

REZONING ANALYSIS REPORT FOR:

**Residence at Cagle Mill**  
**4745 Cagle Mill Road &**  
**4691 Noah Martin Drive**  
Hall County, Georgia  
(Residential Area)

*Prepared By:*

**POND**

3500 Parkway Lane, Suite 500  
Peachtree Corners, Georgia 30092  
678.336.7740  
[www.pondco.com](http://www.pondco.com)  
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## **PROJECT SUMMARY**

There is a 72.67 Acre lot (Parcel Number 15007 000254) and a 68.76 Acre lot (Parcel Number 15019 000043) in unincorporated Hall County, currently zoned AR-III and AR-IV, located at addresses 4745 Cagle Mill Road and 4691 Noah Martin Drive respectively. The 72.67 Acre site is bounded to the north-west by GDOT Highway 365, to the south-west and north-east by privately owned properties zoned AR-IV, and to the south-east by Cagle Mill Road. The 68.76 Acre site is bounded to the north and north-west by privately owned property zoned AR-IV, to the west and south-west by Whitehall Road, to the south and south-east by privately owned properties zoned AR-IV, and to the east by Cagle Mill Road.

The 72.67 Acre lot is subdivided by the North Oconee River and is primarily undeveloped woods with moderately sloping terrain of Madison sandy loam soil with existing wetlands. A portion of the lot is located in flood zone designated zone 'a' according to FEMA Firm Map 13139C0225G effective 12/01/2022. The existing lot also features a man-made off-line pond and a small residential building located within a clearing to the south-east of the river. 10.57 acres of the 72.67 Acre lot between Highway 365 and the North Oconee River (existing zoning AR-III) is proposed to be rezoned and developed as light industrial under a separate application, and the while the remaining 62.10 acres of the lot between North Oconee River and Cagle Mill Road (existing zoning AR-IV) is proposed to be combined, rezoned and developed with the 68.76 Acre lot as a planned residential development.

The 68.76 Acre lot is primarily undeveloped woods with moderately sloping terrain of Madison sandy loam soil with existing wetlands. The existing lot also features a small residential building at the end of Noah Martin Drive as well as an existing pond and stream. A portion of the lot is located in flood zone designated zone 'a' according to FEMA Firm Map 13139C0225G effective 12/01/2022. The 68.76 Acre lot is proposed to be combined, rezoned, and developed with a portion of the 72.67 Acre lot as a planned residential development.

Refer to the attached map below which provides detailed information regarding the locations and proposed use.

## **PROPOSED USE**

±130.84 acres is proposed to be developed for residential use. This area is currently zoned as AR-IV. The residential development will include a mix of approximately 297 single family homes and 52 rear-entry townhomes. Active amenity space for the benefit of homeowners will include a clubhouse and pool area. Passive amenity includes walking trails around the existing river, two mail kiosks, as well as three pocket parks and multiple recreational fields spread out between the phases.

Roads inside the residential area are to be privately owned and maintained.

General access to the residential development is from the North-East of Cagle Mill Road and from the proposed private bridge on the North-West side with an additional fire access road along Whitehall Road.

## **PROPOSED STANDARDS FOR DEVELOPMENT**

The proposed zoning for this property is a Planned Residential Development (PRD).

The total number of residential units is 349. The proposed density within the residential space is 2.67 units per acre, exclusive of the commercial out-parcels. Single family lots and townhomes will be condominium-style ownership with the option to lot out units at the building line. As such, the proposed building setbacks are '0' to allow the houses to be sold, while the remaining property will be joint-owned by the individual property owners and maintained by the homeowner's association. All units will maintain a minimum 28' from the back of curb, or back of sidewalk if provided, to the face of garage. A minimum of 10' will be provided between structures.

The proposed development will be gated at both general entrances as well as the fire access only entrance. The western gate has been moved to the eastern end of the entrance bridge in order to ensure adequate room to allow the rejection of vehicles. With the gate, the roads are proposed to be privately owned and maintained, however, they will be designed to meet Hall County standards including profile, cross section requirements, and right-of-way width. The alleyways behind the townhomes are proposed to be privately owned and maintained as

well but feature ribbon curbs and a reverse crown. In order to provide additional parking while minimizing the impervious percentage and keeping vehicles from parking in travel lanes and impeding traffic flow, perpendicular and angled parking is proposed along the side of the road in several places. Most notably at the townhomes and amenity area. A vehicular crossing bridge is proposed that connects the internal private roads to the proposed public road along highway 365.

## **LANDSCAPING**

Landscaping will comply with the County requirements. While the individual homes will not be on separate lots, a minimum of 2 trees per unit will be provided or preserved in the front, side, or rear of each unit. Pursuant to these same standards, a minimum of 15 tree density units (TDU) shall be retained on site within the proposed tree save areas.

