

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Tuesday, January 21, 2025 10:54 AM
To: Billy Powell (County Commission); David Gibbs (County Commission); Gregg Poole (County Commissioner); Jeff Stowe (County Commission); Kathy Cooper (County Commissioner)
Cc: Zachary Propes (Administration); Casey Ramsey (Administration); Jennifer Rivera (Administration)
Subject: FW: Proposed Conditions- 211- 38 Townhomes.

Commissioners,

Please see below for a proffered condition by the applicant regarding the proposed development at 5111 Old Winder Highway, in response to the comments made by Ms. Jill Cooper at the meeting on January 9th.

Please let me know if you have any questions, or need additional information.

Thank you,
Beth

Beth Garmon

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bgarmon@hallcounty.org

All **ZONING, PLAT**, and **BUILDING PERMIT** submittals may be submitted online through [Accela](#). Plat inquiries may be submitted to plats@hallcounty.org. Zoning and general inquiries may be submitted to planning@hallcounty.org.



From: Cameron Henderson <cameron@atlaslanddev.com>
Sent: Tuesday, January 21, 2025 10:47 AM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Steve Gilliam <sgilliam@sgwmfirm.com>; Amanda Graham <agraham@sgwmfirm.com>
Subject: Proposed Conditions- 211- 38 Townhomes.

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Beth, per our discussion with Hall County Engineering, we have determined that it is in fact, illegal to re-route the water that currently flows towards Ms. Jill Cooper. There is currently about 20 acres that naturally flows towards her pond. We have to actually keep the same flow that currently exists.

So through the help of Hall County Engineering, we have come up with the following proposed conditions to ease the tensions around potential run-off from the development.

1- Have a siltation analysis performed on her downstream pond. This would be pre and post development. Pre development to determine a baseline analysis, then post to determine any change. We would dredge any additional silt that is added during construction. This would require Ms.Coopers approval to enter onto her property.

2- Increase the size of the temporary silt pond for construction from 67 cu/yds to 134 cu/yds, doubling the required size under current BMP's.

Please feel free to reach out to me with any questions. Steve and I will be reaching out to Ms. Cooper today to get her opinions on the proposed conditions.

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Thanks so much,

Cameron Henderson | Owner
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