



Hughes Commercial Real Estate, Inc.
8215 Roswell Rd
Building 700
Atlanta, GA 30350
RE: 3800 Athens Hwy Talmo, GA 30575

March 12, 2025

To Whom It May Concern,

The applicant, Hughes Commercial Real Estate, would like to request the rezoning of 3800 Athens Hwy Talmo, GA 30575 from PCD & PCFD to PID on behalf of the Owner, Benjamin Blatt. The attached Rezoning Application is being submitted to Hall County regarding the property located on Parcel Number 1501300001 This 99.237-acre parcel was previously a soccer field but is no longer being used for that purpose. The parcel currently sits in Hall County's Employment or Business Nodes Corridor as shown in the 2024 Comprehensive Plan. The applicant is proposing to develop multiple office warehouse buildings as well as gravel outdoor storage lots to service the community. This development will support contractors, suppliers, warehousing, and other similar industries. We anticipate around 20% of the building space to be office which will require roughly 1 per 1,000 BSF of auto parking. The site is surrounded by creeks and will create a natural 50' buffer.

The applicant is also requesting a Special Use Permit for outdoor storage per the Gateway District Overlay Corridor (section 6.2.4.C.2).

Current Property Owner:	Benjamin Blatt
Acreage of Proposed Property:	+/- 99.237 Acres
Proposed Building Square Footage:	Up to 499,000
Current Zoning of the Property:	PCD & PCFD
Proposed Zoning of the Property:	PID (planned industrial Development
Current Use of the Property:	No Current Use / Previous Soccer Field
Proposed Use of the Property:	Industrial and Outdoor Storage
Additional Requests:	Special Use & Variance Requests
Overlay District:	Gateway District Overlay Corridor
Utilities:	Water available. Buildings on septic

As a real estate brokerage and development company, the applicant has seen high demand for this type of product. The applicant believes there is a lack of supply of shallow bay warehouse product, contractor housing, and outdoor storage lots for local businesses. They have had several tenants in the County requesting new space. They also believe in the Blue Ridge Connector and it's potential for job growth and a large economic impact in Hall County.

There should not be a substantial increase in demand for public facilities and services. This development is planned to be serviced by septic and will have a minimal impact on traffic as the occupiers will not be heavy on distribution.

Per Section 6.2.2.C.1&3 of the Gateway District Overlay Corridor,

1. Portions of the subject property to be exempted lie more than 300 feet from the centerline of a Gateway Corridor.
3. Due to site topography development of the property to be exempted will not be visible from a Gateway Corridor.

We would like to request the following variances:

- 6.2.6.A.3- We anticipate the users of the buildings that front U.S. 129 to require 30'+ clear heights. Industry standard is 36'+ clear. This to bottom of joist and does not assume the total building height. We would request a building height of no more than 40' in height.
- 6.2.6.B.3.g- Due to the topography of the site, distance from the centerline of the corridor, and the shading from the two buildings along the road frontage- we do not believe you will be able to see the smaller buildings in the rear of the site. We request that this standard not apply to buildings further than 300 feet from the centerline of Hwy 129. This is shown with a dashed line on the site plan.

Enclosed is a copy of:

- Rezoning Application
- Authorization Form from Property Owner
- Campaign Contribution Disclosure Form
- Plat
- Site Plan
- Water Availability Letter
- ALTA Survey

If you have any questions, comments or concerns, please contact me at Cooper@Hughes-cre.com or 770-294-3679.

Sincerely,

Cooper Flood