

Jennifer Rivera (Administration)

From: Beth Garmon (CDI: Planning)
Sent: Friday, January 3, 2025 4:38 PM
To: Jennifer Rivera (Administration)
Cc: Casey Ramsey (Administration); Zachary Propes (Administration)
Subject: FW: 5111 Hwy 211 Zoning
Attachments: BasinMap.pdf; 5111 Old Winder Highway - Condition 27- Detention Pond

Jennifer,

Would you please add this email and the attachments to the application files for both 5079 and 5111 Old Winder Highway?

Thank you,
Beth

Beth Garmon

Director of Planning and Zoning
Hall County Community Development and Infrastructure
(office) 770-531-6809
(direct) 770-297-2626
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: Steve Gilliam <sgilliam@sgwmfirm.com>
Sent: Friday, January 3, 2025 4:15 PM
To: Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>
Cc: Amanda Graham <agraham@sgwmfirm.com>; Cameron Henderson <cameron@atlaslanddev.com>
Subject: FW: 5111 Hwy 211 Zoning

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Beth- please see attached Email and Basin Map from Kevin Reed, PE showing why Condition 27 is substantially impractical both physically, regulatorily, environmentally, and financially to avoid releasing pond flows in the direction of Tax Parcel 15038000010. This is to request that you distribute

these to the County Commissioners for their review prior to the hearing on January 9, 2025 and if any questions please contact me. Thanks and Happy New Year.

Steve Gilliam
Smith Gilliam Williams & Miles
sgilliam@sgwmfirm.com
(O) 770-536-3381

From: Cameron Henderson <cameron@atlaslanddev.com>
Sent: Thursday, January 2, 2025 1:00 PM
To: Steve Gilliam <sgilliam@sgwmfirm.com>
Cc: Amanda Graham <agraham@sgwmfirm.com>
Subject: Fwd: Hwy 211 Zoning

----- Forwarded message -----

From: <jkreed.rpd@gmail.com>
Date: Thu, Jan 2, 2025, 12:21 PM
Subject: Hwy 211 Zoning
To: Cameron Henderson <cameron@atlaslanddev.com>

Cameron –

As requested, I have reviewed the drainage possibilities for the offsite pond located approximately 150'-200' downstream of the property boundary. You had asked if there was a possibility of releasing runoff from our site from the pond directly to the rear of the site (to the Raceway property) and not to the existing pond. I do not believe this is a realistic or wise option for several reasons as listed below –

1. Standard engineering practice is to collect runoff from a newly developed site in a stormwater pond and then releasing at a safe location (preferably at the same location as pre-develop flow exits the property).

This standard typically provides the best solution to maintain downstream flows (but not increase them) and to follow the natural drainage patterns. Hall County requires storm water ponds to be designed in accordance with the Georgia Stormwater Management Manual such the pond will provide water quality measures through TSS reductions, channel protection measures through slower release rates for smaller storms, and then stormwater detention measures to ensure post-developed peak flow runoff rates are not increased above pre-developed peak flow runoff rates. It is important to try and maintain the natural drainage flows and basins as much as possible. Furthermore, the proposed pond is typically

located in the low area of a property so as to outlet the pond at the best possible location. In our case, the proposed pond would outlet to a natural drainage channel which is ideal to accept such concentrated flows as generally produced by a required stormwater pond.

2. The offsite pond has an estimated basin size of 21.7 acres. If the pond is not fed by a springhead or a well, then the runoff from the 21.7 acres is the primary source of flow to the pond. Our design would aim to maintain this source of inflow to be able to maintain the water surface elevations in the pond. Approximately 14.8 acres of the pond basin lies on the new townhouse property. If the new pond for the development is not routed to the pond, the pond would lose more than 2/3 of its water source which may significantly impact the ability to maintain the water surface levels of the pond (unless pond is fed by a spring or well).
3. It appears to be physically impractical to release runoff from the pond to the rear onto the Raceway property. The natural drainage channel elevation for the pond outlet is approximately 976 at the property line. There is a natural ridge line running along the rear of the subject property which at its lowest point near the rear property corner has an approximate elevation of 1014. This is a minimum of 42 feet above the where the pond outlet would be making it impractical construct a ditch or pipe through this ridge line. Geotech borings indicate solid rock along this ridge line at about 15'-16' deep.
4. If it the pond were able to be released to the rear onto the Raceway property (which is not a wise option due to manipulation of the natural drainage patterns and other items listed above), it presents more issues. Primarily, Hall County and the Georgia Stormwater Management Manual both require the post-developed are not increased beyond pre-developed flows. Due to the ridge running along the rear of the property, pre-developed flows from our site are 0 toward the Raceway property. Release flows from the pond cannot be 0, so there will be an increase in runoff to the raceway property. You would need easements, studies, and agreements from the adjacent property owner to allow increased flows across their property all the way to an established flood plain that could accept such flows without impact. However, such increased flows could also cause serious erosion control issues on the raceway property particularly since there is a 50'+ high slope on the other side of the ridge line mentioned above.

