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**Fw: Cagle Road and Hwy 365 R/W**

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**From** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

**Date** Tue 4/8/2025 9:30 AM

**To** Kaitlyn Elliott (Planning) <kelliott@hallcounty.org>

**From:** Neville Allison <nallison@therevivelandgroup.com>

**Sent:** Tuesday, April 1, 2025 12:58 PM

**To:** Gregg Poole (County Commissioner) <gpoole@hallcounty.org>; Jgcontractors@hotmail.com

**Cc:** billy.powell@svn.com; Kathy Cooper (County Commissioner) <kcooper@hallcounty.org>; David Gibbs (County Commission) <dgibbs@hallcounty.org>; Jeff Stowe (County Commission) <jstowe@hallcounty.org>; Beth Garmon (CDI: Planning) <bgarmon@hallcounty.org>; Steve Gilliam <sgilliam@sgwmfirm.com>; Barry Ethridge <bethridge@therevivelandgroup.com>

**Subject:** Cagle Road and Hwy 365 R/W

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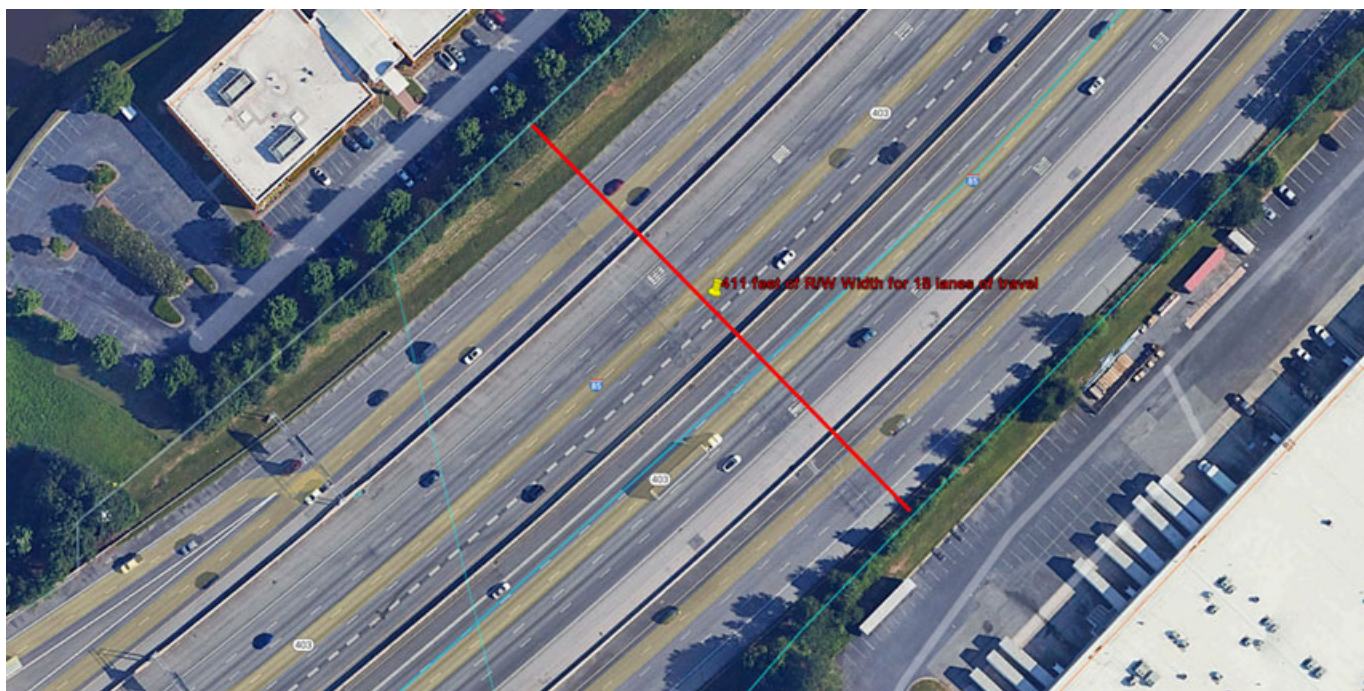
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Commissioners,

I hope this email finds you well. I wanted to send you the attached exhibit showing the existing ROW of Hwy 365 as it relates to our project. We have called out the dimensions at the intersection of Cagle Road and Hwy 365 as well as several other relevant distances. I wanted to point out a few items that should alleviate your concerns regarding Hwy 365 and our project.

- 1.) GDOT currently has an additional 111-115 feet of existing R/W width, beyond the current pavement for future widening of Hwy 365 on our side of the road alone. GDOT also has an additional 150' of R/W width, beyond the existing pavement on the west side of Hwy 365 as well.
- 2.) The R/W of Hwy 365 is 400' wide along our property's frontage. The existing travel lanes are 123' wide, leaving 277' total feet of existing R/W for Hwy 365 widening/ expansion.
- 3.) The current travel lanes of hwy 365 are 123'. This means that GDOT could double the existing width of travel lanes (creating an addition 4 lanes) using the existing GDOT R/W from our side of the road only.
- 4.) At the intersection of Cagle Road, there is 117' of additional existing R/W width for improvements to that intersection, before you get to our property line. As you can see on the exhibit, Our property owners have already transferred a substantial portion of land for Additional R/W at the Intersection of Cagle Road and Hwy 365.
- 5.) These dimensions show that GDOT owns adequate R/W near our site to accommodate any and all conceptional road improvements outlined in their November 2024 study of Hwy 365, which are outlined to take place over the next 25 years.

To put these dimensions in perspective, the R/W of I-985 is only 300'. The R/W of I-85 near Hwy 316 is approximately 411' and has 18 lanes of travel across that width. That span is shown here in RED:



Greg, I will give you a call shortly to discuss the attached, and I'm also happy to answer any of the Board's questions via email or phone.

Thank you,



**THE REVIVE LAND GROUP**  
Part of Peachtree Group

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