelia Highway \(GA-365\), approximately 4,970 feet from Cagle Road | Zoned AR-III & AR-IV; Tax](#)

Parcel 15007 00254 (pt.) | Proposed Use: Industrial development | **
Commission District 3 | Josh Boling, applicant

- a. **Engineering:** See #6 comments
 - b. **Traffic:** GDOT permit required for Cornelia Hwy (SR365) access.
Very short section of entrance is proposed to be county maintained but should be a private driveway.
 - c. **Utilities:** Hall county lift station on GA 365
3. **4336, 4370, & 4420 Benefield Road | Rezone | from Agricultural Residential IV (AR-IV) and Planned Commercial Development (PCD) to Planned Residential Development (PRD) | on a combined 68.83± acre tract located on the south side of Benefield Road, approximately 900 feet from its intersection with Village South Drive | Zoned AR-IV and PCD; Tax Parcels 15028 000014, 000070, & 000090 (pt.) | Proposed Use: 302-unit residential development | ** Commission District 1 | Edge City Properties, Inc., applicant**
- a. **Engineering:** This 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 buffer and impervious setback from wrested vegetation not centerline of stream.
As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
 - b. **Traffic:** Recommend improvements identified in the traffic impact study be required. Some will require GDOT coordination.
Per County Code, a left turn lane and decel (right) turn lane will be required for both proposed Benefield Road access points. Recommend this be a condition.
Any design elements that do not meet County Code 16.60 will need a variance this includes proposed off-site guest parking areas, distance between intersections, curve radii, minimum length of a cul-da-sac, etc.
 - c. **Utilities:** Nearest sanitary sewer is west access Winder Hwy on howington Rd. – Hall County sewer.

NEW BUSINESS

4. **3475 Cook Road | Use Subject to County Commission Approval | on a 13.91± acre tract located on the east side of Cook Road approximately 1,503 feet from its intersection with Davis Bridge Road | Zoned AR-III & VC; Tax Parcel 10068 000005C | Proposed Use: 6-lot subdivision | ** Commission District 2 | Decatur Presbyterian Church, applicant**
- a. **Engineering:** Show FEMA and Hall County studied Flood plains that are present on site
As this subdivision is greater than 6 lots on an existing road a stormwater management report prepared by a professional engineer will be required.
Cook Drive beyond the cul-de-sac is not Hall County maintained.
Hall County should not accept partial right of way on a road that it does not maintain or have an interest in.
If they want to bring the road up to county specifications, then, as long as the other property owners agree, we would possibly accept the road.

- b. **Traffic:** Non-County maintained, “Privately maintained” roadway – see engineering comments, no additional comments.
- c. **Utilities:** No sanitary sewer near the development

5. [Public Hearing to Amend Section 17.216, Short Term Rental; to modify the standards by which the County regulates Short Term Rentals; and for other purposes. ** | Hall County Planning Staff, applicant.](#)

- a. **Engineering:** No comments
- b. **Traffic:** No comments
- c. **Utilities:** No comments