



NARRATIVE REPORT
REQUEST FOR REZONING
HALL COUNTY, GEORGIA

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. 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 with applicable parking. One minor area of the property may be used as a self-storage facility. However, the accompanying concept plan shows the use to currently be all office/warehouse. Since the buildings are speculative, the hours of operation are unknown at this time. Typically, hours of operation for similar facilities are 7am – 5pm Monday through Friday and a few hours on Saturday.

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 plan shows 4 lots for 4 buildings and these lots will follow to the density and lot size requirements. A road is proposed with an entrance on Hwy 52 to access the lots.

The City of Lula is to provide water and sanitary sewer service. The lighting will be semi-cutoff, non-spill, type. There is not a sign proposed at this time; however, any signs are to adhere to the Hall County regulations. As mentioned previously, there is a 50’ transitional buffer along the south side of the property. The adjacent properties to the south include a residence and a church. Any disturbance within this buffer will require replanting per the Hall County tree ordinance. Furthermore, the buildings have been arranged so that any lighting from the buildings is diminished.

The property is near the intersection of Hwy 365 and Hwy 52 and within the “Activity Center “future land use area. The PID zoning and intended use is consistent with the area and the intended future land use.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Irvin', is written over a large, stylized circular flourish.

James Irvin, PE
Engineer for Applicant
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