



Board of Commissioners
Hall County, Georgia

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March 12, 1990

MICHAEL G. BRYANT
COUNTY ADMINISTRATOR

COMMISSIONERS
CURTIS SEGARS, CHAIRMAN
LOU STARGEL
A. N. (NEWT) STEPP
JANE REYNOLDS HEMMER
DON WHITMIRE

Road Atlanta Technology Park
Attn: Mr. Charles Sheron
Route #1
Braselton, GA 30517

Dear Mr. Sheron:

The Hall County Board of Commissioners meeting on this date voted to approve Application of Road Atlanta Technology Park to rezone from AR-IV to I-II a 400 acre tract located on the south side of Winder Highway at its intersection with Benefield Road; Tax Parcels 15-28B-8, 12, and 19. Proposed Use: Industrial Park.

This approval was with the following stipulations/conditions:

- 1) The uses permitted in the I-II District for this property be restricted to those uses listed in Attachment A; and
- 2) The development of the property be in compliance with the standards set forth in Attachment B.

If I can provide additional information, please let me know.

Sincerely,

Sylvia G. Cooper
Sylvia G. Cooper
Clerk

CC: Mr. David Robinson
Mr. Chris Edwards
Mr. James Cantrell

Attachment A
(Permitted Uses for Road Atlanta Property)
Zoned I-II with Conditions On March 12, 1990

A. Uses Permitted Inherently

1. Any commercial use or industrial use which involves manufacturing, processing, or assembly operations or the storage and sale of heavy materials, products, or equipment, but not including uses which may cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions to nearby areas or those uses listed in subsection B. of this section*.
2. Agricultural or horticultural uses.
3. Automobile repair garage.
4. County uses.
5. Offices.
6. Radio and television transmission towers.
7. Subdivisions (non residential).
8. Truck terminals.
9. Wholesaling and warehousing.

B. Uses Permitted Subject to Approval of the County Commission After Review and Recommendation by the Planning Commission - Public Hearing Required*

1. Airports and landing fields.
2. Foundry or forging of iron, steel, brass, copper and other metals, but not including the extrusion of metals.
3. Manufacture or bulk storage of acid, including but not limited to hydrochloric, nitric and sulfuric.
4. Manufacturing, processing or storage in bulk of chemical and pharmaceutical products.
5. Manufacture or storage of gas, including but not limited to butane, propane, chlorine or other toxic, noxious or pyrophoric gases.
6. Manufacture of paint, oil, shellac, turpentine or varnish.
7. Manufacture, storage or wholesale of petroleum or its related products.
8. Municipal, state and other public uses.
9. Retail or retail service establishments.

10. Service stations.
11. Outdoor storage of materials and inventory not including uses as included in subsection B. of this section.
12. Other similar uses which, due to their historical impact on air and water quality, use of hazardous materials, tendency to emit excessive levels of noise, vibration, odor, smoke, particulate matter, fumes, and /or radiations, and general threat to the community's living and working environment, are deemed by the Planning Commission, subject to appeal to the County Commission, to be significant risk to the public health, safety or welfare.

C. Conditional Uses Subject to Approval of the Zoning Board of Adjustment

1. Additional parking on other than principal lot.
2. Caretaker and/or employee residence.

***The uses listed in this attachment are selected from the Hall County Zoning Regulations, Section 15, Heavy Industrial District. Any use listed in the Regulations under that zoning district and not included in this list of uses, are deemed to be not allowed on this site. Those uses specifically prohibited from this site are:**

1. Animal or food processing plants, including but not limited to poultry, veal or beef.
2. Commercial incinerators, including but not limited to those handling garbage and medical waste.
3. Commercial slaughter of animals.
4. Distillation of bones, coal, petroleum, animal refuse, grain, tar and wood.
5. Fertilizer manufacture.
6. Grain elevators or commercial feed mills.
7. Junk and salvage yards and scrap metal processor.
8. Land fills, including but not limited to sanitary landfills.
9. Manufacture or refining of asphalt.
10. Manufacture of cement, cement products, concrete, clay products, lime, gypsum, brick, tile or plaster of paris.
11. Manufacture or storage in bulk quantities of explosives, including but not limited to fireworks.
12. Manufacture of glue or gelatin.

13. Mineral extraction, including but not limited to quarrying stone, crushing and mining.
14. Paper and pulp mills.
15. Refining or manufacture of tallow, grease or lard from or of animal fat.
16. Rendering plants.
17. Rifle, pistol and skeet ranges.
18. Smelting of metal ores, including but not limited to tin, copper, zinc or iron.
19. Stock yards.
20. Tanning, curing or storage of raw hides or skins.

^k These Are Conditions of ZONING, not covenants!

Attachment B
Development Standards For Road Atlanta Property
Zoned I-II with Conditions On March 12, 1990

Minimum Lot Size:

1. The minimum lot size for tracts which will contain an industrial use involving manufacturing, processing, or assembly shall be 5 acres. Such lots will be hereby referred to as a "5 acre" lot.
2. The minimum lot size for tracts which will contain other industrial uses shall be 1.5 acres. Such lots will be hereby referred to as a "1.5 acre" lot.

Minimum lot frontage (Measured along the front street line thereof or if said front street line is curved, along the chord of the arc):

- 1) For a "5 acre" lot will be 200 feet*
- 2) For a "1.5 acre" lot will be: 100 feet

*May be reduced to 100 feet for lots at the end of a cul-de-sac.

Minimum setbacks*:

*(All setbacks to be measured from property line)

- 1) "5 acre" lot

front	75 feet
side	50 feet
rear	50 feet

- 2) "1.5 acre" lot:

front	50 feet
side	30 feet
rear	30 feet

Maximum lot coverage:

- 1) "5 acre" lots:
No more than 50% of the lot may be occupied by structures. A minimum of 25% of the lot must be reserved for open space. No improvements other than landscaping will be permitted in the open space.
- 2) "1.5 acre" lots:
No more than 60% of the lot may be occupied by structures. A minimum of 15% of the lot must

be reserved for open space. No improvements other than landscaping will be permitted in the open space.

Buffers:

A vegetative buffer strip of a minimum of 25 feet shall be maintained along property lines where the adjacent property contains a residential structure within 200 feet of the I-II zoned area. Should said adjacent property cease to be used for residential purposes, and be rezoned to a commercial or industrial zone, the required buffer may be eliminated.

Landscaping along S. R. 53:

The frontage of the subject area that lies along S.R. 53 shall be landscaped to a depth of at least 30 feet, as will all entrances into the subject property from S.R. 53