

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Solidum Holdings, LLC

Request Rezone from Agricultural Residential IV (AR-IV, [17.120](#)) & Suburban Shopping (S-S, [17.140](#)) to Planned Industrial Development (PID, [17.180.090](#))

Proposed Use Commercial & industrial mixed uses

Size 91.51± acres

Zoning Current: Agricultural Residential IV (AR-IV, [17.120](#)) & Suburban Shopping (S-S, [17.140](#)) / Gateway Corridors Overlay District (GCOD, [17.420](#)) | Proposed: Planned Industrial Development (PID, [17.180.090](#)) / Gateway Corridors Overlay District (GCOD, [17.420](#))

Location **6047, 6051, 6057, & 6069 Lula Road, 4927 & 5051 Cagle Road** | Tax Parcels 09084 000004 -000006, 000006A, 000017, 000020

Commission District Three

Planning Commission Date January 3, 2023

Staff Recommendation **Approval, as the proposed use is consistent with the [Comprehensive Plan](#) and the future land use classification of an Employment Activity Center**

Planning Commission Recommendation.....**Approval, with conditions**
Vote: 3-1 (Bell absent & Pilcher opposed)

Planning Commission 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.

The current request includes a request for variances from GCOD standards. A separate report has been prepared for the necessary variances.

Public Forum:

Wayne Coy, 4900 Cagle Road, Lula, spoke in opposition. Concerns were narrow road and traffic.

Brett Maddox, 4969 Cagle Road, Lula, spoke in opposition. Concerns were safety, traffic, wrecks, commercial visibility, noise, and property values.

Joseph Thomas, 4948 Cagle Road, Lula, spoke in opposition. Concerns were commercial development flood, traffic, and mixed use.

Kayla Maddox, 4960 Cagle Road, Lula, spoke in opposition. Concerns were traffic.

Logan Johnson, 4389 East Hall Road, Gainesville, spoke in opposition. Concerns were commercial development.

Elijah Stuart, 7609 Fern Lane, Lula, spoke in opposition. Concerns were traffic and safety.

Summary Analysis

The applicant is requesting to rezone the subject property from Agricultural Residential IV (AR-IV, [17.120](#)) & Suburban Shopping (S-S, [17.140](#)) to Planned Industrial Development (PID, [17.180.090](#)) on a combined 91.51± acre tract for the purpose of developing a mixed-use business park. The intent is for the park to serve a mixture of industrial, commercial, highway business, and office-institutional uses. The narrative states the property may be developed as “pad ready” sites or sold as undeveloped parcels. The project is expected to be completed by 2033.

The narrative continues that access to the property is planned from Lula Road (SR 52), subject to GDOT approval, and from Cagle Road, subject to Hall County approval. Additionally, direct access from Cornelia Highway (SR 365) will be provided through an existing driveway easement to the property. The adjacent properties to the south and east are zoned Agricultural Residential IV (AR-IV, [17.120](#)) and properties to the west are zoned Planned Commercial Development (PCD, [17.180.080](#)) and Suburban Shopping (S-S, [17.140](#)).

The following dimensional standards have been proposed for the development:

Minimum Lot Area	15,000 square feet
Minimum Lot Frontage	100 feet
Front Setback from Cornelia Highway (SR 365)	50 feet
Front Setback from all other streets	30 feet
Side Setback	20 feet
Rear Setback	10 feet
Maximum Height	75 feet
Total Acreage	91.51
Minimum Open Space	5%
Maximum Floor Area Ration	70%
Maximum Square Footage	1,215,000
Parking Ratio	Per Hall County Guidelines

The applicant has proposed the following uses to be permitted on the property. **Uses 35, 36, and 52 listed below shall be subject to Planning Commission and Board of Commissioners approval:**

1. 24-7 Climate controlled storage facility
2. Advertising agencies.
3. Any commercial use or industrial use which involves manufacturing, processing, or assembly operations or the storage and sale of heavy materials, products, or equipment, but not including uses which may cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions to nearby areas