Again, it seems to be substantially impractical both physically, regulatory, environmentally, and financially to release pond flows in this direction.

As a last note, it will be imperative to maintain excellent erosion control BMPs, monitoring, and repairs to prevent sediment from leaving the property boundary. This can help prevent silt from entering the downstream pond area.

Thanks. Please let me know if you would like to discuss this further.

J. Kevin Reed, PE

Reed Planning & Design, Inc.

Dawsonville, GA 30534

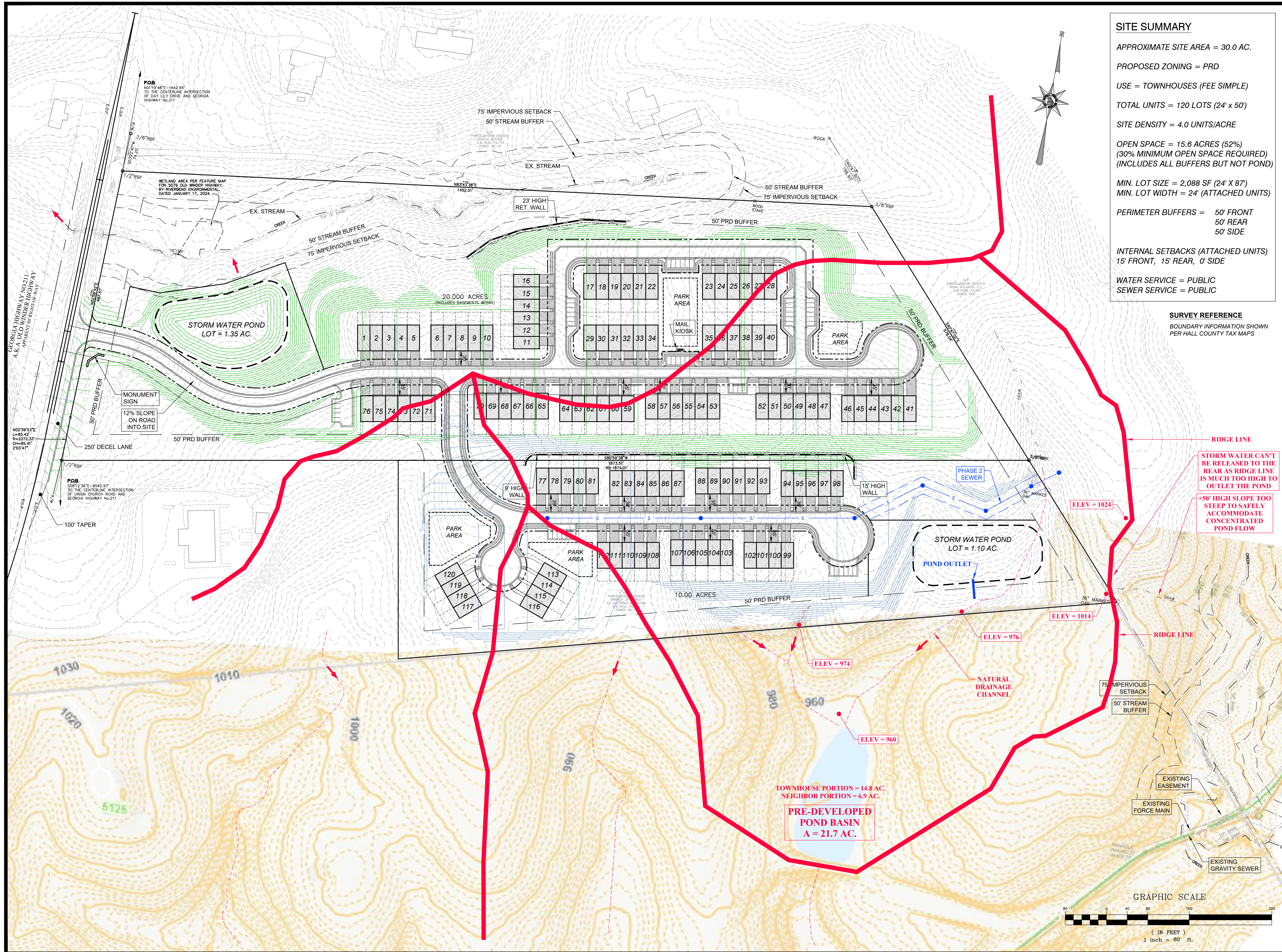
Jkreed.rpd@gmail.com

706-531-8428

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SITE SUMMARY

APPROXIMATE SITE AREA = 30.0 AC.

PROPOSED ZONING = PRD

USE = TOWNHOUSES (FEE SIMPLE)

TOTAL UNITS = 120 LOTS (24' x 50')

SITE DENSITY = 4.0 UNITS/ACRE

OPEN SPACE = 15.6 ACRES (52%)
(30% MINIMUM OPEN SPACE REQUIRED)
(INCLUDES ALL BUFFERS BUT NOT POND)

MIN. LOT SIZE = 2,088 SF (24' X 87')
MIN. LOT WIDTH = 24' (ATTACHED UNITS)

PERIMETER BUFFERS = 50' FRONT
50' REAR
50' SIDE

INTERNAL SETBACKS (ATTACHED UNITS)
