

Josh Boling  
5616 Peachtree Road  
Suite 120  
Atlanta, GA 30341  
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Hall County Planning and Development Department,  
2875 Browns Bridge Road  
Gainesville, GA 30504

**RE: 4745 Cagle Mill Road / 4691 Noah Martin Road / 4673 Noah Martin Road Change Summary**

Dear Hall County Planning and Development Department,

Below is a summary of changes that have been made to the referenced project, based on the application submitted on March 21, 2025

- Remove all Cottage style products
- Rear entry townhomes are now front entry
- All previously requested exceptions are being removed

We look forward to your review of this project.

Thanks,

Josh Boling

REZONING ANALYSIS REPORT FOR:

**Residence at Cagle Mill**  
**4745 Cagle Mill Road,**  
**4691 Noah Martin Drive,**  
**& 4673 Noah Martin Drive**  
Hall County, Georgia  
(Residential Area)

*Prepared By:*



3500 Parkway Lane, Suite 500  
Norcross, Georgia 30092  
678.336.7740  
[www.pondco.com](http://www.pondco.com)  
Project No. 1220263

**March 31st, 2025**

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## PROJECT SUMMARY

There is a 72.67 Acre lot in unincorporated Hall County, currently zoned AR-IV, located at 4745 Cagle Mill Road. The 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, to and to the south-east by Cagle Mill Road. The existing site is subdivided by the North Oconee River and is primarily wooded, with a man-made off-line pond and small residential building located within a clearing to the south-east of the river.

The 10.57 acres of the lot between Highway 365 and the North Oconee River (existing zoning AR-IV) is proposed to be rezoned and developed as Planned Industrial Development ([PID](#)) under a separate application, and the remaining 62.10 acres of the lot between North Oconee River and Cagle Mill Road (existing zoning AR-IV) is proposed to be rezoned and developed as a residential mixed (R-X).

In addition to the 72.67 Acre lot, there are two additional parcels included in the residential rezoning application located at 4691 Noah Martin Drive and 4673 Noah Martin Drive. These two additional parcels are zoned AR-IV and AR-III respectively. The parcels are 73.45 acres and 1.04 acres in size. The additional parcels are heavily wooded and bound to the south by White Hall Road and residential parcels, to the west by a parcel zoned V4, to the east by Cagle Mill Road and to the north by the parcel previously mentioned in this narrative.

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 217 single-family homes and 106 town homes. Active amenity spaces for the benefit of homeowners will include a clubhouse and pool area. Passive amenity includes walking trails around the existing river as well as pocket parks and recreational fields. Roads inside the residential area are to be publicly owned. Access to the residential development is from the North-East of Cagle Mill Road and through the proposed light industrial parcel along highway 356 on the North-West side.

## PROPOSED STANDARDS FOR DEVELOPMENT

The proposed zoning for this property is Residential Mixed (R-X). The total number of residential units is 323. The proposed density within the residential space is 2.47 units per acre. All units will maintain a minimum 22' from the back of curb, or back of sidewalk if provided, to the face of garage. The average lot size for the single-family home is approximately 9,600 square feet. A minimum of 10' will be provided between structures. In order to provide 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 amenity area.

## 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-saving areas.

## OPEN SPACE

An area of 50' by 160' was 'assigned' to each single-family unit. The private right-of-way and stormwater detention areas were then subtracted, as well as each residential 'area', and parking lot were then subtracted from the total lot area and delineated on the plans. This total lot area is approximately 71.1 Acres. An additional

requirement per the open space code was that 75% of the required open space 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, and designed park spaces were delineated and measured. This area totaled 44.2 Acres, or approximately 74% of the provided total open space and 150% of the required open space.

## **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.

Sewer is available in the form of a Hall County lift station located within the property frontage along Highway 365. The proposed development will build a private lift station to accumulate wastewater from the residential and industrial uses and will be sent via force-main into the gravity sewer manhole located on the north-western side of the existing lift station.

## **PLANS FOR PROTECTING ABUTTING PROPERTIES**

The north-east and south-west property lines will be protected by a 50' 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

No zoning exemptions requested.