4. Any industry which does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards or other objectionable conditions. Specifically excluded uses are acid manufacture, fertilizer manufacture, animal reduction, rendering plants and other industries that are found to be obnoxious by the planning commission.
5. Any retail or retail service establishment, including the making of articles sold at retail on the premises providing the conditions of chapter [17.210](#) are met.
6. Artist studios for arts, crafts, dance, drama, music and photography.
7. Automatic teller machine
8. Automobile Repair Garages
9. Baking plant
10. Banks, Credit Unions, and other Financial Services but not including or payday lenders
11. Beverage bottling & distribution plant
12. Brewery or Distillery
13. Broadcasting Studio
14. Building materials sales - wholesale
15. Bus stations.
16. Business incubator
17. Business services.
18. Caretaker and/or employee residences.
19. Clinic
20. Churches and other places of worship.
21. College or University
22. Cold storage/Refrigerated warehousing
23. Commercial greenhouse and indoor plant nursery
24. Construction trailer, provided the conditions of chapter [17.210](#) are met.
25. Contractor's Establishment
26. Convenience store (with or without fuel pumps)
27. Custom Order Shop
28. Data center
29. Day care center.
30. Dental laboratories.
31. Distribution facility, trucking terminal
32. Electronics waste reclamation and processing
33. Federal, state, county, municipal and other public governmental uses.
34. Finance or credit offices, but not including title loan or pawn shops
- 35. Food processing plants involving animals or animal by-products where the processing is limited to the further processing of food previously processed at another location, to include but not be limited to such things as repackaging into smaller units, and which would not be subject to section [17.170.020](#), number 30 ("Other similar uses...").**
- 36. Food processing plants involving animals or animal by-products where the processing is limited to the further processing of food previously processed at another location with no cooking or rendering on site.**
37. Funeral homes.
38. Grocery Store

39. Group day care home.
40. Health Spa
41. Helicopter landing pad
42. Hotels, motels or tourist courts.
43. Industrial parks.
44. Institutional uses, except penal, including those of a religious, educational or philanthropic nature, such as museums, art galleries, libraries, schools.
45. Instrument Assembly
46. Laboratories.
47. Manufacture of paint
48. Municipal Uses
49. Air Separation
50. Storage of gases associated with Manufacturing and Processing
51. Manufacturers showrooms/offices
- 52. Manufacturing, processing or storage in bulk of chemical and pharmaceutical products.**
53. Motels, hotels.
54. Movie studio
55. Nursery schools or kindergartens.
56. Offices and office buildings, with a gross floor area not exceeding 50 percent of lot area.
57. Outdoor storage of materials and inventory, not including uses as included in section [17.170.020](#).
58. Parking Lots
59. Parks for leisure and scenic appeal.
60. Personal Service Establishment
61. Plastics/metals extrusion plant
62. Private directional signs for churches (defined under section [17.270.030](#)) up to 36 square feet in area.
63. Proving Grounds for equipment performance testing
64. Radio and television studios.
65. Recreational and/or cultural uses of a commercial nature.
66. Restaurants.
67. Retail or retail service establishments.
68. Schools - public or private
69. Service stations, provided the conditions of Chapter [17.210](#) are met;
70. Storage yards.
71. Subdivisions (non-residential).
72. Telecommunications facilities, provided the conditions of chapter [17.410](#) are met.
73. Tool/Die making and prototype development
74. Tractor Trailer Parking
75. Truck logistics terminal
76. Utility Substation
77. Wholesaling and warehousing.

The proposal is considered a [Development of Regional Impact \(DRI\)](#) by the [Georgia Department of Community Affairs](#) and as such the development was subject to review by the [Georgia Mountains Regional](#)

[Commission](#) through the DRI review process. Hall County is classified as a metropolitan community and any industrial development with greater than 500,000 gross square feet; or employing more than 1,600 workers; or covering more than 400 acres triggers this review.

The Georgia Mountains Regional Commission provided a DRI Review Finding on November 30, 2022 which concluded that ***“the proposed action does not present any potential adverse inter-jurisdictional impacts.”*** The City of Lula and Jackson County both submitted comments as part of the DRI review process. A copy of the DRI Review Findings and associated comments are included with this report.

