

REZONING ANALYSIS REPORT FOR:

Residence at Cagle Mill

4745 Cagle Mill Road

Hall County, Georgia

(Industrial Area)

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PROJECT SUMMARY

There is a 72.67 Acre lot in unincorporated Hall County, currently zoned AR-IV, located at 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, to and to the south-east by Cagle Mill Road. The existing site is subdivided by the North Oconee River and is primarily wooded, with a man-made off-line pond and small residential building located within a clearing to the south-east of the river.

The 10.57 acres of the lot between Highway 365 and the North Oconee River (existing zoning AR-IV) is proposed to be rezoned and developed as Planned Industrial Development ([PID](#)), and the remaining 62.10 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 Residential Mixed (R-X).

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

PROPOSED USE

10.57 acres are proposed to be developed for industrial use. This area is currently zoned AR-III and is proposed to be Planned Industrial Development ([PID](#)). This development will adhere to the gateway corridor overlay requirements. The proposed industrial area is divided into two parcels by a public roadway. The public roadway, with a 60 foot of right of way, serves as 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, such as flex office warehouse, or boat retail. 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 are 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 walls 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.

Sewer is available in the form of a Hall County lift station located within the property frontage along Highway 365. Sewer pipes for the proposed industrial development will drain directly into the gravity sewer within the right-of-way i.

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.

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