



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE PLANNING AND ZONING

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING
DIRECTOR
Beth Garmon

To: David Gibbs, 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: January 6, 2025

Subject: **3835 & 3875 Cornelia Highway | Amend conditions of zoning | on a combined 80.03± acre tract | Zoned PID (GCOD); Tax parcels 15007 000095A & 000276 | Proposed Use: Amend site plan and expand uses | Rochester | DCCM, applicant**

The request before you is from Rochester | DCCM for a use subject to county commission approval to amend the site plan and expand the uses of a cold storage facility. This item is located within Commission District 3.

At their December 16, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with seventeen (17) conditions (3-0, Hunt and Sosebee absent).**

Staff recommendation: **Approval, with conditions**, as the proposed amendment and expansion is consistent with the future land use designation of "Inland Port" 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. All structures which are not part of the cold storage facility shall meet the Gateway Corridors Overlay District (GCOD) standards.
2. All building materials and colors shall be approved by the Director of Planning and Zoning prior to the issuance of any building permits.
3. The property shall be developed in accordance with the site plan dated October 15, 2024, and as described in the project narrative dated November 1, 2024, modified as necessary for compliance with development standards enforced at the time of site plan approval.
4. No other uses unless listed below shall be part of this development. The following uses shall be specifically included:

- a. Cold storage warehousing, wholesaling, transfer and distribution, including offices
 - b. Repacking, repackaging and labeling of frozen goods, including animal products, but no cooking or other reprocessing
 - c. One manager's office/apartment per tract to support the primary uses
 - d. Outdoor storage
 - e. Industrial accessory uses subject to the review and approval of the Director of Planning and Zoning or their designee.
5. Interparcel access shall not be required, however, access to the development from Cornelia Highway shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
6. There shall be a 50 foot wide undisturbed buffer adjacent to the right-of-way of Cornelia Highway. The existing mature landscape shall be supplemented with additional planted evergreens with an 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.
7. All structures which are not part of the cold storage facility shall meet the standards of the Gateway Corridors Overlay District (GCOD).
8. All building materials and colors shall be approved by the Director of Planning & Zoning or their designee prior to the issuance of any building permits.
9. No variances to GCOD standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as the regulations of any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering.
10. All conditions of zoning shall appear on any plats or building plans created for the subject property.
11. The screening materials for the roof mechanical equipment may be a different material than the primary façade. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.
12. Outdoor storage shall be allowed on all parking lots and graded/gravel (GAB) portions of the site, provided adequate room is maintained for typical operating speeds of fire department equipment within an industrial site. Even though no transitional buffer is required, to the extent any storage area is within 150 feet from the right-of-way of Cornelia Highway (SR 365), it shall be screened by augmenting post-site development natural vegetation with two rows of staggered evergreen shrub and tree materials, with an installation height of no less than 6 feet, or other equivalent arrangement.

Final approval will be subject to approval by the Director of Planning and Zoning or their designee.

13. The minimum and maximum number of parking spaces for passenger vehicles, truck tractors, and trailers for each tract shall be as determined to be necessary by the Owner. The extent and use of parking areas within each tract devoted to parking and the effective ratio of parking spaces per 1,000 square feet or other measure of building space may vary over time. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.
14. 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. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.
15. The development may be exempt from interparcel access.
16. Buildings may range from 1-5 stories and the maximum height shall not exceed 65 feet.
17. Allowable building materials may include expanding/contracting tilt-up insulated panels that expand/contract with heating/cooling of the structure. These panels shall be allowed without facing block, brick, stucco or other material that would limit wall performance. Final approval will be subject to approval by the Director of Planning and Zoning or their designee.