



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: February 6, 2023

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 to allow heavy industrial | Ridgeline Land Planning, Inc, applicant.

The request before you is the application of Ridgeline Land Planning to rezone approximately 134.14 acres for a light industrial subdivision. The development will consist of 11 lots ranging in size from 2.5 acres to 14 acres and will include the construction of a new public road that will intersect with Cornelia Highway. The development will be served by public water and sewer. The property is located in the Gateway Corridor Overlay District ([17.420](#)) and the North Oconee Water Supply Watershed District ([17.225](#)) which places greater emphasis on design standards, landscaping, and buffers. The property is located within Commission District 3.

The item was tabled at your December 8, 2022, January 12, 2023, and January 26, 2023 meetings, at the request of the applicant. In an email requesting to table the application, the applicant requested to change the request from Heavy Industrial to light Industrial. There have been no other changes in the request and no changes to the site plan.

At their November 7, 2022 meeting, the Hall County Planning Commission voted to recommend approval of the Rezoning request with nine (9) conditions (5-0).

There were no written comments submitted in advance of the Planning Commission meeting and no one spoke during the public hearing.

In an email dated December 7, 2022 requesting to table the application, the applicant requested to change the request from Heavy Industrial to Light Industrial. There have been no other changes in the request and no changes to the site plan.

Planning Commission Approval Conditions:

1. The development shall occur substantially as depicted on the site plan dated 8-15-2022 and described in the project narrative. Due to 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 wooded 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.

Staff recommended denial, **based on the findings that the request does not meet criteria 1, 2, 13, 14, and 16, of [17.380.060](#) as the request proposes a use out of scale and intensity for the environmentally sensitive conditions on the site.**

For your Consideration

These items support approval

1. The requested zoning designation is consistent with the [2022 Comprehensive Plan, page 35](#).

These items support denial

1. The subject property is located in the North Oconee Water Supply Watershed District ([17.225](#)) which results in environmentally sensitive conditions on site due to proximity to the North Oconee River. As such, the intensity of an 11-building /lot industrial use has the potential to adversely affect the environmental characteristics intended to be protected.
2. There are other sites in Hall County more appropriate for heavy industrial uses that are supported by the future land use map, zoning ordinance, and existing conditions on the site.
3. There is no indication that a mistake was made in the original zoning of the property.