

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Rochester | DCCM

Request **(A)** Rezone from Agricultural Residential III (AR-III, 17.110) to Light Industrial (I-I, 17.170) and Gateway Corridors Overlay District (GCOD, 17.420)
(B) Use Subject to County Commission Approval | for Outdoor storage within the Gateway Corridors Overlay District (GCOD, 17.420.050.B)

Proposed Use Outdoor storage and permitted uses in the Light Industrial zoning districts

Size 16.61± acres

Zoning Current: Agricultural Residential III (AR-III,17.110) | Proposed: Light Industrial (I-I, 17.170)

Location **4518 & 4520 Cagle Road** | Tax Parcels 15007 000030 & 000031

Commission District Three

Planning Commission Date August 5, 2024

Staff Recommendation **(A) & (B) Approval, with conditions**, as the proposed use is consistent with surrounding zoning districts and “Employment Corridor” future land use in the Comprehensive Plan

Record Number.....HZON24-0018 & HZCU24-0027

Planning Commission Recommendation.....**(A) Approval, with conditions**
Vote: 4-0 (Varner absent)
(B) Approval, with conditions
Vote: 4-0 (Varner absent)

(A) and (B) 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.

Excerpts from the minutes of the August 5, 2024 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Bradley Dunckel, 425 Oak Street, Gainesville, presented the request. The applicant stated that the outdoor storage area will provide additional time for pick up and/or drop off for waiting deliveries. The applicant stated that in the future, the highest and best use of the property will be an industrial building.

Public Forum:

There were no comments in support or opposition

Planning Commission Comments:

Mr. Braswell questioned the grading of the property. Mr. Hunt questioned if shipping containers will be stacked. The applicant stated that they will not be. Mr. Hunt questioned the use in Phase 2. The applicant stated it would be utilized as a warehouse.

A

Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Sosebee.

Vote: 4-0 (Varner absent)

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.

B

***Motion: A motion to approve, with conditions was made by Mr. Hunt and seconded by Mr. Sosebee.
Vote: 4-0 (Varner absent)***

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 the 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 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.
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(A) and (B) Staff Recommended 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. No stacking of shipping containers shall be allowed. No storage of any other kind is permitted.
3. For the 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. Wholesaling and warehousing.
 - j. Family day care home.
 - k. Group day care home.
 - l. Adult establishments.
 - m. 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.
5. Phase 2 driveway and parking areas shall conform to the standards set forth by the Gateway Corridors Overlay District (GCOD, 17.420).
6. All other development shall conform to the standards set forth by the Gateway Corridors Overlay District (GCOD, 17.420).
7. There shall be a 25 foot undisturbed 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.

The following should be considered as exceptions to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

Phase 1:

17.420.05.D.4.d – Outdoor storage.

- Outdoor storage or sales displays shall be prohibited from front yards except when permitted in the underlying zoning district and further authorized by a conditional use permit pursuant to the procedures of the Hall County Zoning Ordinance. Outdoor storage or sales displays shall be screened from view from public streets and adjacent property by a permanent opaque enclosure consisting of a minimum eight-foot-high solid fence or wall.
 - The applicant proposes outdoor storage be allowed on all portions of the site, and plans to screen storage areas from Cornelia Highway (SR 365) with two rows of staggered plant materials with an installation height of no less than 6 feet as referenced in Chapter 17.420.05.C.3.

17.420.050.E.3 – Paving materials for parking lots.

- All parking areas shall be paved with asphalt, concrete (or pervious materials approved by the director.)
 - The applicant proposes graded aggregate base for parking and storage areas. All driveways located within existing rights-of-way shall be paved with asphalt or concrete.

Phase 2:

17.420.050.H.2.c - Building materials.

- Building materials used for all four sides of new or reconstructed buildings are restricted to the following:
 - i. Brick.
 - ii. Stone. Natural stone such as, but not limited to, granite, limestone, and marble are allowed building materials. Terra cotta and/or cast stone, which simulate natural stone, are also acceptable. Painted stone is prohibited.
 - iii. Split-face block/concrete masonry unit (CMU) is restricted to 50 percent of the surface area of each side of a principal building.
 - iv. Stucco is restricted to 50 percent of the surface area of each side of a building.

