

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant BCBTR, LLC

Request **Rezone** | from Agricultural Residential 1 (AR-1)
to Planned Industrial Development (PID, GCOD)

Proposed Use Industrial uses

Size 10.57± acres

Zoning **Current:** Agricultural Residential 1 (AR-1) |
Proposed: Planned Industrial Development
(PID, GCOD)

Location **4745 Cagle Mill Road** | Tax parcels 15007
000254(pt)

Commission District Three

Planning Commission Date August 4, 2025
July 7, 2025
June 2, 2025

Staff Recommendation **Approval, with conditions**, as the proposed
development is consistent with the “Business or
Employment Nodes & Corridors” future land
use designation in the Comprehensive Plan.

Record Number.....HZON25-0020

Planning Commission Recommendation**Approval**, with conditions

Vote: 4-1 (Davidson opposed)

Planning Commission Conditions

1. The property shall be developed in accordance with the site plan dated February 7, 2025, and as described in the project narrative dated March 31, 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. If roads inside the development are to be maintained by Hall County, the following standard shall apply:
 - a. All proposed roundabouts must meet Hall County Fire Rescue requirements, as well as allow for school buses to turn around without reversing.
4. Any use considered a special use under the Gateway Corridor Overlay District code section is not inherently approved and shall require further action by the board at such time of request. This shall include but not be limited to the following uses: car wash, outdoor storage, outdoor recreation, self-storage warehouse, truck stop, truck terminal, truck yard, vehicle repair, and vehicle sales.
5. The proposed five trailer storage spaces may only be used for fleet parking of future on-site businesses, and should be adequately screened per Gateway Corridor Overlay District standards. Final review and approval of screening is subject to the Director of Planning and Zoning, or their designee.
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. 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 Environmental Health, the Fire Marshal, and Hall County Engineering.
8. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
9. All building elevations shall comply with GCOD standards. Colors and material shall be subject to final review and approval of the Director of Planning and Zoning, or their designee.
10. Parking spaces may be designated immediately adjacent to the right-of-way of Cornelia Highway. The number of required parking spaces for each use may be reduced to accommodate this requirement subject to the final review and approval of the Director of Planning and Zoning, or their designee.

Excerpts from the minutes of the August 4, 2025 meeting

***Motion: A motion to remove from the table was made by Frank Sosebee and seconded by Stan Hunt.
Vote: 5-0.***

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, presented a summary of the request.

Wes Robinson, 200 E.E. Butler Parkway, Gainesville, presented the request. The applicant is requesting to rezone a 10.57± acre portion of a tract from Agricultural Residential 1 (AR-1) to Planned Industrial Development (PID) for unspecified industrial uses. The subject parcel is bordered by US 23/SR 365/Cornelia Highway and has one driveway access from the highway. Additionally, the property lies within the Gateway Corridor Overlay District (GCOD) and the North Oconee Water Supply Watershed District. The site is currently undeveloped and wooded, with the North Oconee River flowing along the southeastern boundary of the property. A concurrent request has been submitted to rezone the remainder of the subject parcel to Residential Mixed (R-X) for a 323-unit residential development.

Josh Boling, 5616 Peachtree Road, Atlanta, presented the request.

Public Forum:

Alicia Grizzle, 5744 Newberry Point Drive, Flowery Branch, asked who the partners of BCBTR, LLC are.

Rebuttal

The applicant explained BCBTR, LLC is a partnership between the developer, Brightside, and the Davenportes who are the property owners.

Planning Commission Comments:

Mr. Hunt asked if the entrance to the proposed development aligned with the median crossing on Cornelia Highway. Mr. Boling stated it does align and will be across from the Americold facility. Mr. Robinson stated this entrance will be constructed first. Mr. Hunt asked if the applicant had any prospective tenants. He answered that they do not. Mr. Hunt asked if these details were included in the traffic study and the applicant affirmed that it was.

Motion: A motion to approve, with conditions was made by Stan Hunt and seconded by André Castleberry. Vote: 4-1 (Davidson opposed)

Conditions:

1. The property shall be developed in accordance with the site plan dated February 7, 2025, and as described in the project narrative dated March 31, 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. If roads inside the development are to be maintained by Hall County, the following standard shall apply:
 - a. All proposed roundabouts must meet Hall County Fire Rescue requirements, as well as allow for school buses to turn around without reversing.

