



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (10/20/25)

REPORT TO: Voting Meeting (10/23/25)

ITEM NO: 596/2025

SUBJECT: **4020 & 3886 Cornelia Highway, 4761 Cagle Mill Road | Amend Conditions** | on a combined 134.76 acre tract located on the southeast side of Cornelia Highway, approximately 800 feet from its intersection with Cagle Road | Zoned I-1 (GCOD); Tax Parcels 15007 000129, 000270, 000027A | **Proposed use: Uses permitted in I-1** | Commission District 3 | **NCP Holdings, LLC, applicant**

Meetings:

Work Session Date: 10/20/25

Voting Meeting Date: 10/23/25

Executive Summary:

Presenter: BG

Recommendation:
Approve Withdrawal.

Purpose of Request:
4020 & 3886 Cornelia Highway, 4761 Cagle Mill Road | Amend Conditions | on a combined 134.76 acre tract located on the southeast side of Cornelia Highway, approximately 800 feet from its intersection with Cagle Road | Zoned I-1 (GCOD); Tax Parcels 15007 000129, 000270, 000027A | **Proposed use: Uses permitted in I-1** | Commission District 3 | **NCP Holdings, LLC, applicant**

History:

Facts and Issues:

Options:

Funding Requested	\$ 0.00
Are funds within current budget?	No
Source of Funds	
Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?	No
Has it been reviewed by the County Attorney?	Yes
Is there a deadline for this item?	

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	JL	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Withdrawal Form and Request
Application
Narrative
Site Plan
Maps
Plat
Historical Board of Commissioners Action Letter - 2024
Water Availability
Sewer Availability
Environmental Health Comment
GDOT Comment
GHMPO Comment
Public Works Comment
Fire Comment
Notice Sign