



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: Work Session (06/24/24)

REPORT TO: Voting Meeting (06/27/24)

ITEM NO: 343/2024

SUBJECT: **5052 Cagle Road | Rezone** | from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) within the Gateway Corridors Overlay District (GCOD) | on a 20.98± acre tract located on the south side of Cagle Road, at its intersection with Lula Road (GA-52) | Zoned AR-IV; Tax Parcel 09084 000003 | **Proposed Use: Industrial development** | Commission District 3 | **Gregg Poole, applicant**

Meetings:

Work Session Date: 06/24/24

Voting Meeting Date: 06/27/24

Executive Summary:

Presenter: BG

Recommendation:

Approval, with 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/or self-storage shall have hours of access limited to 5:00 am to 11:00 pm 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).

Purpose of Request:

5052 Cagle Road | Rezone | from Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) within the Gateway Corridors Overlay District (GCOD) | on a 20.98± acre tract located on the south side of Cagle Road, at its intersection with Lula Road (GA-52) | Zoned AR-IV; Tax Parcel 09084 000003 | **Proposed Use: Industrial development** | Commission District 3 | **Gregg Poole, applicant**

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

Are funds within current budget?

No

Source of Funds

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?

No

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

| Submit | Approve | Attorney | Administration |
|---------------|----------------|-----------------|-----------------------|
| AD | BG | WLI | CR |
| Clerk | | | |
| JR | | | |

Attachments:

- Board Memo
- Recommendation Report
- Application
- Updated Narrative
- Original Narrative
- Updated Site Plan
- Original Site Plan
- Maps
- Legal Description
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Tax Assessors Comments
- Fire Comments
- Notice Sign Photos
- Public Comment - Opposition - from Vickie Kanady
- Public Comment - Opposition - from Jill Chambers
- Public Comment - Opposition - from Jeffrey Dale