- v. Glass and glass block.
- vi. Exposed concrete block, painted concrete block, metal, tilt/up and pre-cast concrete are prohibited materials for any exterior wall.
 - The applicant proposes building materials which may include tilt-up concrete panel construction.

17.420.05.H.3 – Roof materials.

- Materials for pitched roofs shall be limited to architectural grade composition shingles, natural slate, natural terra cotta, natural wood shake, or factory finished metal with standing seams.
 - The applicant proposes roof materials to include TPO membrane roofing.

Summary Analysis

The applicant is requesting to (A) rezone a combined 16.61± acre tracts from Agricultural Residential III (AR-III, 17.110) to Light Industrial (I-I, 17.160) within the Gateway Corridors Overlay District (GCOD, 17.420). Concurrent to this request, the applicant is requesting (B) a use subject to County Commission approval for an outdoor storage facility for transportation trailers and shipping containers. The property is currently developed with a residence and several accessory buildings.

The subject property has approximately 1,340 linear feet of frontage along Cornelia Highway (SR 365) on the south and approximately 1,550 linear feet abutting the Norfolk Southern right-of-way on the north. Per the tax record, the northern parcel (4518 Cagle Road/tax parcel 15007 000030) is currently developed with a residence built around 1912 and several accessory buildings (a barn built in 1940, a storage shed built in 1950, and 3 additional accessory buildings permitted in 1999) which will all be demolished. Access to the property is currently from Cagle Road via a private crossing of the Norfolk Southern tracks. Most of the property is heavily wooded.

The subject property abuts several parcels zoned Planned Industrial District (PID), which were approved for office, warehouse, and cold storage. Furthermore, the property is also located adjacent to several parcels zoned Light Industrial (I-I) across Cornelia Highway.

Per the submitted narrative, the applicant is requesting to rezone the subject parcels from Agricultural Residential III (AR-III,17.110) to Light Industrial (I-I, 17.160) to allow for permitted uses in the Light Industrial district. The request specifically outlines the outside storage of transportation trailers and shipping containers as part of a Phase 1 development. Per the narrative, future uses of the property may include an industrial building or approved alternative uses. As part of Phase 2, the applicant proposes construction of an industrial warehouse approximately 160,000 square feet in size. Furthermore, the narrative identifies uses that will not be permitted at this location:

- a. adult establishments
- b. junk yard

- c. asphalt emulsion (water based) plants
- d. astrologers, clairvoyants, fortune tellers, palmists, phrenologists and related occupations
- e. automobile/equipment repair garage
- f. bus stations
- g. churches
- h. drive-in theater
- i. hotels, motels or tourist courts
- j. radio and television studios
- k. service stations
- l. subdivision
- m. family day care home
- n. group day care home

Per the narrative, access to the development will be solely from a right-in/right-out driveway on Cornelia Highway (SR 365), subject to approval by the Georgia Department of Transportation (GDOT). The narrative states that there is significant mature growth along the property frontage which will be maintained as an undisturbed buffer excluding where the entrance driveway would be located.

According to the site plan, Phase 1 will include the development of a gravel pad that will provide storage for 239 transportation trailers and shipping containers as well as a stormwater management area. The site plan reflects a building setback of 50 feet from the front property line along the Cornelia Highway (SR 365) and building setbacks of 20 feet from all the other property lines which are consistent with the setback requirements of the Light Industrial (I-I, 17.240.010) zoning district. The site plan for Phase 2 shows the outdoor storage area replaced with a 160,000 square foot building with all circulation and parking areas paved.

For Phase 2, the applicant has not provided specific information regarding building design or materials; however, the narrative is requesting variances from the GCOD design standards to include concrete tilt-up panels as an acceptable building material and TPO membrane as an acceptable roofing material. Additionally, the site plan indicates a maximum height of 75 feet for the industrial building.

Per the submitted narrative, water services will be provided by the City of Gainesville Department of Water Resources with service confirmed in a letter submitted May 17, 2024. Sanitary sewer services will be provided by a private septic system.

