



# Hall County Government

## PLANNING AND ZONING

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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:** November 17, 2025

**Subject:** **4745 Cagle Mill Road | Rezone** | from Agricultural Residential 1 (AR-1) to Planned Industrial Development (PID, GCOD) | on a 10.57± acre portion of a tract | Zoned AR-1; Tax Parcel 15007 000254(pt) | **Proposed Use: Industrial uses| BCBTR, LLC, applicant**

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The request before you is from BCBTR, LLC to rezone from Agricultural Residential 1 (AR-1) to Planned Industrial Development (PID, GCOD) for industrial uses. This item is located within Commission District 3.

This request was tabled by the Board of Commissioners at their meeting on September 11, 2025. There have been no changes to the application since that meeting.

At their August 4, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with ten (10) conditions** (4-1, Davidson opposed).

Staff recommendation: **Approval, with conditions**, as the proposed development is consistent with the "Business or Employment Nodes and Corridors" future land use designation in the Comprehensive Plan.

### Public Comments

- August 4, 2025 HCPC: No comments were submitted in advance of the meeting and one (1) person spoke to receive clarification on the application.
- July 7, 2025 HCPC: No comments were submitted in advance of the meeting. No public hearing was held.
- June 2, 2025 HCPC: No comments were submitted in advance of the meeting. No public hearing was held.

### 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 designer.

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.