Finally, the narrative concludes that the development shall be controlled by the Conceptual Master Plan. This plan is considered conceptual in nature, and as such, may require modifications during the engineering and development process. Modifications to the locations and arrangement of buildings, roads, and other improvements that do not conflict with specific standards of these conditions may be made by the developer or end user, so long as the modifications do not change the land use, increase the overall density of the project, or reduce any established exterior buffers or setbacks.

The submitted site plan shows a 1-story 1,001,000 square foot industrial building with associated parking along the eastern portion of the property, adjacent to both Lula Road / SR 52 and Cagle Road. Three additional 1 story industrial buildings, 30,000, 755,000, and 110,000 square feet in area, on the central and western portions of the proposed development. No parking calculations have been included, but the narrative states parking will be in accordance with Hall County regulations. Per off-street parking ([17.250.020](#)), 1.6 spaces for each 1,000 square feet of gross floor area is required for industrial developments. The current square footage would require 1,944 parking spaces based on a total of 1,215,000 square feet of industrial area.

The property has approximately 550 feet of frontage along Cornelia Highway / SR 365, and as such the development is subject to the standards of the Gateway Corridors Overlay District (GCOD, [17.420](#)). **The applicant has requested a variance to permit tilt-up concrete construction and TPO roof systems. The narrative continues to say that alternatively, if a 100-foot buffer is maintained from the right-of-way of Cornelia Highway / SR 365, then no Gateway Corridors Overlay District (GCOD, [17.420](#)) shall apply. The applicant commits to subjecting the property to similar covenants that have previously been adopted for the Gateway Industrial Centre, located further south along Cornelia Highway / SR 365. NOTE: A copy of the covenants for the Gateway Industrial Centre have been provided and are attached to this report. A Development Review Committee of three (3) individuals who shall review and approve all improvements to the site. The covenants detail design standards including setbacks, site coverage, parking, exterior facades, fencing, screening, signage, lighting, and landscaping requirements.**

Additionally, the applicant has requested a variance from the standards of the Tree Protection ordinance ([17.280](#)). Again, the applicant commits to subjecting the property to similar covenants that have been previously adopted from the Gateway Industrial Centre.

A separate variance report is provided related to these requested variances.

Based on the future land-use plan, staff finds the ***requested zoning designation consistent with the Activity Center future land use classification*** of the [Comprehensive Plan](#). Specifically, the plan identifies the intersection of Cornelia Highway / SR 365 and Lula Road / SR 52 as an Employment Activity Center with primary land uses being mater planned business or industrial parks and mid-rise office developments.

Zoning Analysis

The proposal is consistent with the [Comprehensive Plan](#) and the future land use classification of an Activity Center. Specifically, this intersection is identified as an Employment Activity Center with appropriate primary land uses including mater planned business or industrial parks and mid-rise office developments.

When considering a zoning amendment to the zoning maps, the following items must be considered:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The proposed use is suitable in view of the uses and development of adjacent and nearby properties. The intersection is already established with a mixture of commercial uses, with some of the adjoining property zoned as Planned Commercial Development (PCD, [17.180.080](#)) and Suburban Shopping (S-S, [17.140](#)).**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **The proposed development should not have an adverse effect on the existing uses or usability of adjacent or nearby property. The proposed use will be subject to all applicable local, state, and federal development regulations.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property has reasonable economic values as currently zoned; allowable uses within the Agricultural Residential IV (AR-IV, [17.120](#)) & Suburban Shopping (S-S, [17.140](#)) zoning districts.**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The access to the development is proposed from 3 points: access easement from Cornelia Highway / SR 365, Lula Road / SR 52, and Cagle Road. As the end users have not identified it is difficult to determine the frequency and intensity of traffic using the site, but the submitted traffic study concludes that the project is expected to generate a total of 4,095 new trips on a typical weekday. The recommendations of the traffic study will be implemented as part of the development process, which should mitigate some of the impact.**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposal is consistent with the [Comprehensive Plan](#) and the future land use classification of an Activity Center. Specifically, this intersection is identified as an Employment Activity Center with appropriate primary land uses including mater planned business or industrial parks and mid-rise office developments.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Staff has not identified that the existing property values have been impacted by the existing zoning.**
7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**

