



## AGENDA ITEM

### Public Hearing to amend Hall County's Zoning Map as follows:

**REPORT TO:** **Work Session (12/05/22)**

**REPORT TO:** **Voting Meeting (12/08/22)**

**ITEM NO:** 643/2022

**SUBJECT:** 4020 & 3886 Cornelia Highway and 4761 Cagle Mill Road | Rezone | from Agricultural-Residential-III (AR-III) & Agricultural-Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 134.14± acre tract located on the south side of Cornelia Highway approximately 679 feet from its intersection with Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 000129, 000270, & 000027A | Proposed use: heavy industrial | \*\* Commission District 3 | Ridgeline Land Planning, Inc, applicant.

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### Meetings:

**Work Session Date:** 12/05/22

**Voting Meeting Date:** 12/08/22

### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with conditions: 1. The development shall occur substantially as depicted on the site plan dated 8-15-2022 and described in the project narrative. Due topographical, ecological, or geological constraints, the developer may be allowed to adjust lot lines and the quantity of lots as long as the total buildings square footage does not exceed 1,067,000 sq. ft. for the entire development. 2. The proposed development may contain flood zones. The site shall require a stormwater management report should the site plan indicate that the proposed development meets stormwater threshold for impervious surfaces. The proposed development is located in the North Oconee watershed overlay, which doubles all stream buffers and setbacks from rested vegetation not the centerline of the stream. 3. The subdivision shall follow the standard preliminary and final plat review process (16.40). 4. 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." 5. The GDOT permit shall be required prior to issuance of a land disturbance permit (LDP). 6. Tilt up concrete wall construction shall be allowed. 7. Architectural reef panels shall be allowed with the color being approved by the Director of Planning and Development. 8. All conditions of zoning shall be made part of any plats created for the property. 9. Items P & R in section 17.170.010 of the Hall County Code shall not be allowed.

**Purpose of Request:**

**History:**

4020 & 3886 Cornelia Highway and 4761 Cagle Mill Road | Rezone | from Agricultural-Residential-III (AR-III) & Agricultural-Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 134.14± acre tract located on the south side of Cornelia Highway approximately 679 feet from its intersection with Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 000129, 000270, & 000027A | Proposed use: heavy industrial | Commission District 3 | Ridgeline Land Planning, Inc, applicant.

**Facts and Issues:**

**Funding Requested**

\$ 0.00

**Are funds within current budget?**

No

**Source of Funds**

**Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?**

No

**Has it been reviewed by the County Attorney?**

Yes

**Is there a deadline for this item?**

**Approvals:**

Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration	Clerk	
WLI	LJ	AO	

**Attachments:**

Board Memo

Recommendation Report

Application

Updated Narrative

Original Narrative

Updated Site Plan

Original Site Plan

Maps

Deed

Legal Description

Environmental Health Comments

GDOT Comments

Public Works Comments

Fire Comments

Notice Sign Photos