

Project Narrative for Cagle 52 Business Park

LOCATION – Cornelia Hwy (SR 365), Lula Rd (SR 52) & Cagle Rd., Lula, GA 30554

ACREAGE – 91.51 acres +/-

APPLICANT – Solidium Holdings, LLC

Summary

The accompanying application seeks zoning district change from AR-IV & S-S to PID for 91.51 acres +/- of undeveloped property located on Cornelia Highway (SR 365), Lula Road (SR 52) and Cagle Road in northeast Hall County. The intent is to develop a mixed-use business park that will serve industrial, commercial, highway business and office-institutional uses. The property may be developed as “pad ready” sites or sold as undeveloped parcels. This narrative will propose a unified set of standards for project. The location and proposed use is consistent with the Hall County Comprehensive Plan’s designation as a “Mixed-Use Corridor” and appropriate for Hall County’s Planned Industrial Development (PID) District. Completion of development is anticipated by 2033.

Site Description

The site has approximately 550 LF of frontage along Cornelia Highway (SR 365), 1650 LF along Lula Road (SR 52) and 3000 LF along Cagle Road. A portion of the site along SR 365 is located within the Gateway Corridor Overlay District. The site is comprised of multiple tax parcels and is irregular in shape. The eastern boundary of the site is primarily Cagle Road while the northern boundary is Lula Road (SR 52). An unnamed tributary of Hagen Creek bisects the site from east to west. The site contains both cleared areas and a random stands of trees with rolling topography. Public water is available through the City of Gainesville and is located in the Lula Road (SR 52) right-of-way. Hall County public sewer is located within the site. All other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the purposes intended.

Adjacencies

The property is surrounded by residential zonings AR – IV to the south and east and PCD and S-S to the west. The parcel to the north (across Lula Road) is being planned as a business park also.

Access

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 and easement to the property.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel 09084 000006 zoned S-S, at 6069 Lula Rd.

- Nearest distance to developed commercial property – parcel 09085 000008 zoned PCD, at 4436 Old Cornelia Hwy.
- Nearest distance to a single family home – a single family home at 4969 Cagle Rd is located within 330’ of the southeast boundary.
- Nearest distance to a subdivision – The Riley Farm S/D is located approximately one mile south of the property.

Comprehensive Plan Consistency

The project is consistent with the “Activity Center” of the Future Land Use Map and the primary future land uses notes as:

- Cleveland Hwy/Brookton Lula – commercial uses serving local residents and providing employment opportunities; civic buildings/spaces
- Employment Activity Centers: Master planned business park or industrial park, mid-rise office
- Mixed Use Centers: Retail, office, higher density residential (including multi-family), civic uses, open/park space

The project is consistent with the Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to be in conflict with any of the above.

Hall County Gateway Corridor Overlay District (GCOD)

A small portion of the site (550’) that fronts to SR 365 is within the Hall County Gateway Corridor Overlay District. The Applicant requests a variance from Chapter 17.420 of the Hall County Code of Ordinances to allow the use of tilt-up concrete construction and TPO roof systems. Alternatively, if a 100-foot buffer is maintained from the SR 365 R/W, no GCOD standards shall apply. The Applicant commits to subjecting the property to similar covenants that have previously been adopted for the Gateway Industrial Centre

Hall County Tree Ordinance

The Applicant requests a variance from Chapter 17.280 of the Hall County Code of Ordinances. The Applicant commits to subjecting the property to similar covenants that have been previously adopted for the Gateway Industrial Centre.

Proposed Uses

The project may contain a variety of uses consistent with those allowed in the PID district and specifically as shown in Exhibit “A”.

DRI/Traffic Impact Study

A DRI will be required for the site. A Traffic Impact Study has been completed and submitted as part of this application

Project Dimensional Standards

Cagle 52 Business Park - PID Development Standards	
Planned Industrial Development Standards	
Minimum Lot Area	15,000 sf
Minimum Lot Frontage	100'
Front Setback from Cornelia Highway (SR 365)	50'
Front Setback from all other Streets	30'
Side Setback	20'
Rear Setback	10'
Maximum Height	75'
Total Acreage	91.51
Minimum Open Space	5%
Maximum Floor Area Ratio	70%
Maximum Square Footage	1,215,000
Parking Ratio	Per Hall County Guidelines

Conceptual Master Plan

The development of Cagle 52 Business Park shall be controlled by the Conceptual Master Plan (the "Plan") attached as exhibit "B". The 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 and requirements of these conditions may be made by the Developer or End User, so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

Aerial View



Permitted Uses

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 Permitted Uses 35, 36 & 52, as shown on Exhibit A, shall be subject to Planning Commission and Board of Commissioner's approval