

**HALL COUNTY PLANNING COMMISSION  
RECOMMENDATION REPORT**

**Applicant** ..... Rochester | DCCM

**Request** ..... Amend conditions of zoning

**Proposed Use** ..... Amend site plan and expand uses

**Size** ..... 80.03± acres

**Zoning** ..... Planned Industrial Development (PID) &  
Gateway Corridors Overlay District (GCOD)

**Location** ..... **3835 & 3875 Cornelia Highway** | Tax Parcels  
15007 000095A & 000276

**Commission District** ..... Three

**Planning Commission Date** ..... December 16, 2024

**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.

**Record Number**.....HZCU24-0054

**Planning Commission Recommendations**.....**Approval, with conditions**

**Vote: 3-0 (Hunt and Sosebee Absent)**

**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.

**Excerpts from the minutes of the December 12, 2024 meeting**

**Applicant's Presentation:**

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

**Bradley Dunkel, 425 Oak Street, Gainesville**, presented the request. The applicant is requesting to amend zoning conditions on an 80.03± acre tract, currently zoned Planned Industrial Development (PID, 6.1.6.D), to modify the previously approved site plan and expand allowed uses. The subject property was approved for rezoning from Light Industrial (L-1) and Agricultural Residential III (AR-III) to Planned Industrial Development (PID) on August 26, 2021, for a cold storage facility with 6 conditions (ZON2021-00060).

**Public Forum:**

*There were no comments in support or opposition.*

**Motion: A motion to approve, with conditions was made by Gina Pilcher and seconded by Johnny Varner. Vote: 3-0 (Hunt and Sosebee absent)**

**Conditions:**

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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
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  - 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.
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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.

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**Staff recommends APPROVAL of the applicant's request with the following 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 Planning Director 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:
  - f. Cold storage warehousing, wholesaling, transfer and distribution, including offices
  - g. Repacking, repackaging and labeling of frozen goods, including animal products, but no cooking or other reprocessing
  - h. One manager's office/apartment per tract to support the primary uses
  - i. Outdoor storage
  - j. 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.

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**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:**

1. **Chapter 6.2.5.b - Rooftop mechanical equipment** - Rooftop mechanical equipment including HVAC and utility equipment, greater than four (4) feet in height and within 150 feet of a public road right-of-way, and visible above a horizontal sightline from the roadway, if any, shall be screened from adjacent streets, sidewalks, residential, public and institutional uses. Screening shall consist of parapet walls or an opaque enclosure around the equipment that is of the same color as of one of the materials used on the primary facade of the principal structure.
  - The applicant requests that the use of the same material on the roof as on the primary façade not be required.
2. **Chapter 6.2.5.d – Outdoor storage** - Outdoor storage or sales displays are prohibited from front yards unless granted special use approval by the Board of Commissioners pursuant to the procedures of this UDC. Outdoor storage or sales displays must be screened from view from public streets and adjacent property by a solid fence or wall at least 8 feet in height.
  - The applicant proposes the following: 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 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 approved by the Director.

3. **Chapter 6.2.5.C.1.b – Parking lot design: Maximum number of parking spaces** - The maximum number of parking spaces that may be constructed on impervious surfaces may be no more than 125 percent of the minimum number of parking spaces required in Sec. 8.1
  - The applicant proposes the following: 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.
4. **Chapter 6.2.5.C.2.d – Parking lot design: Surface** - All parking areas must be paved with asphalt, concrete or pervious materials as approved by the Director.
  - The applicant proposes the following: 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.
5. **Chapter 6.2.5.E.1 – Interparcel Access** - Inter-parcel access, joint driveways, cross access drives and access easements for non-residential development that abuts other nonresidential development should be provided.
  - The applicant states: The location and topography of the stream and configuration of the parcels and adjoiners are site-specific constraints that render the property unfeasible for interparcel access, joint driveways, cross access drives and access easement.
6. **Chapter 6.2.6.A.4 – Building Height** - All buildings along State Route 365 (Cornelia Highway) are limited to no more than 50 feet in height as defined in Sec. 2.1.
  - The applicant states: Because of the unique nature of modern cold storage facilities, including but not limited to the need to accommodate automated storage and retrieval systems the number of “stories” within portions of each building may range from one (1) to five (5) stories, provided the average height of buildings on each tract does not exceed 56 feet and the maximum height for any building component (e.g., elevators, etc.) does not exceed 65 feet.
7. **Chapter 6.2.6.B – 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 nonresidential building.
- iv. Stucco is restricted to no more than 50 percent of the surface area of each side of a building.
- v. Glass and glass block.
- vi. Architectural metal panels are restricted to no more than 50 percent of the surface area of each side of a building.
- vii. Precast or prestressed concrete may be used for industrial buildings.
- viii. Exposed concrete block or painted concrete block are considered prohibited materials for any exterior wall.
  - The applicant proposes the following: Allowable building materials shall 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.

