



## AGENDA ITEM

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

**REPORT TO:** **Work Session (02/06/23)**

**REPORT TO:** **Voting Meeting (02/09/23)**

**ITEM NO:** 32/2023

**SUBJECT:** **6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road | Rezone** | from Agricultural- Residential-IV (AR-IV) & Suburban-Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | **Proposed use: commercial & industrial mixed uses** | Commission District 3 | **Solidum Holdings, LLC, applicant.**

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### **Meetings:**

**Work Session Date:** 02/06/23

**Voting Meeting Date:** 02/09/23

### **Executive Summary:**

**Presenter:** RD

**Recommendation:**

Approval, with conditions:

1. The development shall generally occur as depicted on the site plan and described in the project narrative submitted 1-3-2023, modified for compliance with zoning conditions and Hall County regulations. Both documents are incorporated and adopted as exhibits here in.
  - a. The Planning Director can approve changes in the layout related to engineering constraints or specific requirements of the end user provided the revisions do not create a need for any variances, does not reduce setback requirements, meets GCOD standards, as amended herein, increases the aggregate gross floor area of the development, reduce buffers, or changes the height, design or material of the structures.
  - b. Adult establishments, junk yards, and billboards are prohibited.
2. The standards of the Gateway Corridors Overlay District (GCOD, 17.420) shall apply to any buildings visible from Cornelia Highway / SR 365 and Lula Road / SR 52 with the exception that tilt up concrete construction and TPO roof systems shall be allowed.
3. Alternately, if a 100 foot buffer from the Cornelia Highway / SR 365 and Lula Road / SR 52 is maintained, no GCOD Standards shall apply to these lots.
4. The site may require a stormwater management report shall the site plan indicate the proposed development needs stormwater thresholds, impervious surface, and/or disturbed acreage.
5. All costs associated with the project related to right-of-way improvements recommended by the Keck and Wood traffic study that is part of the application, or as required by zoning conditions imposed by the Hall County Board of Commission shall be the Developer's responsibility and completed no later than the issuance of a CO for the projects improvements on the northeast side of the stream that bisects the property. No system related improvements are required. Truck traffic for the proposed development is not allowed on Cagle Road in any form and signage shall be coordinated.
6. The development shall follow all Hall County Development Review processes and Storm Water requirements for the park infrastructure.
7. The development shall follow standard Hall County plat review standards and process requirements.
8. Each parcel created within the park shall obtain separate land disturbance permits and building permits prior to commencing development.
9. A landscape and lighting plan similar to those required for the Gateway Industrial Centre shall be approved by the Planning Director prior to issuance of land disturbance permits for the individual parcels.
10. Developmental restricted covenants shall be recorded prior to release of the final plat.
11. All conditions of zoning shall be placed on the final plat.
12. Front building setbacks along SR 52 shall be 100 feet from the center line of the street or 75 feet from the property line, whichever is greater.
13. Parking space requirements and parking lot design shall meet Hall County guidelines.

**Purpose of Request:**

**6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road**

| **Rezone** | from Agricultural- Residential-IV (AR-IV) & Suburban- Shopping (S-S) to Planned Industrial Development (PID) on a 91.51± acre tract located on the west side of Lula Road at its intersection with Cagle Road | Zoned S-S & AR-IV; Tax Parcel 09084 000004 -000006, 000006A, 000017, 000020 | **Proposed use: commercial & industrial mixed uses** | Commission District 3 | **Solidum Holdings, LLC, applicant.**

**History:**

**Facts and Issues:**

**Options:**

**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	CR	JR	

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**Attachments:**

Board Memo  
Recommendation Report RZ  
Recommendation Report VAR  
Application  
Narrative  
Updated Site Plan  
Original Site Plan  
Maps  
Deed  
Legal Description  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Public Comments  
Public Comment (Online - 1)  
Public Comment (Online - 1)  
Notice Sign Photos