Several exceptions from GCOD Standards are being requested. The development standards for the project are described in the table below and are compared with the GCOD requirements, (17.420.050 & .060):

GCOD Analysis

<u>Standard</u>	<u>Compliance</u>	<u>Proposed Work</u>	<u>Notes</u>
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17.420.050.C – Transitional buffers	Not applicable.	Not applicable.	Transitional buffers not required.
17.420.050.D – Other landscape and screening standards	Complies	Street frontage 10-foot-wide landscape strip.	Applicant is proposing a 25-foot buffer with two rows of staggered plant materials with installation height of no less than 6 feet.
17.420.050.E – Parking lot design - Phase 1	Deficient	Phase 1 – graded aggregate base (GAB)	Applicant is requesting a variance for graded aggregate base (GAB)
17.420.050.E – Parking lot design - Phase 2	Complies	Parking/circulation areas paved.	
17.420.050.F – Outdoor lighting	Unknown	Unknown	Shall comply with GCOD standards.
17.420.050.G – Interparcel access	Not applicable.	Not applicable.	
17.420.050.H – Architectural standards for non-residential buildings	Phase 2 - Deficient	Building Materials: concrete tilt-up Roof Materials: TPO Membrane	Applicant is requesting a variance to allow tilt-up concrete panel construction and TPO membrane roofing materials
17.420.060 – Signs	Unknown	Unknown	Shall comply with GCOD standards.

Based on the future land-use plan, staff finds the request is consistent with the Comprehensive Plan and future land use designation of “Employment Corridor”. The intent of the Employment Corridor is to support industrial uses, business parks, and technology-based operations.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the following items must be considered:

- 1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The proposed zoning district and conditional use for outdoor storage align with the Employment Corridor development. This proposal is also compatible with the surrounding properties, which feature industrial zoning to the south and west, and the Norfolk Southern railroad to the north.****
- 2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the proposed Light Industrial zoning will adversely affect adjacent properties.****
- 3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property has reasonable economic use as currently zoned; however, the proposed use cannot occur as described without rezoning and conditional use approval by the Board of Commissioners within the Gateway Corridors Overlay District.****

4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **The proposed use should not cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection public facilities, or emergency medical service.**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use is consistent with the Comprehensive Plan and the "Employment Corridor" future land use designation. The intent of the Employment Corridor is to support industrial uses, business parks, and technology-based operations.**
6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The site is currently developed with a single-family residence and several accessory structures, the oldest being constructed in 1912.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **The properties adjacent to the west and across Cornelia Highway (SR 365) to the south were rezoned from Agricultural Residential to Industrial zoning districts. The ongoing growth of industrial development in this area, most notably attributed to existing industrial businesses such as Kubota and Americold, supports additional industrial development.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would continue the expansion of industrial zoning and uses along the Cornelia Highway (SR 365) Employment Corridor.**
12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **In general, the use does not appear to be out of scale with the needs of**

the county as a whole or the immediate neighborhood. The proposed light industrial zoning and related uses are consistent with existing and recently approved development in the area.

14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support light industrial uses; however, as the proposed uses require Board of Commissioner approval within the Gateway Corridors Overlay District (GCOD, 17.420), the applicant would have to find a location appropriately zoned and outside the overlay district.**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **No, the request could not be handled alternatively as a variance.**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result, are subject to local, state, and federal regulations. There should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**
17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

17.380.050. - Submission requirements

- A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in chapter 17.30 to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**
- B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:
 1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 17.380.060.C.**
 2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the

most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**

- C. For any application for a slow rate land treatment system (see chapter 17.20), the following additional requirements apply: **This standard is not applicable to the applicant's request.**
- D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **This standard is not applicable to the applicant's request.**

Development Support and Constraints

Hall County Environmental Health

In an email dated June 28, 2024, Emily McGahee stated "If public sewer not available, development must meet all Environmental Health commercial septic system permitting requirements if able to be permitted by Environmental Health. Further determination will be made during the civil plan review process. A detailed business plan must be submitted to Hall County Environmental Health for review."

Hall County Fire Marshal

In an email dated July 3, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, Lieutenant stated, "The Hall County Fire Marshal's Office considers the plan conceptual in nature, and if approved may require modifications during the development review process."

Hall County Public Works and Utilities

In a memo dated July 5, 2024, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

Show stream buffer and impervious setback from wretched vegetation not centerline of stream. This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

GA DOT permit required

Utilities:

Sanitary sewer on SR 365

Georgia Department of Transportation

In an email dated July 3, 2024, Veronica Chavers, stated that access on SR 365 will require GDOT coordination.