

# SMITH GILLIAM WILLIAMS & MILES

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## NARRATIVE REPORT REQUEST FOR REZONING HALL COUNTY, GEORGIA Amended: May 17, 2024

**RECEIVED**

**MAY 17 2024**

Planning & Zoning Department

RE: 20.78 acres located at the intersection of Cagle Rd and Hwy 52,  
Lula, GA Parcel ID 09084 000003

Gregg Poole (the “applicant”) respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for rezoning approval for the property located at 5052 Cagle Road, Lula, Georgia 30554. The property is currently AR-IV zoning and the proposed zoning is PID (Planned Industrial Development).

The primary use of this parcel is planned and intended to be used as speculative office, warehouse facilities, and covered storage, which can include boat and RV storage facilities with applicable parking. All potential uses are those allowed by the Hall County Light Industrial Standards; however, the following uses which are allowed by right are prohibited: any retail or service establishment, automobile repair garages, bus stations, drive-in theaters, hotels, motels, tourist courts, junk yards, service stations, truck terminals, family day care homes, group day care homes, adult establishments, astrologers, clairvoyants, fortune tellers, palmists, phrenologists, and related occupations to the list of occupations licensed by the board of commissioners in the Light Industrial District (I-I). Since the buildings are speculative, the hours of operation are currently unknown; provided however, the hours of operation for boat and RV storage facilities will be consistent with those previously approved by the Board of Commissioners, which prohibits operating hours between 11:00 PM and 5:00 AM daily.

The accompanying concept plan adheres to the PID zoning standards. These include a 30’ front setback, 20’ side setback, 10’ landscape strip, and a 50’ transitional buffer adjacent to residential properties. The adjacent properties to the south include a residence and a church. Any disturbance within this transitional buffer will require replanting per the Hall County tree ordinance.

The plan shows 4 lots for 4 buildings, which lots can be conveyed by deed individually. The proposed use of a light industrial development is consistent with the use, development and zoning of adjacent and nearby properties. The road’s entrance shall be only on Hwy 52 to access the lots. The road will be built according to Hall County road standards and dedicated to Hall County for public use. Thereafter, the road will be maintained by Hall County.

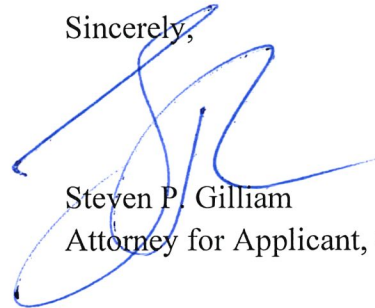
*Street Address:*

Smith Gilliam Williams & Miles, P.A.  
340 Jesse Jewell Parkway, Suite 300  
Gainesville, GA 30501

The City of Gainesville provides water. Sewer on each lot can be served by individual septic tanks or may be connected to Hall County sewer services. The lighting will be semi-cutoff, non-spill, type. There are no signs proposed at this time; however, any signs are to adhere to the Hall County sign regulations. The proposed lots and building sizes are approximate and can be amended as required, but the buildings' total size shall not exceed 143,000 sq ft. All building architectural standards shall meet the requirements of the Hall County Gateway Corridor standards.

The proposed use is consistent with the Comprehensive Plan and the "Activity Center" future land use designation. The Comprehensive Plan identifies "master planned business park or industrial park, mid-rise office" as appropriate future land uses in this area.

Sincerely,



Steven P. Gilliam  
Attorney for Applicant, Gregg Poole