8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently developed with residential and agricultural structures.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would create an isolated district unrelated to the surrounding districts. There are industrially zoned parcels along Cornelia Highway, but none immediately adjacent.**
12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The proposed use is not out of scale with the needs of the county as a whole. Cornelia Highway is an industrial corridor, as identified on the future land use map and [2022 Comprehensive Plan, page 23](#), which has identified this area as an Activity Center.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support the proposed use based on the Future Land Use Map and existing zoning designations.**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **The request could not be handled alternatively as a variance because it is a rezoning request.**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

Planned Industrial Developments (PID, [17.180.090](#)) should consist of land which has been designated for a planned, organized and controlled industrial use or for multiple but compatible industrial uses in a planned industrial park. The standards employed should be designed to encourage the formation and continuance of a compatible environment for the planned industrial uses and the surrounding land uses. Carefully planned office and commercial uses may be incorporated as part of a planned industrial development.

The subject property falls within the Gateway Corridors Overlay District (GCOD, [17.420](#)) with a small portion lying within the North Oconee Water Supply Watershed District ([17.225.030](#)).

[17.380.050](#). - Submission requirements for a rezoning request have been met.

Development Support and Constraints – Departmental / Agency Comments

Hall County Environmental Health

An email dated December 13, 2022 from Emily McGahee states “Public sewer. Any abandoned well shall be properly closed as per Water Well Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.”

Hall County Fire Marshal

An email dated December 15, 2022 John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant provided the following preliminary comments:

- 1) IFC Section D104.1, buildings exceeding three stories or 30 feet in height shall have not fewer than two means of fire apparatus access for each structure.
- 2) IFC Section D104.2, buildings having a gross building area of more than 62,000 SF shall be provided with two separate and approved fire apparatus access roads.
- 3) IFC Section D104.3, where two fire apparatus roads are required, they shall be placed a distance apart equal to not less than one half of the length of the maximum overall diagonal dimension of the lot or area to be served, measured in a straight line between accesses.
- 4) IFC Section D105.2, aerial apparatus access roads shall have a minimum unobstructed width of 26’ exclusive of shoulders in the immediate vicinity of the building or portion thereof.
- 5) IFC Section D103.4, dead end fire apparatus roads in excess of 150 feet shall be provided with width and turnaround provisions in accordance with table D103.4
- 6) IFC Section 903.2, where required approved automatic sprinkler systems in new buildings shall be provided in the locations described in sections 903.2.1 through 903.2.12
- 7) IFC Section 503, fire apparatus access roads shall be provided and maintained in accordance with sections 503.1.1 through 503.1.3
- 8) IFC Section 506.1, access controlled gate(s) will require a Knox key switch override device for fire department access.
- 9) IFC Section 510, emergency responder radio coverage confirmation will apply to each building
- 10) IFC Section 507, all buildings must be with in the 400’ hose lay distance requirements from a fire hydrant as the truck travels. Fire hydrant(s) may have to be installed along the fire access route to meet the hose lay distance requirements.
- 11) All underground fire line shall be installed to NFPA 24 Standards.

Hall County Public Works and Utilities

In a memo dated December 14, 2022, from Srikanth Yamala, Director of Public Works and Utilities, provided the following comments:

Engineering:

This site may require a stormwater management report, should the site plan indicate the proposed development meets stormwater thresholds for impervious surface and/or disturbed acreage.

Show buffer and impervious setback from wretched vegetation, not centerline of creek.

North Oconee Watershed District

Traffic:

Driveway access of Cornelia Highway and Lula Road will need to be permitted through GDOT. Since Cagle Road is not adequate for commercial / industrial traffic, access should be from Cornelia Highway (SR354) and Lula Road (SR52) only. Access via Cagle Road should be restricted or, if considered, the roadway should be improved to County commercial / industrial standards.

