



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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PLANNING AND ZONING
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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, Director of Planning & Zoning

Date: August 26, 2024

Subject: **4518 & 4520 Cagle Road | Rezone** | from Agricultural Residential III (AR-III) to Light Industrial (I-I) & Gateway Corridors Overlay District (GCOD) | on a 16.61± combined tract | **Proposed Use: Permitted uses in Light Industrial zoning district | Rochester | DCCM, applicant**

The request before you is the request of Rochester | DCCM to rezone from Agricultural Residential III (AR-III) to Light Industrial (I-I) & Gateway Corridors Overlay District (GCOD) to allow permitted uses in light industrial zoning district. This item is located within Commission District 3.

At their August 5, 2024 meeting, the Hall County Planning Commission voted to recommend approval with eleven (11) conditions **(4-0, Varner absent)**.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with surrounding zoning districts and “Employment Corridor” future land use in the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plans dated May 3, 2024, and as described in the project narrative dated June 26, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Phase 1 development shall be allowed within the footprint identified on the site plan dated May 3, 2024. All transportation trailers and shipping containers shall be stored in designated areas. Other storage of any other kind is not permitted.

3. For Phase 2 development of the parcel, all outdoor storage uses and the following uses which are designated as permitted in the Light Industrial District shall be prohibited:
 - a. Any retail or retail service establishments.
 - b. Automobile repair garages.
 - c. Bus stations.
 - d. Drive-in theaters.
 - e. Hotels, motels or tourist courts.
 - f. Junk yards.
 - g. Service stations.
 - h. Storage yards.
 - 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).
4. Phase 1 development may include graded aggregate base (GAB) for parking/storage areas. All driveways located within existing rights-of-way shall be paved with asphalt or concrete to comply with Georgia Department of Transportation (GDOT) Standards.
5. Phase 2 driveway and parking areas shall conform to the standards set forth by the Gateway Corridors Overlay District (GCOD, 17.420). Existing driveway and parking areas must be paved with asphalt or concrete at the time of Phase 2 construction.
6. All other development shall conform to the standards set forth by the Gateway Corridors Overlay District (GCOD, 17.420), with exceptions allowing for tilt up concrete wall construction and TPO roof materials.
7. There shall be a 50 foot transitional buffer adjacent to the right-of-way of Cornelia Highway (SR 365) using the existing mature landscape and supplemented with additional planted evergreens with installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning or their designee.
8. Access to the property shall be from Cornelia Highway (SR 365) and shall be approved by the Hall County Engineering Department and/or the Georgia Department of Transportation as applicable. No access to the property shall be permitted from Cagle Road. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
9. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official Code of Hall County, as well as any other

agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.

10. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
11. Building elevations must be submitted to the Director of Planning and Zoning prior to applications for any building permits.