



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
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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: September 9, 2024

Subject: **4745 Cagle Mill Road | Rezone** | from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) | on a 10.59± acre tract located on the east side of Cornelia Highway (GA-365), approximately 4,970 feet from Cagle Road | **Proposed Use: Industrial development | Josh Boling, applicant**

The request before you is the request of Josh Boling to rezone from Agricultural Residential III (AR-III) & Agricultural Residential IV (AR-IV) to Planned Industrial Development (PID) & Gateway Corridors Overlay District (GCOD) to allow industrial development. This item is located within Commission District 3.

At their August 19, 2024 meeting, the Hall County Planning Commission voted to withdraw **(5-0)**.

Staff recommendation: **Approval, with conditions**, as the proposed use is consistent with the “Lake Area Residential” future land use classification within the Comprehensive Plan

There was **one (1) comment submitted** in advance of the Planning Commission meeting on June 17, 2024 and **no one spoke during any of the public hearings**.