

## **Applicant's Letter of Intent**

**LOCATION** – Buffington Farm Road @ Cagle Road, Gainesville, GA 30507

**ACREAGE** – 55.54 acres +/-

**PARCELS** – 09106 000001A & 09106 000005

**EXISTING ZONING** – PRD

**REQUESTED SPECIAL USE** – Eliminate requirements for a left turn lane & decel lane

**APPLICANT** – Rochester |DCCM

### **Summary**

The applicant is requesting relief from the requirement to install a left turn lane and decel lane at the intersection of Buffington Farm Road and Cagle Road for Phase 3 of the Haselton S/D. Specifically, condition #8, of the August 24, 2023 Board of Commissioners Meeting that approved a rezoning from AR-III to PRD.

### **Justification**

The 2023 approval for Haselton Phase 3 conflicts with a prior approval for Haselton Phase 1 & 2 where the need for a left turn lane and decel lane were at the discretion of the Hall County Engineering Department. Hall County Engineering had previously determined that a left turn and decel lane would not be required for Phases 1 & 2. The Phase 3 condition states that the work "...shall occur within the Hall County right-of-way...". Additionally, the feasibility of constructing the left turn lane and decel lane, within in the existing county right-of-way, presents a number of challenges due to existing road geometry, utility conflicts and topographical issues. In discussion with Staff, they have indicated that only a right by pass lane would be advisable at this location. Buffington Farm Road solely serves the Haselton S/D and Cagle Road is a low volume county road with a short connection to White Sulpher Road at this location.