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### **Summary Analysis**

The applicant is requesting to amend zoning conditions on an 80.03± acre tract, currently zoned Planned Industrial Development (PID, 6.1.6.D), to modify the previously approved site plan and expand allowed uses.

The subject property was approved for rezoning from Light Industrial (L-1) and Agricultural Residential III (AR-III) to Planned Industrial Development (PID) on August 26, 2021, for a cold storage facility with the following 6 conditions (ZON2021-00060):

1. Development shall generally occur in conformance with the submitted site plan and narrative.
2. All improvements shall comply with county and state regulations at time of development.
3. The developer shall work with Georgia Department of Transportation to permit driveways on Cornelia Highway.
4. All conditions of zoning shall be made part of any plats of the property.
5. All structures which are not part of the cold storage facility shall meet the Gateway Corridors Overlay District (GCOD) standards.
6. All building materials and colors shall be approved by the Planning Director prior to the issuance of any building permits.

The property is developed with a 268,030 square foot cold storage facility that has been operational since October 2024. It is bordered by industrially-zoned properties to the south, west, and east and by the Norfolk Southern Railroad along the northern border.

Per the submitted narrative, the applicant is requesting to amend conditions of the original rezoning (ZON2021-00060) as well as seeking minor design variances related to the Gateway Corridors Overlay District (GCOD,) for this partially developed property. Specifically, the intent is to expand the first phase cold storage facility on the eastern portion of the property, identified as being on Tract 1, and to develop another building for similar uses on the western portion of the property, identified as future Tract 2. A unified set of standards is proposed for both tracts. Water service will be provided by the City of Gainesville Department of Water Resources as confirmed in a letter submitted November 12, 2024.



The Environmental Health Department requires the property to connect to public sewer as it is within 200 feet of the property. Sewer availability was confirmed by Hall County Public Works in a letter dated October 18, 2024.

Per the site plan, the existing building on Tract 1 would be expanded by approximately 128,000 square feet and would maintain previously approved setbacks and buffers. For Tract 2, which is undeveloped, an approximate 240,000 square-foot cold storage/further processing facility is proposed with its own employee parking and truck loading areas. As there are significant changes in the topography between the two tracts, the narrative states that it is impossible for any use on Tract 2 to share the driveway with Tract 1. The applicant will need to obtain approval from the Georgia Department of Transportation for independent access from Cornelia Highway. A 50 foot front building setback is proposed along with 20 foot side and rear setbacks, consistent with development on Tract 1. The same building materials and height as the structure on Tract 1 are proposed. All development is shown outside of the impervious setback from the wetlands area dividing the property and the stream on the western side of the property.

The applicant has provided in the narrative a list of uses to be specifically included, and a list of uses otherwise permitted by right or requiring Conditional Use approval in the Light Industrial (I-1) zoning district that will be specifically excluded:

Uses to be specifically **INCLUDED**:

- Cold storage warehousing, wholesaling, transfer and distribution, including offices
- Repacking, repackaging and labeling of frozen goods, including animal products, but no cooking or other reprocessing
- One manager's office/apartment per tract to support the primary uses
- Outdoor storage\*
- Accessory uses

\*As identified above, applicant proposes the following condition:

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 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 approved by the Director.