## **OPEN SPACE**

The total residential area is approximately 130.84 Acres. According to Hall County code 40% of this area, approximately 52.3 Acres, is required to be open space. Due to the condominium-style ownership, the intent of the open space code was followed as if the property was developed with individual lots. A minimum area of 40' by 160' or 50' by 160' was 'assigned' to each single family unit and an area of 24' by 65' was 'assigned' to each townhouse unit. The private right-of-way, proposed stormwater detention areas, proposed pump station area, as well as each residential 'area', and parking areas were then subtracted from the open space area delineated on the plans. The total open space provided is approximately 59.9 Ac. Another requirement of the provided space is that 75% be contiguous. The open space meeting this definition around the exterior of the site and continuously connected, including the stream buffers, planted exterior buffers, undisturbed area, access/utility easements and wetlands were delineated and measured. This area totaled 39.4 Acres, or approximately 75% of the total open space requirement.

## **PROPOSED SIGNS AND SPECIFICATIONS**

The Subdivision will include free-standing residential signs along each frontage, located outside of the right-of-way. Each sign will be limited to 25 square feet and will serve to identify the name of the subdivision only.

The industrial parcel will include one free-standing pedestal sign for each tract, located outside of the right-of-way, and limited to the size allowable by the use, to be determined at a later date.

## **PROPOSED LIGHTING**

Street lighting is proposed within the subdivision, as well as minimum lighting at visitor and residence parking lots.

## **PROVISIONS FOR WATER AND WASTE-WATER DISPOSAL**

Water is available on the north-west side of highway 365. Water is provided by the City of Gainesville via a 12" water main. This development proposes to bore under the highway to tie into the existing main.

Sanitary sewer is available in the form of an existing Hall County lift station located within the industrial parcel frontage along Highway 365. Gravity sanitary sewer lines are proposed throughout the residential development to service all 348 proposed units and associated amenity areas. All gravity sanitary sewer lines converge at a proposed private lift station located to the south-west of the clubhouse. The proposed private lift station then

pumps the effluent via a private force main that crosses the industrial parcel and ties into the existing Hall County lift station.

**PLANS FOR PROTECTING ABUTTING PROPERTIES**

The north-east and south-west property lines will be protected by a 50’ planted and/or undisturbed buffer. Along both property lines, the topography falls away, providing additional protection in the event of future development. To separate the industrial out-parcels from the residential use, the stream buffers of the North Oconee River will ensure that a minimum of 200’ is provided between any uses other than walking trails that may be constructed within the floodplain. As such, no additional planted or zoning buffer is proposed within the industrial development.

**REQUESTED ZONING EXEMPTIONS AND REASONING**

Hall County Ord.	Requirement	Exemption	Reason
<a href="#">12.20.070</a>	“Any residential development or subdivision which includes private streets, either designated as such on the development plat or otherwise, and which seeks approval and permitting by the county must demonstrate the formation of a homeowners’ association which will be responsible for the maintenance and upkeep of all private streets therein. The county shall not approve the plat for any residential subdivision or development containing private streets which does not sufficiently demonstrate to the county’s administrative officials that a homeowners’ association has been created and that the association has been given the full power and responsibility for future maintenance of all private streets within the development. All such private roads shall comply with the existing road standards adopted by Hall County.”	Use of private roadways	Providing gate access to Residential area

<a href="#">16.60.070</a>	“Street jogs or centerline offsets in the horizontal alignment of streets across intersections of less than 200 feet shall be prohibited.”	Reducing alleyway & mail kiosk street jog	Reducing total impervious area
<a href="#">16.60.200</a>	“Minimum cul-de-sac length (feet) (centerline to center of turnaround): 150”	Use of eye-brow cul-de-sacs within the private roadways	Maximizing accessibility for fire trucks around intersecting roads
<a href="#">17.180.060.B.2(a)</a>	“Lot area. Minimum lot area standards of 8,000 square feet for lots served by sanitary sewer.”	Reduction in minimum lot area from 8,000 sf to 6,000 sf	Minimizing the total impervious area and providing additional open space
<a href="#">17.180.060.B.2(b)</a>	“Lot width. Minimum lot width of 50 feet”	Reduction in minimum lot width from 50’ to 40’	Minimizing the total impervious area and providing additional open space
<a href="#">17.180.060.B.11(d)</a>	“On-street parking is prohibited in all planned residential developments.”	Providing perpendicular and angled parking along the edge of the private roadways	Prevention of vehicles from parking on-street & Minimizing the total impervious area