15' FRONT, 15' REAR, 0' SIDE

WATER SERVICE = PUBLIC
SEWER SERVICE = PUBLIC

SURVEY REFERENCE
BOUNDARY INFORMATION SHOWN
PER HALL COUNTY TAX MAPS

REED
PLANNING & DESIGN

100 Old Dawson Village Rd
Suite 110
Dawsonville, GA 30534
Phone: 706-531-8428

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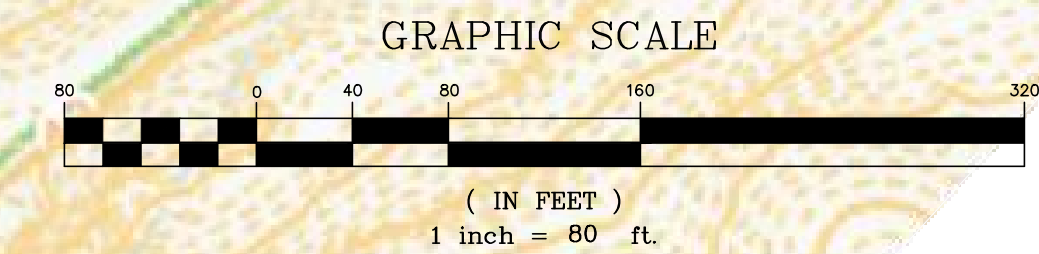
ATLAS DEVELOPMENT
TOWNHOUSE PROJECT
GA. HWY. 211 TRACT

PARCEL	-
LAND LOT	-
DISTRICT	-
CITY	-
COUNTY	HALL
STATE	GEORGIA

BASIN MAP
EXHIBIT

JOB NUMBER	DATE
24103	12-31-2024

DATE	NO	REVISION



STORM WATER CAN'T
BE RELEASED TO THE
REAR AS RIDGE LINE
IS MUCH TOO HIGH TO
OUTLET THE POND

+50' HIGH SLOPE TOO
STEEP TO SAFELY
ACCOMMODATE
CONCENTRATED
POND FLOW

TOWNHOUSE PORTION = 14.8 AC.
NEIGHBOR PORTION = 6.9 AC.
**PRE-DEVELOPED
POND BASIN
A = 21.7 AC.**

Jennifer Rivera (Administration)

From: scanner <scanner@sgwmfirm.com>
Sent: Friday, January 3, 2025 4:00 PM
To: Steve Gilliam
Subject: 5111 Old Winder Highway - Condition 27- Detention Pond
Attachments: 20250103155944856.pdf

This E-mail was sent from "RNP5838792628B5" (IM C6000).

