



AGENDA ITEM

Planning & Zoning

REPORT TO: **Work Session (12/08/25)**

REPORT TO: **Voting Meeting (12/11/25)**

ITEM NO: 569/2025

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 located on the east side of Cornelia Highway (GA-365) approximately 4,970 feet from its intersection with Cagle Road | Zoned AR-1; Tax Parcel 15007 000254(pt) | **Proposed Use: Industrial uses** | Commission District 3 | **BCBTR, LLC, applicant** Note: Tabled at the September 11, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.

Meetings:

Work Session Date: 12/08/25

Voting Meeting Date: 12/11/25

Executive Summary:

Presenter: KA
Recommendation:

Approval, with 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.

Purpose of Request:

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 located on the east side of Cornelia Highway (GA-365) approximately 4,970 feet from its intersection with Cagle Road | Zoned AR-1; Tax Parcel 15007 000254(pt) | **Proposed Use: Industrial uses** | Commission District 3 | **BCBTR, LLC, applicant** Note: Tabled at the September 11, 2025 Voting Meeting until the December 11, 2025 Voting Meeting.

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	KA	JL	CR
Clerk			

Clerk
JR

Attachments:

Staff Report Memo
Board Memo
Recommendation Report
Application
Narrative
Constitutional Objection
Site Plan
Plat
Survey
Maps
Renderings
Deed
Traffic Impact Study
Storm Water Management
Legal Description
Water Availability
Sewer Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Supplemental PW Comment
Fire Comment
Request to Table
Letter from M. McMichael
Letter from R. Parks
Petitions
Updated Notice Signs
Original Notice Signs