



Hall County Government

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: October 7, 2025

Subject: **5019 Cagle Mill Road | Rezone |** from Agricultural Residential 1 (AR-1) and Residential 1 (R-1) to Light Industrial (I-1) | on an 84.35± acre tract | Zoned AR-1 & R-1; Tax Parcel 15007 000206A | **Proposed use: Uses permitted in I-1 | NCP Holdings, LLC, applicant**

The request before you is from NCP Holdings, LLC to rezone from Agricultural Residential 1 (AR-1) and Residential 1 (R-1) to Light Industrial (I-1) for uses permitted in I-1. This item is located within Commission District 3.

At their October 6, 2025 meeting, the Hall County Planning Commission voted to recommend **approval with nineteen (19) conditions (4-0, Davidson absent).**

Staff recommendation: **Denial**, as the proposed development is not consistent with the "Suburban Neighborhood, Low Density" future land use designation in the Comprehensive Plan.

Public Comment:

- October 6, 2025 HCPC: **No comments were submitted** in advance of the meeting and **five (5) people spoke in opposition** during the public hearing.
- September 15, 2025 HCPC: **No comments were submitted** in advance of the meeting and **five (5) people spoke in opposition** during the public hearing.
- July 21, 2025 HCPC: **No comments were submitted in advance** of the meeting. The request was tabled and no public hearing was held for this item.

Planning Commission Conditions:

- The property shall be developed in accordance with the site plan dated September 19, 2025, and as described in the project narrative dated May 27, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Access to the property 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.
3. All buildings within Phase 2 of the development shall be limited to a total of 600,000 square feet.
4. A 100 foot undisturbed natural vegetative stream buffer and 150 foot impervious setback as measured from the edges of the bank shall be applicable to the North Oconee River only. All other streams shall maintain a 50 foot undisturbed natural vegetative stream buffer and 75 foot impervious setback, as measured from the edges of the stream bank.
5. During construction, the developer shall install additional erosion and sediment control measures to protect the streams and all of the properties downstream from the development. These measures must be monitored and approved by the Hall County Engineering Department.
6. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
7. Tilt up concrete construction and TPO roof systems shall be allowed but all buildings shall be constructed with neutral exterior colors as approved by the Director of Planning and Zoning, or their designee.
8. Architectural roof panels shall be allowed with the color being approved by the Director of Planning and Zoning, or their designee.
9. The applicant must satisfy public water and Hall County sewer requirements prior to final plat approval or development of any individual lots.
10. The appropriate land disturbance permit and building permit prior to commencing the land use.
11. Restrictive covenants for the development shall be recorded prior to release of final plat.
12. Front building setbacks along Cagle Mill Road shall be as shown on the site plan dated September 19, 2025 and noted as "zoning buffers."
13. Parking space requirements and parking lot design shall meet current guidelines of the Hall County Unified Development Code at the time of development.
14. Development shall occur via a phased development review process and phased land disturbance permit process so as to reduce erosion. The applicant shall provide phase lines on the submitted plans at the time of LDP application.
15. The applicant shall submit all NPDES reports on a timely basis to the Georgia EPD and shall submit copies of all such reports to the County Engineer at the time of their submission to EPD.
16. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including but not limited to the Fire Marshal and Hall County Engineering. Where there are discrepancies between

the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved herein.

17. All conditions of zoning shall be made part of any plats or plans created for the property.
18. An undisturbed zoning buffer shall be maintained as depicted on the submitted site plan dated September 19, 2025. Areas within the buffer that are sparsely vegetated shall be supplemented with additional plantings, with final review and approval subject to the Director of Planning and Zoning or their designee.
19. Access from Cagle Mill Road shall be emergency access only as shown on the submitted site plan dated September 19, 2025.