



# Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE  
PLANNING AND DEVELOPMENT

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**To:** Richard Higgins, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Beth Garmon, Assistant Director of Planning & Development

**Date:** June 10, 2024

**Subject:** **5052 Cagle Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a 20.98± acre tract | Proposed Use: Industrial development | Gregg Poole, applicant**

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The request before you is the request of Gregg Poole to rezone from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) to allow an industrial development. This item is located within Commission District 3.

At their May 20, 2024 meeting, the Hall County Planning Commission voted to recommend approval with fourteen (14) conditions **(5-0)**.

Staff recommendation: **Approval**, with conditions, as the proposed rezoning request is consistent with the Activity Center future land use classification within the [Comprehensive Plan](#).

There were **no comments submitted** in advance of the Planning Commission meeting and **two (2) people spoke in opposition during the public hearing**.

#### Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan received on May 17, 2024, and as described in the project narrative received on May 17, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Development shall conform to the standards set forth by the Gateway Corridors Overlay District (GCOD, [17.420](#)).
3. Permitted uses shall be limited to Business Service Establishment, Office, Office/Warehouse, boat and RV storage, and Self-Storage as described in the project narrative submitted on May 17, 2024. Any lot utilized for boat storage, RV storage, and self-storage shall have hours of access limited to 5:00am to 11:00pm daily.

4. Access to the property shall be located on Lula Highway (SR 52) only. There shall be no access to the property from Cagle Road.
5. All roadways within the development shall meet Hall County standards and be developed for public use.
6. The developer shall be responsible for all costs associated with the installation of a fire hydrant if required by the Fire Marshal.
7. 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."
8. All conditions of zoning shall be made part of any plat(s) created for the property.
9. The development shall be served by onsite septic or Hall County sewer.
10. All outside storage shall be screened by an opaque 6 foot high fence
11. The southern boundary of the subject property shall have a 50 foot vegetated buffer in accordance with Section 17.260 and approved by the Assistant Director of Planning and Development.
12. All lighting shall be downward directed and non-spill
13. Total building square footage shall not exceed 143,000 square feet.
14. The following uses which are allowed by right in the Light Industrial (I-I) District shall be prohibited:
  - a. Any retail or service establishment
  - b. Automobile repair garages
  - c. Bus stations
  - d. Drive-in theater
  - e. Hotels, motels or tourist courts
  - f. Junk yards
  - g. Service stations
  - h. Truck Terminals
  - i. Family day care home
  - j. Group day care home
  - k. Adult establishments
  - l. 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).