

REZONING ANALYSIS REPORT FOR:

Residence at Cagle Mill

4745 Cagle Mill Road

Hall County, Georgia

(Industrial Area)

Prepared By:

POND

3500 Parkway Lane, Suite 500
Peachtree Corners, Georgia 30092

678.336.7740

www.pondco.com

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PROJECT SUMMARY

There is a 72.67 Acre lot (Parcel Number 15007 000254) in unincorporated Hall County, currently zoned AR-III and AR-IV, located at address 4745 Cagle Mill Road. The site is bounded to the north-west by GDOT Highway 365, to the south-west and north-east by privately owned properties zoned AR-IV, and to the south-east by Cagle Mill Road. The existing site is subdivided by the North Oconee River and is primarily undeveloped woods with moderately sloping terrain of Madison sandy loam soil. A portion of the lot is located in flood zone designated zone 'a' according to FEMA Firm Map 13139C0225G effective 12/01/2022. The existing lot also features a man-made off-line pond and a small residential building located within a clearing to the south-east of the river.

The 10.59 acres of the lot between Highway 365 and the North Oconee River (existing zoning AR-III) is proposed to be rezoned and developed as light industrial, and the remaining 62.08 acres of the lot between North Oconee River and Cagle Mill Road (existing zoning AR-IV) is proposed to be rezoned and developed as a planned residential development under a separate application.

Refer to the attached map below which provides detailed information regarding the locations and proposed use.

PROPOSED USE

10.59 acres is proposed to be developed for industrial use. This area is currently zoned AR-III and is proposed to be Planned Industrial Development ([PID](#)). The proposed industrial area is divided into two parcels by a public roadway with a roundabout. The public roadway, with a 60 foot of right of way, serves as the access to both sides of the commercial areas as well as a primary access to the residential development.

The specific industrial uses within these lots have not been determined, however, it is anticipated that approximately 38,000 sf of warehouse or storage space will be developed in accordance with uses adjacent to this area and across the highway. Permitted uses include retail, industrial parks, offices and office buildings, radio and television studios, storage yards, family day care home, and group day care home. Adhering to Hall County code, the northern and southern industrial parcels are provided 29 spaces and 32 spaces respectively. Additionally, each industrial facility has two proposed loading docks. Operating hours of such business will be determined at a future time.

Presently, the zoning transition occurs at approximately the centerline of stream, and that approximate demarcation was maintained for the proposed zoning transition line.

PROPOSED STANDARDS FOR DEVELOPMENT

The proposed zoning for the industrial area is Planned Industrial Development ([PID](#)).

Two industrial buildings with a total of 38,000 SF. are proposed:

Parking spaces and loading spaces provided will be consistent with the County Development Code.

Dumpster pads are provided on both industrial lots.

Outdoor trailer and/or equipment storage is shown within the north industrial lot.

These lots will not accommodate any food processing plants.

Road access to the industrial facilities is proposed to be a public roadway designed to Hall County standards.

Water quality features are provided / designed for water control purposes.

Gabion and/or modular block wall are required to meet significant topographic conditions.

PROPOSED SIGNS AND SPECIFICATIONS

The industrial parcels will include one free-standing sign for each tract and one sign for the residential subdivision. Signs will be located outside of the right-of-way per code, and limited to the size allowable by code, to be confirmed during the permitting process.

PROVISIONS FOR WATER AND WASTE-WATER DISPOSAL

Water is available on the north-west side of highway 365. Water is provided by the City of Gainesville via a 12" water main. This development proposes to bore under the highway to tie into the existing main.

Sanitary sewer is available in the form of an existing Hall County lift station located within the property frontage to the north along Highway 365. Sanitary sewer lines for the proposed industrial developments will tie into the proposed private force-main line from the adjoining residential development located to the south-east of the site. The proposed private lift station is located south-east of the industrial parcel. The two proposed industrial facilities will tie into the private force-mainline via manholes located on the southern corner of each proposed industrial parcel.

PLANS FOR PROTECTING ABUTTING PROPERTIES

To separate the industrial out-parcels from the residential use, the stream buffers of the North Oconee River will ensure that a minimum of 200' is provided between any uses other than walking trails that may be constructed within the floodplain. As such, no additional planted or zoning buffer is proposed within the industrial development.

The industrial parcel is separated from the north lots via a secondary stream buffer providing 100 feet of undisturbed separation. Along the southern lot, a code-required 50' planted buffer is provided.