4. Any use considered a special use under the Gateway Corridor Overlay District code section is not inherently approved and shall require further action by the board at such time of request. This shall include but not be limited to the following uses: car wash, outdoor storage, outdoor recreation, self-storage warehouse, truck stop, truck terminal, truck yard, vehicle repair, and vehicle sales.
5. The proposed five trailer storage spaces may only be used for fleet parking of future on-site businesses, and should be adequately screened per Gateway Corridor Overlay District standards. Final review and approval of screening is subject to the Director of Planning and Zoning, or their designee.
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. 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 Environmental Health, the Fire Marshal, and Hall County Engineering.
8. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
9. All building elevations shall comply with GCOD standards. Colors and material shall be subject to final review and approval of the Director of Planning and Zoning, or their designee.
10. Parking spaces may be designated immediately adjacent to the right-of-way of Cornelia Highway. The number of required parking spaces for each use may be reduced to accommodate this requirement subject to the final review and approval of the Director of Planning and Zoning, or their designee.

Motion: A motion to remove from the table was made by Frank Sosebee and seconded by Stan Hunt. Vote: 4-0

Excerpts from the minutes of the July 7, 2025 meeting

Applicant's Presentation:

Vamsee Polamarasetty, Planner, stated the applicant has requested to table to the August 4, 2025 Planning Commission meeting.

Motion: A motion to table to August 4, 2025 was made by Stan Hunt and seconded by Frank Sosebee. Vote: 4-0

Excerpts from the minutes of the June 2, 2025 meeting

Applicant's Presentation:

Katie Greenway, Planning and Zoning Administrator, stated the applicant has requested to table to the July 7, 2025 meeting.

Motion: *A motion to table to July 7, 2025 was made by Stan Hunt and seconded by Frank Sosebee.*

Vote: *4-0 (Varner absent)*

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated February 7, 2025, and as described in the project narrative dated March 31, 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. If roads inside the development are to be maintained by Hall County, the following standards shall apply:
 - a) All proposed roundabouts must meet Hall County Fire Rescue requirements, as well as allow for school buses to turn around without reversing.
 - b) For Hall County to accept into maintenance that portion of proposed road from State Route 365 to the roundabout within the adjacent residential development, the developer shall be responsible for cost and coordination of the following:
 - i. Review and approval of all bridge design plan by Hall County's third-party structural engineer.
 - ii. Construction CQA, inspections, and all material testing reports for bridge construction by Hall County's third-party structural engineer.
 1. Procurement for i. & ii. will be attained using Hall County On-Call Engineering Contract. Fees will be due prior to the issuance of any land disturbance permits.
4. Any use considered a special use under the Gateway Corridor Overlay District code section is not inherently approved and shall require further action by the board at such time of request. This shall include but not be limited to the following uses: car wash, outdoor storage, outdoor recreation, self-storage warehouse, truck stop, truck terminal, truck yard, vehicle repair, and vehicle sales.

5. The proposed five trailer storage spaces may only be used for fleet parking of future on-site businesses, and should be adequately screened per Gateway Corridor Overlay District standards. Final review and approval of screening is subject to the Director of Planning and Zoning, or their designee.
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. 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 Environmental Health, the Fire Marshal, and Hall County Engineering.
8. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

The following should be considered as exceptions to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

1. **Section 6.2.5.C.2.e – Parking Lot Design** - Off-street parking must be located to the side or rear of the principal building and may not be located between the principal building and the street.
 - The applicant proposes 61 parking spaces identified on the site plan to be located between the principal building and the street.

Summary Analysis

The applicant is requesting to rezone a 10.57± acre portion of a tract from Agricultural Residential 1 (AR-1) to Planned Industrial Development (PID) for unspecified industrial uses.

The subject parcel is bordered by US 23/SR 365/Cornelia Highway and has one driveway access from the highway. Additionally, the property lies within the Gateway Corridor Overlay District (GCOD) and the North Oconee Water Supply Watershed District. The site is currently undeveloped and wooded, with the North Oconee River flowing along the southeastern boundary of the property. A concurrent request has been submitted to rezone the remainder of the subject parcel to Residential Mixed (R-X) for a 323-unit residential development.

The surrounding properties are zoned and developed as outlined below:

North: Planned Industrial Development (PID) – Developed with a cold storage facility & undeveloped parcels.

