



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Jeff Stowe, District 4

From: Randi Doveton, Director

Date: March 6, 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 | **Proposed use: commercial & industrial mixed uses | Solidum Holdings, LLC, applicant.**

The request before you is the request of Solidum Holdings, LLC to allow commercial & industrial mixed uses on 91.51± acres. **It should be noted that a simultaneous variance request accompanies this request but has a separate report. The Planning Commission heard and voted on the variance and rezone with one motion, so there is only one memo.** This item is located within Commission District 3.

This item was tabled at the February 9, 2023 Board of Commissioners' voting meeting to March 23, 2023. The purpose of the table was to allow time to discuss the intersection of Lula Road and State Route 365 with GDOT. This is for voting only. The public hearing concluded at the February 9th meeting.

At their January 3, 2023 meeting, the Hall County Planning Commission voted to recommend approval with thirteen (13) conditions **(3-1, Bell absent & Pilcher opposed).**

There were **four (4) written comments in opposition** submitted in advance of the Planning Commission meeting and **six (6) individuals spoke in opposition during the public hearing.**

There have been no changes to the request since the Planning Commission took action.

Planning Commission Approval 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.