



Hall County Government

BOARD OF COMMISSIONERS

February 23, 2024

Ridgeline Land Planning, Inc.
Attn: Holt Persigner
196 Belaire Court
Winder, GA 30680

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

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RE: **Application to Rezone – CORRECTED – See highlighted area**

Dear Holt Persigner,

Please be advised that in its Voting Meeting on February 23, 2023, the Hall County Board of Commissioners voted to approve with conditions the following application.

4020 & 3886 Cornelia Highway and 4761 Cagle Mill Road | Rezone | from Agricultural-Residential-III (AR-III) & Agricultural-Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 134.14± acre tract located on the south side of Cornelia Highway approximately 679 feet from its intersection with Cagle Road | Zoned AR-III & AR-IV; Tax Parcel 15007 000129, 000270, & 000027A | **Proposed use: heavy light industrial** | Commission District 3 | **Ridgeline Land Planning, Inc, applicant.**

Conditions:

1. The development shall occur substantially as depicted on the site plan dated August 15, 2022 and described in the project narrative. The developer may be allowed to adjust lot lines and the quantity of lots due to topographical, ecological, or geological constraints, as long as the total aggregate building square footage does not exceed 1,067,000 sq. ft. for the entire development.
2. The proposed development may contain flood zones. The site shall require a storm water management report. The proposed development is located in the North Oconee watershed overlay, which requires that all stream buffers and setbacks be double the normal setback as measured from wrested vegetation (not the centerline of the stream) from 50 foot to 100 foot. The impervious buffer is 150 foot instead of 75 foot.
3. 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 Engineer's Office.
4. The development shall follow the standard preliminary and final plat review process found in Section 16.40 of the Hall County Code.
5. 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.”
6. The necessary Georgia Department of Transportation (GDOT) permit shall be required prior to issuance of a land disturbance permit (LDP).
 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 Development.
 8. Architectural roof panels shall be allowed with the color being approved by the Director of Planning and Development.
 9. All conditions of zoning shall be made part of any plats created for the property.
 10. Adult establishments, astrologers, clairvoyants, fortune tellers, palmists, phrenologists, tattoo, body piercing, and body modification establishments shall be prohibited.
 11. No Land Disturbance permit (LDP) shall be issued until all IFC (Fire Code) concerns have been adequately addressed and the plans receive Fire Marshal approval.
 12. The applicant must satisfy Hall County public water and sewage requirements prior to final plat approval or development of any individual lots.
 13. Each individual lot shall obtain the appropriate land disturbance permit and building permit prior to commencing the land use.
 14. Development Restrictive Covenants shall be recorded prior to release of final plat.
 15. Front building setbacks along Highway 365 and Cagle Mill Road shall be 100 feet from the center line of the street or 75 feet from the property line, whichever is greater.
 16. Parking space requirements and parking lot design shall meet Hall County guidelines.
 17. 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.
 18. 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.
 19. If any of these conditions are not addressed and reflected on the site plan and/or other supporting documents as necessary when applying for the LDP, then the County shall reject the LDP application and request all matters to be addressed prior to the application's acceptance.

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

Sincerely,



Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director

NCP Holdings, LLC
Attn: Larry S. Glover
8616 Decoy Lane
Lula, GA 30554