



Hall County Government
COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PUBLIC WORKS AND UTILITIES

M E M O R A N D U M

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PUBLIC WORKS AND
UTILITIES DIRECTOR

Bill Nash, P.E.

To: Beth Garmon, Director of Planning and Zoning
From: Bill Nash, Director of Public Works and Utilities
Date: July 18, 2024
Subject: August 19, 2024 - Hall County Planning Commission Agenda

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 wastered 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

Katie L. Greenway (CDI: Planning)

From: William King (CDI: Public Works)
Sent: Tuesday, August 6, 2024 12:41 PM
To: Scott Puckett (CDI: Engineering); Katie L. Greenway (CDI: Planning)
Cc: Beth Garmon (CDI: Planning); Kristie Turner (Planning)
Subject: Re: 3475 Cook Road - Decatur Presbyterian Church

Thanks for the clarification Scott!

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From: Scott Puckett (CDI: Engineering) <spuckett@hallcounty.org>
Sent: Tuesday, August 6, 2024 12:34:40 PM
To: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; William King (CDI: Public Works) <wking@hallcounty.org>; Kristie Turner (Planning) <kturner@hallcounty.org>
Subject: Re: 3475 Cook Road - Decatur Presbyterian Church

Hi Katie,

The Planning Commission did determined that this section of Cook Road was a "public way" for the purposes of dividing property, however, it was never and is not currently County maintained nor would the County accept it due to current conditions. For traffic purposes, this type of roadway is private, therefore, I would not regulate any driveway access nor signage along this section. In addition, no maintenance from the County such as road surface, ditches, driveway pipes, mowing, etc. would occur.

Traffic comments should remain as stated.

Let me know if you have any questions or wish to discuss.

Thanks!

Scott

Scott Puckett
Hall County Traffic Engineer
Hall County Government Community Development and Infrastructure
(770) 531-6800 | www.hallcounty.org



From: Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>

Sent: Tuesday, August 6, 2024 10:17 AM

To: Scott Puckett (CDI: Engineering) <spuckett@hallcounty.org>

Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; William King (CDI: Public Works) <wking@hallcounty.org>;

Kristie Turner (Planning) <kturner@hallcounty.org>

Subject: RE: 3475 Cook Road - Decatur Presbyterian Church

Scott,

Are you able to have an updated comment to me by end of day?

Thank you,

Katie Greenway

Planning and Zoning Administrator

Hall County Government

Office: 770-297-2649

Website: www.hallcounty.org



From: William King (CDI: Public Works) <wking@hallcounty.org>

Sent: Monday, August 5, 2024 8:49 AM

To: Kristie Turner (Planning) <kturner@hallcounty.org>; Scott Puckett (CDI: Engineering) <spuckett@hallcounty.org>;

John Hornick (Fire Services) <jhornick@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>;

Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (CDI: Planning)

<klgreenway@hallcounty.org>

Subject: RE: 3475 Cook Road - Decatur Presbyterian Church

Good catch Kristie,

Scott, please take a look and update your comments.

Thanks!

William (Bill) H. King III, P.E.
Assistant Public Works & Utility Director
Hall County Community Development and Infrastructure
(office)770-531-6800 ext. 6799
(cell)770-329-0863

From: Kristie Turner (Planning) <kturner@hallcounty.org>
Sent: Monday, August 5, 2024 8:44 AM
To: Scott Puckett (CDI: Engineering) <spuckett@hallcounty.org>; William King (CDI: Public Works) <wkling@hallcounty.org>; John Hornick (Fire Services) <jhornick@hallcounty.org>; Michael Vieira (Fire Services) <mvieira@hallcounty.org>
Cc: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Katie L. Greenway (CDI: Planning) <klgreenway@hallcounty.org>
Subject: 3475 Cook Road - Decatur Presbyterian Church

Good Morning All,

I want to share some information that came to my attention late last week.

We have a case scheduled for the 8-19 HCPC meeting for Decatur Presbyterian Church @ 3475 Cook Road. As I was doing some additional research, I came across a determination for this section of road from March 6, 1995. The determination was that this section of road could be used to fulfill the requirement for road frontage on a public road for plats. The section of road we are referring to is the 30 foot public right-of-way beyond the cul-de-sac/end of county maintenance on Cook Road that extends approximately .54 miles. This is the section that fronts the proposed subdivision for Decatur Presbyterian Church. I have attached the minutes for the determination to this email.

With the 1995 determination, are there any updates that need to be included in your comments? I have copied your comments below.

Hall County Fire Comments:

- 1) International Fire Code 503.2.1, Fire apparatus roads shall have an unobstructed width of not less than 20' exclusive of shoulders. The portion of Cook road that is not maintained by Hall County will have to meet the 20' road width requirement to all the proposed lots.
- 2) International Fire Code 503.2.5, Dead end fire apparatus roads in excess of 150' in length shall be provided with an approved area for turning around fire apparatus. The portion of Cook road that is not maintained by Hall County will be required to have an approved turnaround as required by code.
- 3) International Fire Code 507 Fire Protection Water Supplies: 507.1 Required Water Supply, an approved water supply capable of supplying the required fire flow for fire protection shall be provided to premises on which facilities, buildings or portions of buildings are hereafter constructed or moved into within the jurisdiction. The closest fire hydrant is 2000 feet away from the Cul-de-Sac at the end of the Hall County maintained portion of Cook road. No expansion of the municipal water system is proposed in the concept narrative.

Engineering:

- a. 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.

- b. Utilities: No sanitary sewer near the development

Thank you for your feedback.

Regards,

Kristie Turner
Principal Planner
Hall County Community Development and Infrastructure
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