Scan Date: 01.03.2025 15:59:44 (-0500)
Queries to: scanner@sgwmfirm.com



Hall County Government
COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

December 6, 2024

Steven Gilliam
P.O. BOX 1098
Gainesville, GA 30503

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

Dear Applicant:

On December 2, 2024 the Hall County Planning Commission voted to recommend approval, with conditions the application of:

5111 Old Winder Highway | Rezone | from Agricultural Residential (AR-IV) to Planned Residential Development (PRD) | on a 10± acre tract located on the east side of Old Winder Highway, approximately 2,051 feet from its intersection with Daylily Drive | Zoned AR-IV, Tax Parcel 15038 000076 (pt.) | **Proposed Use: Addition of 38 townhomes to a PRD** | ** Commission District 1 | **Steven P. Gilliam, applicant**

Conditions:

1. Approval of the amended conditions is contingent upon the approval of the Special Use request of 5079 Old Winder Highway (HZCU24-0039).
2. The property shall be developed in accordance with the site plan dated August 23, 2024, and as described in the project narrative submitted on October 18, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
3. The minimum heated floor area (HFA) of each residential unit shall be 1,800 square feet.
4. Building elevations shall be composed of a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front of the homes. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited. Final review and approval of building elevations is subject to the Director of Planning and Development, or their designee.
5. All units shall be designed with a two-car garage. Garage doors shall constitute no more than 70 percent of the width of the individual townhouse unit.
6. The development shall feature sidewalks no less than five (5) feet in width constructed on both sides of all internal streets.
7. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.

8. The development shall be limited to a maximum of two (2) model homes prior to approval and recording of the final plat. Model home permits may be issued prior to final plat recording provided that hard surface (crusher run) access is provided and fire protection (functioning hydrant) is located within 500 feet of any structure under construction. No certificate of occupancy permits shall be issued prior to final plat recording.
9. There shall be a mandatory Homeowners' Association (HOA).
10. All designated open space within the development shall be commonly held, and not held by any individual homeowner(s).
11. All roadways within the development shall be designated as private and shall be privately maintained by a Homeowners' Association (HOA). All roads shall be designed and constructed to Hall County standards.
12. The developer shall be responsible for all obtaining the necessary permits as well as all costs associated with the construction of a left and right turn lane on State Route 211 (aka Old Winder Highway) per the traffic impact study recommendations.
13. All stream buffers must be fully within the Homeowners' Association (HOA) common space and shall not be included on any individual residential building lot.
14. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Official Code of Hall County.
15. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property:
"Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
16. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
17. Buildings shall have no more than 6 units per building. Each building shall be staggered a minimum of 4 feet from the front setback of adjacent buildings.
18. The development shall be limited to 120 total townhome units.
19. All residential driveways shall measure no less than 20 feet from back of right-of-way.
20. There shall be a total of 51 guest parking spaces provided as shown on the site plan dated August 23, 2024.
21. The cluster mailbox unit shall have no less than 6 parking spaces.
22. Developer is allowed a maximum of one sales office. Office shall be removed at time of sale of last unit.

23. One construction trailer is permitted, provided the conditions of the Hall County Unified Development Code are met.
24. The development shall be subject to all townhome standards as listed in section 7.3.1.F. of the Hall County Unified Development Code.
25. A 50 foot undisturbed buffer shall be maintained along the property line of tax parcel 15038 000010.
26. The developer shall install and maintain a 6 foot high privacy fence or a 6 foot high vinyl coated chain link fence adjacent to the required 50 foot undisturbed buffer. The fence shall be located along the interior edge of the undisturbed buffer.
27. The detention pond at the rear of the property shall be designed to avoid directing stormwater runoff towards tax parcel 15038 000010.

The Board of Commissioners will hold a public hearing for final determination of this request at their meeting scheduled for **Thursday, January 9, 2025 at 6:00 p.m.** at the Hall County Government Center, 2nd Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Board of Commissioners' final decision.

It is necessary that either you or your representative attend this meeting.

If you have any questions, please call this office.

Sincerely,

Beth Garmon,
Director of Planning and Zoning

/ke