- East: Light Industrial (I-1) – Currently undeveloped
- South: Agricultural Residential 1 (AR-1) – Developed with single-family residences and undeveloped parcels.
- West: Planned Industrial Development (PID) – Developed with a cold storage facility; Agricultural Residential 1 (AR-1) – Developed with single-family residences and undeveloped parcels.

Per the submitted narrative, the applicant is requesting to rezone the subject parcel for an industrial development consisting of two buildings with 38,000 square feet of warehouse or storage space. The narrative does not specify the proposed uses; however, the applicant anticipates that the development will be in accordance with uses similar to adjacent properties such as flex office warehouse or boat retail.

Per the site plan, the applicant is proposing to construct a driveway with 60 feet of right-of-way through the center of the parcel to serve as access from Cornelia Highway to the commercial spaces as well as the residential development proposed behind the subject property; the request for the residential development is concurrent with this application. The majority of the parking is proposed along the frontage of the tract abutting Cornelia Highway, and the applicant is proposing five 12 foot by 53 foot trailer storage parking spaces located on the northeast portion of the property.

Per the narrative, 200 foot stream buffers on either side of the North Oconee River will ensure separation between the industrial and residential development. Furthermore, the narrative states a 100 foot stream buffer will provide screening for parcels to the north and a 50 foot planted buffer is provided along the southern lot line; however, this is not identified on the submitted site plan.

Water service will be provided by the City of Gainesville Department of Water Resources as confirmed by an availability letter dated April 21, 2025 and sanitary sewer services will be provided by Hall County as confirmed by an availability letter on April 4, 2025.

The development standards for the project are identified in the table below and compared to the GCOD requirements:

GCOD Analysis

<u>Standard</u>	<u>Proposed</u>	<u>Notes</u>	<u>Compliance</u>
6.2.5.A.– Transitional buffers	Existing stream buffers between the industrial and residential uses and a 50 foot buffer along the southern property lines.	The 50 foot buffer along the southern property line is not identified on the submitted site plan.	Complies
6.2.5.B.1 – Additional Landscape and Screening	Unknown	Shall comply with GCOD standards.	Unknown
6.2.5.C.1 – Parking Lot Design - Required # of Parking Spaces	61 parking spaces proposed around the front building	End users are unknown. Parking calculations are dependent on uses.	Unknown

6.2.5.C.2.d – Parking Lot Design - Surface	Unknown	All parking areas must be paved with asphalt, concrete or pervious materials approved by the director.	Unknown
6.2.5.C.2.e – Parking Lot Design - Location	61 parking spaces on the site plan are proposed between the primary building and the street	Off-street parking must be located to the side or rear of the principal building and may not be located between the building and the street.	Deficient
6.2.5.D – Outdoor lighting	Unknown	Shall comply with GCOD standards.	Unknown
6.2.6.A.4 – Architectural Standards - Height	Unknown	All buildings along S.R.365 are limited to 50 feet in height.	Unknown
6.2.6.B.3 - Architectural Standards – Building Materials	Unknown	Shall comply with GCOD standards.	Unknown
6.2.6.C.1 – Architectural Standards - Roof	Unknown	Shall comply with GCOD standards.	Unknown
6.2.7 – Signs	One free standing sign per tract.	Signage shall comply with GCOD standards.	Unknown

Based on the future land use plan, staff finds the requested rezoning *is consistent* with the Hall County Comprehensive Plan and the future land use designation of Business or Employment Nodes & Corridors. These areas could consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer. They may also consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and some higher density residential, where appropriate.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the Planning Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The proposed rezoning is suitable in view of the use and development of adjacent and nearby property along Cornelia Highway. The surrounding area consists of a variety of land uses which include residential, agricultural, industrial, and commercial uses.**

- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning will adversely affect nearby properties.**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned, however, the applicant cannot develop the property as proposed without approval by the Board of Commissioners.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**
- e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area **The proposed use is consistent with the intent of the Business or Employment Nodes and Corridors future land use designations in the Comprehensive Plan.**
- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**
- g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
- h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
- i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property **The property is currently undeveloped and forested.**
- j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property; however, the development of the Blue Ridge Connector will contribute to the industrial growth in this area.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Industrial Development (PID). Per the Hall County Unified**

Development Code, Planned Development Districts are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment.

- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the immediate neighborhood or the county, as development of the Blue Ridge Connector continues to drive industrial growth in this area.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support industrial uses based on the Future Land Use Map and existing zoning map.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**
- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

11.2.6.E - Submission requirements

1. Any person or persons requesting a change in the official zoning map or use subject to approval of the County Commission must file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in this Sec 11.2. to cover administrative and advertising costs, in the Planning and Zoning Department office. Such person or persons or their authorized agent must appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**
2. All applications for a change of zoning classification or use subject to approval of the County Commission must include:
 - a. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in this Sec. 11.2. **The proposal provides a narrative outlining the intent of the development; however, the applicant has not prepared a response to each of the criteria listed in 11.2.6.E.2.**

- b. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the Planning Commission and County Commission may evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement.**
- c. For any application for a slow rate land treatment system as defined in 7.6.9.D.1, additional requirements apply. **This standard is not applicable to the applicant's request.**
- d. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study must be submitted prior to consideration of the application by the County Commission. At the applicant's expense, the traffic impact study must be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The Engineering Department must review the traffic impact study and forward any comments to the County Commission. **This standard is not applicable to the applicant's request; however, the concurrent request for a 323-unit residential development required a traffic study which outlines the follow recommendations:**
 - **Install a site access point on the east leg of the existing US 23/SR 365/Cornelia Highway at Americold Logistics. Convert the intersection to a Restricted Crossing U-Turn Configuration with the build out of the proposed development, maintaining existing left and right turn lanes along US 23/SR 365/Cornelia Highway.**
 - **Install a site access point along Cagle Mill Road with full access operating under minor street stop control. The recommended intersection geometry is a shared left turn/right turn lane on the eastbound approach, a shared through/left turn lane on the northbound approach, and a shared through/right turn lane on the southbound approach.**
 - **Install a site access point along Whitehall Road with full access operating under minor street stop control. The recommended intersection geometry is a shared left turn/right turn lane on the southbound approach, a shared through/left turn lane on the eastbound approach, and a shared through/right turn lane on the westbound approach.**

Development Support and Constraints

Hall County Environmental Health

In an email dated May 1, 2025, Emily McGahee stated, "The entire development must be developed on public sewer or EPD permitted sewage treatment system. No onsite sewage management system to be permitted by Environmental Health. Any abandoned well shall be properly closed as per Water Well

Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/filled.”

Georgia Department of Transportation

In an email dated April 28, 2025, Nakia Nembhard, GDOT Civil Engineer 3, stated that GDOT coordination is required if the intent is to create driveway on SR 365, if not no coordination will be needed.

Hall County Public Works and Utilities

In a memo dated May 2, 2025, Bill Nash, Director of Public Works and Utilities, provided the following comments:

Engineering:

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Show stream buffer and impervious setback from wooded vegetation not centerline of stream
Show FEMA and Hall County studied Flood plains that are present on site.

North Oconee Reservoir Watershed Protection District requires 100-foot stream buffers with a 150-foot impervious set back on both sides of the stream as measured from the stream banks.

Traffic:

This development is currently under staff review and comment will be forthcoming.

Utilities

Hall County service area. Sewer is available along Cornelia Highway.

In an email dated May 16, 2025, Jason Skarda, Assistant Director of Public Works and Utilities, provided the following comments:

Hall County Public Works would recommend that the roads in the subdivision be made private; However, if the roads are to be maintained by Hall County then the following changes must be made to the plans (see attached pdf).

Parking inside the right-of-way:

To minimize hazards and congestion on County roads, on street parking is normally not allowed. The parallel parking depicted at the main entrance of the development will be acceptable, if it is acceptable to Hall County Fire Rescue. The parallel parking area will not be maintained by Hall County and should be noted on the Final Plat.

Roundabout near Clubhouse and Mail Kiosk:

Roundabout must meet Hall County Fire Rescue requirements, as well as, allow for School Buses to turn around.

Industrial Entrance, Roundabout, and Bridge:

In order for Hall County to accept into maintenance the portion of proposed road from State Route 365 and to the clubhouse roundabout, then the developer shall be required to pay for the following:

- a. Hall County's third-party structural engineer to review and approve all bridge design plans.
- b. Hall County's third-party structural engineer to provide construction CQA, inspections, all material testing reports for bridge construction.

Procurement for a. & b. will be attained using Hall County on-call engineering contract. These fees will be required to be paid as part of the LDP.

Hall County Fire Marshal

In an email dated April 28, 2025, John Hornick, NPQ Fire Service Plans Examiner 1, stated, "If approved the site development plan may require modifications during the development review process."