



Hall County Government

BOARD OF COMMISSIONERS

May 5, 2021

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.535.8288 | f: 770.531.3972

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Nemrod Ovis, LLC
200 Market Place, Suite 110
Roswell, GA 30075

RE: Rezone Application

To Whom It May Concern:

Please be advised that in its Voting Meeting on April 22, 2021, the Hall County Board of Commissioners voted to approve the following item with the listed conditions:

Application of Nemrod Ovis, LLC to rezone from Agricultural Residential-III (AR-III) to Planned Industrial Development (PID) on a 5.98± acre tract located on the west side of White Sulphur Road at its intersection with Navajo Circle; a.k.a. 0 White Sulphur Road; Zoned AR-III; Tax Parcel 09113 000073 & 000074. Proposed Use: office and warehouse space. Commission District 4.

CONDITIONS:

- 1) A more detailed program of intended uses shall be submitted for review at the time of Development Review.
- 2) Only those uses shall be permitted that are listed as permitted uses within the Light Industrial zoning district as defined in the official code of Hall County.
- 3) All improvements shall comply with county and state regulations at time of development.
- 4) The developer shall work with Georgia Department of Transportation to permit driveways on White Sulphur Road.
- 5) All conditions of zoning shall be made part of any plats of the property.
- 6) Applicant shall be permitted to have one sign, per entrance.

- 7) Masonry water tables shall only be required on the front side of the structure.
- 8) Maximum size for a single structure on the subject property shall be 50,000 square feet.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

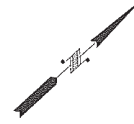
Sincerely,



Lisa A. Ritchie
Hall County Commission Clerk

CC: Scott Clark Estate
325 Washington Street SW
Gainesville, GA 30501

Sarah McQuade, Director of Planning & Development



1. THE BULKY PROPERTY INFORMATION WAS PROVIDED BY A SURVEY FOR SCOTT CLARK, PREPARED BY HENRY GARDY, AN H&D DATED OCTOBER 9, 2021.
2. PROPOSED L&E: OFFICE/WAREHOUSE
3. CURRENT ZONING: AR-1
PROPOSED ZONING: PD
4. WATER SERVICE PROVIDED BY CITY OF GAINESVILLE, FL.
5. SEWER SERVICE PROVIDED BY ON-DATE SEPTIC SYSTEMS.
6. TOTAL PARKING SPACES 54/CDY 48

foothills
land
design

fff

168 PROFESSIONAL DRIVE
GAINESVILLE, FL 32608
PHONE: (352) 776-0087
WWW.FOOTHILLSLANDDESIGN.COM

DEVELOPER
SCOTT CLARK
3747 NEWPORT DRIVE
GAINESVILLE, FL 32608

REZONING PLAN
CLARK PROPERTY
WHITE SULPHUR ROAD
GMD 41.1
HALL COUNTY, GA

REVISIONS	NO.	DESCRIPTION	DATE

DATE: JANUARY 25, 2021
SCALE: 1" = 50'
SHEET:
1
JOB #20118