Uses allowed by right to be specifically **EXCLUDED**:

- 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
- Laboratories
- Junk yards
- Radio and television studios

- Residential subdivisions
- Service stations
- Family day care home
- Group day care home

Uses identified as Conditional Uses in the Gateway Corridors Overlay District which are not being requested, and therefore are not approved:

- Self-storage warehouse
- Vehicle sales lots, new or used
- Automobile repair and maintenance
- Commercial outdoor recreation
- Car wash

The following prohibited uses in the Gateway Corridors Overlay District are also prohibited within this request:

- Adult establishments
- Junk yards
- Billboard signs

**Based on the future land use plan, staff finds the proposal is consistent with the Hall County Comprehensive Plan's future land use map.** The property's future land use designation is "Inland Port," which is identified as the area immediately surrounding the Georgia Port Authority's facility, the Blue Ridge Connector, and also includes the intermodal yard as well as the major freight corridors supporting the flow of goods. This area is expected to experience growth with regards to industrial development as well as the potential for new supportive businesses.

### **Zoning Analysis**

When considering a zoning amendment to the zoning maps, the Planning Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a. Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The requested use is consistent with the previous approval for the rezoning of the property on August 26, 2021 (ZON2021-00060).**
- b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed development will adversely affect adjacent properties. Coordination with and approval from the Georgia Department of Transportation is required to ensure access meets all regulations.**
- c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned Planned Industrial Development (PID).**
- d. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved,**

**the amendment of conditions is not anticipated to cause an excessive or burdensome use of existing infrastructure or services.**

- e. Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The zoning designation has been established by previous board action which is consistent with the Hall County Comprehensive Plan land use designation of Inland Port.**
- f. 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.**
- g. 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.**
- h. 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 and conditioned.**
- i. 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 property is developed with a 268,030 square foot cold storage facility that has been operational since October 2024.**
- j. 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; **This development is supported by the Hall County Comprehensive Plan as the property's future land use designation is Inland Port.**
- k. Whether the change would create an isolated district unrelated to the surrounding districts; **As the request is to amend zoning conditions of an existing Planned Industrial Development (PID), and the property is surrounded by industrially-zoned property, this amendment does not create an isolated district unrelated to surrounding zoning.**
- l. 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.**
- m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request is not out of scale with the needs of the immediate neighborhood or the county as a whole.**
- n. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **The existing zoning of the subject site supports the**

**proposed use; however, the proposal to amend the condition requires approval by the Board of Commissioners.**

- o. Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**
- p. 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. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q. 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.**

The intent of a Planned Development District is to permit for the development of property which allows for greater flexibility in development standards and site planning considerations; is in the best interest of Hall County in terms of its long range development plans; and encourages a mixture of uses which without proper design and planning might not be compatible with surrounding uses or zoning districts. A Planned Industrial Development (PID) is designed to consist of land which has been designated for a planned, organized and controlled industrial use or for multiple but compatible industrial uses in a planned industrial park. The standards must be designed to encourage the formation and continuance of a compatible environment for the planned industrial uses and the surrounding land uses.

#### **11.2.6.E - Submission requirements**

- 1. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must 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.**
- 2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:
  - a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal does provide a narrative outlining amendment of conditions requested; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**
  - b. 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 may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal does meet the requirement. The applicant has provided a site plan and included much of the necessary information to properly assess the development. However, information about adjacent parcels is limited.**

- c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standards 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 must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This is not applicable to this property.**

**Development Support and Constraints**

**Hall County Environmental Health**

In an email dated November 12, 2024, Emily McGahee stated “Connection to public sewer is required as public sewer is available within 200’ of the property.”

**Hall County Fire Marshal**

In an email dated November 15, 2024, John Hornick, NPQ Fire Service Plans Examiner 1, stated the following: “The development shall meet Fire code with relation to the International Fire Code, Georgia State Modifications, and applicable NFPA Standards.”

**Hall County Public Works and Utilities**

In a memorandum from Public Works and Utilities dated November 14, 2024, Bill Nash, Director of Public Works, stated the following:

**Engineering:**

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. Show stream buffer and impervious setback from wrested vegetation not centerline of stream.

**Traffic:**

No comment

**Utilities:**

All sanitary sewer adjustments shall be approved by Hall County Public Works.

**Georgia Department of Transportation**

In an email dated November 14, 2024, Henry Stevens, GDOT Civil Engineer 2, stated that GDOT coordination is required.