



Hall County Government

PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: November 17, 2025

Subject: **4745 Cagle Mill Road, 4673 & 4691 Noah Martin Drive | Rezone |** from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) | on a combined 130.84± acre tract | Zoned AR-1; Tax Parcels 15007 000254(pt), 15019 000114 & 000043 | **Proposed Use: 323-unit residential development | BCBTR, LLC, applicant**

The request before you is from BCBTR, LLC to rezone from Agricultural Residential 1 (AR-1) to Residential Mixed (R-X) for a 323-unit residential development. This item is located within Commission District 3.

This request was tabled by the Board of Commissioners at their meeting on September 11, 2025. There have been no changes to the application since that meeting.

At their August 4, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with eighteen (18) conditions** (3-2, Davidson and Hunt opposed).

Staff recommendation: **Approval, with conditions**, as the proposed zoning and use are consistent with the “Business or Employment Nodes and Corridors” and “Suburban Neighborhood, Low Density” future land use classifications within the Comprehensive Plan.

Public Comments

- August 4, 2025 HCPC: Two (2) comments were submitted in advance of the meeting and seven (7) people spoke in opposition.
- July 7, 2025: Five (5) comments were submitted in advance of the meeting. No public hearing was held.
- June 2, 2025 HCPC: No comments were submitted in advance of the meeting. No public hearing was held.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated May 29, 2025, and as described in the project narrative dated March 31, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 217 detached single-family residences and 106 townhomes.
3. The minimum heated floor area (HFA) for the townhomes shall be 1,500 square feet and 2,100 square feet for the single-family detached homes.
4. All single-family homes and townhomes shall provide two-car garages in addition to driveways that can accommodate two parked cars side by side. Garages may be front or rear-loaded.
5. Amenities including walking trails, parks, pool and cabana, and mail kiosks shall be completed prior to the issuance of fifty percent (50%) of the certificates of occupancy. Additional amenities may be constructed by the developer subject to the review and approval of the Director of Planning and Zoning, or their designee.
6. The restrictive covenants for the subdivision and the documents establishing the property owner's association shall be submitted for review. These documents shall include a provision that assures maintenance of the amenity package through adequate assessment of the subdivision property and would provide for establishing a lien against any property failing to pay said assessment. These documents shall be recorded simultaneously with the final plat and/or prior to the sale of any lots within the subdivision.
7. Access to the development shall be approved by Hall County Engineering and/or the Georgia Department of Transportation, as applicable. The recommendations of the traffic study, subject to final review and approval by both Hall County Engineering and the Georgia Department of Transportation, shall be implemented. Any costs associated with these improvements shall be the responsibility of the developer. It shall be the developer's responsibility to obtain any required approvals or permits.
8. If roads inside the development are to be maintained by Hall County, the following standards shall apply:
 - a. The parallel parking depicted at the entrance on Cagle Mill Road will be considered with final review and approval subject to Hall County Fire Marshal. Parallel parking areas will not be maintained by Hall County and this should be noted on the final plat for any phase of the development.
 - b. All proposed roundabouts must meet Hall County Fire Rescue requirements, as well as allow for school buses to turn around without reversing.
 - c. For Hall County to accept into maintenance that portion of proposed road from State Route 365 to the roundabout closest to the proposed clubhouse, the developer shall be responsible for cost and coordination of the following:

- i. Review and approval of all bridge design plan by Hall County's third-party structural engineer.
 - ii. Construction CQA, inspections, and all material testing reports for bridge construction by Hall County's third-party structural engineer.
 - 1. Procurement for i. & ii. will be attained using Hall County On-Call Engineering Contract. Fees will be due prior to the issuance of any land disturbance permits.
- 9. All designated open space within the development shall be commonly held and maintained and shall not be the responsibility of any individual homeowner(s). This common open space ownership shall be included in the deeds created for each lot.
- 10. 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.
- 11. 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."
- 12. No variances or development exceptions are granted as part of this request.
- 13. All conditions of zoning shall be made part of any plat or plans created for the property.
- 14. No townhome lot shall be less than 2,000 square feet and no single family detached lot shall be less than 8,000 square feet.
- 15. The main entrance road from Cornelia Highway shall be constructed up to the clubhouse, available for use, and open to the public prior to the issuance of any building permits for homes or amenities within the development.
- 16. Prior to the issuance of the 121st residential building permit, a second entrance for emergency access must be constructed. Prior to the issuance of the 151st residential building permit, a second full access entrance shall be constructed. The applicant shall have the option of limiting one of the entrances at Cagle Road to emergency access only or maintaining both as full access.
- 17. The gravel section of Cagle Mill Road (beginning north of tax parcel 15019 000041A and extending to meet the existing paved roadway of Cagle Mill Road) shall be improved to the same condition of the existing paved Cagle Mill Road to support the proposed development and shall meet Hall County Standards. Final review and approval is subject to Hall County Engineering and Fire Marshal. All improvements

and costs associated with these improvements shall be the responsibility of the developer and coordinated with Hall County Traffic Engineering for compliance.

18. There shall be a 50 foot undisturbed buffer maintained along the right-of-way of Cagle Mill Road, and supplemented by an additional 50 foot transitional buffer immediately adjacent to the undisturbed buffer.