Utilities

Hall County Sewer District

In a letter dated October 20, 2022 Bill Nash, Assistant Director of Public Works and Utilities for Hall County provided confirmation that there is sufficient volume to serve the development with an estimated average daily flow of 80,000 GPD. The letter continues to confirm that the existing sewer line is on the subject property. Further it states that sanitary sewer capacity allocation is available on a first come, first serve basis by purchasing the sewer taps. As such, this “availability” letter does not guarantee capacity. Additionally, this letter is non-transferable. If the project design changes, this letter is void and a new “availability” letter must be obtained.

City of Gainesville Water Resources

In a letter dated August 16, 2022, Nick Swafford, Permitting Services Manager, provided a letter confirming availability of water and sanitary sewer service for the property. Specifically, the letter states that:

“The City of Gainesville owns and operates an existing 12-inch DIP water main in the northeast right-of-way of Lula Road as well as a 12-inch DIP water main in the right-of-way of Cornelia Highway (SR 365).

Currently, the City has adequate domestic capacity for your proposed industrial park development.

This confirmation of water and sewer availability is good for one year from the date of this letter at which time, it will become null and void unless engineered plans have been submitted for issuance of a development permit.”

Georgia Department of Transportation

In an email dated December 19, 2022 Parker Niebauer, confirmed this project will require GDOT coordination.

➤ **Excerpts from the minutes of the January 3, 2023 meeting**

Applicant's Presentation:

Randi Doveton, Planning Director, presented a summary of the request.

Brian Rochester, 425 Oak Street, Gainesville, presented the request. The applicant stated that Hall County sewer reached the site. The applicant presented renderings of the buildings. The applicant discussed the proffered conditions: 1. the development shall generally occur as depicted on the site plan and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations. Both documents are incorporated and adopted as exhibits herein. 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), increase the aggregate gross floor area of the development, reduce buffers, or change the height, design, or material of the structures. 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 & TPO Roof Systems shall be allowed. Alternatively, if a 100-foot buffer from the Cornelia Highway / SR 365 and Lula Road / SR 52 is maintained, no GCOD standards shall be applied to these lots. 3. Remove condition. 4. All costs associated with projected related right-of way improvements, as recommended by the Keck & Wood traffic study, or as required by zoning conditions imposed by the Hall County Board of Commissioners, shall be the Developer's responsibility and completed no later than the issuance of a CO for the project's improvements on the northeast side of the stream that bisects the property. No system related improvements are required. 5. No Change. 6. No Change. 7. No Change. 8. 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. The applicant stated that there is a 50 foot buffer for the neighboring residential lots.

Rebuttal

The applicant stated that the community is growing in development. The applicant stated that freight will not be going through Cagle Road. The applicant stated that there will be a 50 foot buffer as well as the stream buffer that cuts through the properties. The applicant stated that the properties were utilized for farming in the past but farming is no longer viable. The applicant stated that the buildings will be built in phases.

Public Forum:

Wayne Coy, 4900 Cagle Road, Lula, spoke in opposition. Concerns were narrow road and traffic.

Brett Maddox, 4969 Cagle Road, Lula, spoke in opposition. Concerns were safety, traffic, wrecks, commercial visibility, noise, and property values.

Joseph Thomas, 4948 Cagle Road, Lula, spoke in opposition. Concerns were commercial development flood, traffic, and mixed use.

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Logan Johnson, 4389 East Hall Road, Gainesville, spoke in opposition. Concerns were commercial development.

Elijah Stuart, 7609 Fern Lane, Lula, spoke in opposition. Concerns were traffic and safety.

Planning Commission Comments:

Mr. Hunt questioned if they will work with Public Works to have signage for no trucks on Cagle Road. The applicant agreed. Ms. Pilcher questioned if the applicant is willing to remove the driveway from Cagle Road. The applicant stated they do need the second entrance but they will work with staff if requested. Mr. Braswell wanted to make sure there was a 50 foot buffer to surrounding residences.

Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Varner. Vote: 3-1 (Bell absent & Pilcher opposed)

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 of 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, amended hear in 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 exceptions 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 to 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. 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 centers 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.*