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Project Narrative for Cornelia Highway Tract

Planning & Zoning Department

LOCATION – 4518 & 4520 Cagle Road Lula, GA 30554

ACREAGE – 15.84 acres +/-

APPLICANT – Rochester | DCCM

Summary

The accompanying application seeks zoning district change from AR-III to I-I for a 15.84 acre tract of undeveloped property located on Cornelia Highway (SR 365) in east Hall County near the intersection of Cornelia Highway (SR 365) and Cagle Road. The intent is to develop multiple uses as allowed in the Light Industrial district and specifically trailer storage and shipping container storage. This narrative will propose a unified set of standards for the project as specific uses may change over time. The location and proposed use is consistent with the Hall County Comprehensive Plan's designation as an "Employment Corridor" and appropriate for Hall County's Light Industrial (I-I) District. Completion of development is anticipated by 2026.

Site Description

The site has approximately 1340 LF of frontage along Cornelia Highway (SR 365) and another 1550 LF along the Norfolk Southern right-of-way. The site is primarily rectangular in shape with a maximum depth of 1375 LF and maximum width of 760 LF. The site is partially cleared and contains a primary residence and several accessory buildings, all planned to be demolished. Current access is from Cagle Road and through a private crossing of the Norfolk Southern tracks. Domestic water is provided by the City of Gainesville and is located in the Cornelia Highway (SR 365) right-of-way. The site will be served by an on-site sewage management system or Hall County sewer, if accessible. All other dry utilities are located within a reasonable distance for service extensions. An intermittent stream is located in the south central portion of the property flowing south under Cornelia Highway (SR 365). A significant area of existing vegetation (75' +/-) between the road shoulder and the right-of-way will be maintained, other than where the entrance driveway is located. This area of mature growth will provide substantial screening from SR 365 of development activities within the site. There are no other known physical impediments that would prevent the successful development for the uses proposed.

Adjacencies

The property is surrounded primarily by industrial zonings on both sides of Cornelia Highway (SR 365) including Light Industrial (I-I) and Planned Industrial Development (PID). Properties to the north and west of Norfolk Southern remain AR-III and AR-IV in this general area.

Access

Access to the property is planned from Cornelia Highway (SR 365), subject to GDOT approval, via a new right in/right out driveway.

Comprehensive Plan Consistency

The project is consistent with the “Employment Corridor” of the Future Land Use Map and the primary future land uses notes as:

- Industrial Uses, business parks, technology based operations.

The project is consistent with the Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to be in conflict with any of the above.

Aerial View



Traffic Impact Study

A Traffic Impact Study has not been completed but it is anticipated that GDOT will require a standard ICE Study in conjunction with a driveway permit to access the site.

Proposed Uses

The project may contain a variety of uses consistent with those allowed in the Light Industrial (I-1) district and the Project Dimensional Standards outlined below.

Uses that will be specifically included:

- Trailer Storage

- Shipping Container Storage
- Industrial Warehouse

Uses that will be specifically excluded include:

- Adult Establishments
- Junk Yards
- Asphalt emulsion (water based) plants
- Astrologers, clairvoyants, fortune tellers, palmists, phrenologists and related occupations
- Automobile Repair Garages
- Bus Stations
- Churches
- Drive-In Theaters
- Hotels, motels or tourist courts
- Junk Yards
- Radio and Television Studios
- Service Stations
- Subdivisions
- Family Day Care Home
- Group Day Care Home

Hours of Operation

Operations may occur on a 24/7 basis.

Project Dimensional Standards

Light Industrial Development Standards	
Minimum Lot Area	15,000 sf
Minimum Lot Frontage	500'
Front Setback	30'
Front Setback from SR 365	50'
Side Setback	20'
Rear Setback	20'
Exterior Buffer to Residential Zoned Property	N/A
Maximum Height	75'
Total Acreage	15.84
Maximum Floor Area	160,000 SF
Parking Ratio	Per Hall County Guidelines

Uses and Project Timeline

The initial use of the property is planned for trailer storage and shipping container storage. Future uses of the property may occur when market demand for an industrial building or approved alternative uses is realized. The storage use will be neatly organized with high security standards in place. Security fencing with opaque slats is planned for the perimeter of the storage areas.

Gateway Corridor Overlay District

The property lies within the Hall County Gateway Corridor Overlay District. Specific variances to the district's requirements are:

Chapter 17.420.05.H.2c – Allowable building materials shall include tilt-up concrete panel construction.

Chapter 17.420.05.H.3 – Allowable roof materials shall include TPO membrane roofing.

Chapter 17.420.05.D.4d – Outdoor storage shall be allowed on all portions of the site. Screening of storage areas from Cornelia Highway (SR 365) shall be accomplished with two rows of staggered plant materials, with an installation height of no less than 6', as referenced in Chapter 17.420.05.C.3.

Chapter 17.420.05.E.3 – Paving materials for parking (storage) areas shall include graded aggregate base (GAB). All driveways located within existing rights-of-way shall be paved with asphalt or concrete.

North Oconee Reservoir Watershed Protection District

The Site is located within the North Oconee Reservoir Watershed Protection District and within 7 miles of the water supply intake. Required perennial stream buffers, where applicable, will be increased per Chapter 17.25.40.A. The impervious restriction required in Chapter 17.25.040.C.1 will be based on the overall watershed basin and not the individual site.

Concept Site Plan

The Concept Site Plan is intended to show the initial use of the site and a likely future use. Other uses, as allowed in the Light Industrial District and not specifically excluded by this narrative, may be implemented without further Board approvals.