

**HALL COUNTY BOARD OF COMMISSIONERS  
STAFF REPORT**

**Applicant** ..... Cook Communities

**Request** ..... **Rezone** |from Agricultural Residential 1 (AR-1)  
to Light Industrial (I-1)

**Proposed Use** ..... Industrial Park

**Size** ..... 31.36± acres

**Zoning** ..... **Current:** Agricultural Residential 1 (AR-1)  
**Proposed:** Light Industrial (I-1)

**Location** ..... **4656 Cagle Road, 5065 & 5073 Cagle Mill Road**  
| Tax parcels 15007 0000033, 15007 000127 &  
15007 000279

**Commission District** ..... Three

**Commission Date** ..... February 26, 2026

**Staff Recommendation** ..... **Approval, with conditions**, as the proposed zoning is consistent with the “Employment or Business Nodes & Corridors” future land use designation in the Comprehensive Plan and is compatible with the adjacent Light Industrial (I-1) zoned property to the south and west.

**Record Number**.....HZON25-0055

**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 October 24, 2025, and as described in the project narrative dated November 7, 2025, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances are granted as part of this request, except those explicitly approved by the Board and specified in the conditions herein.

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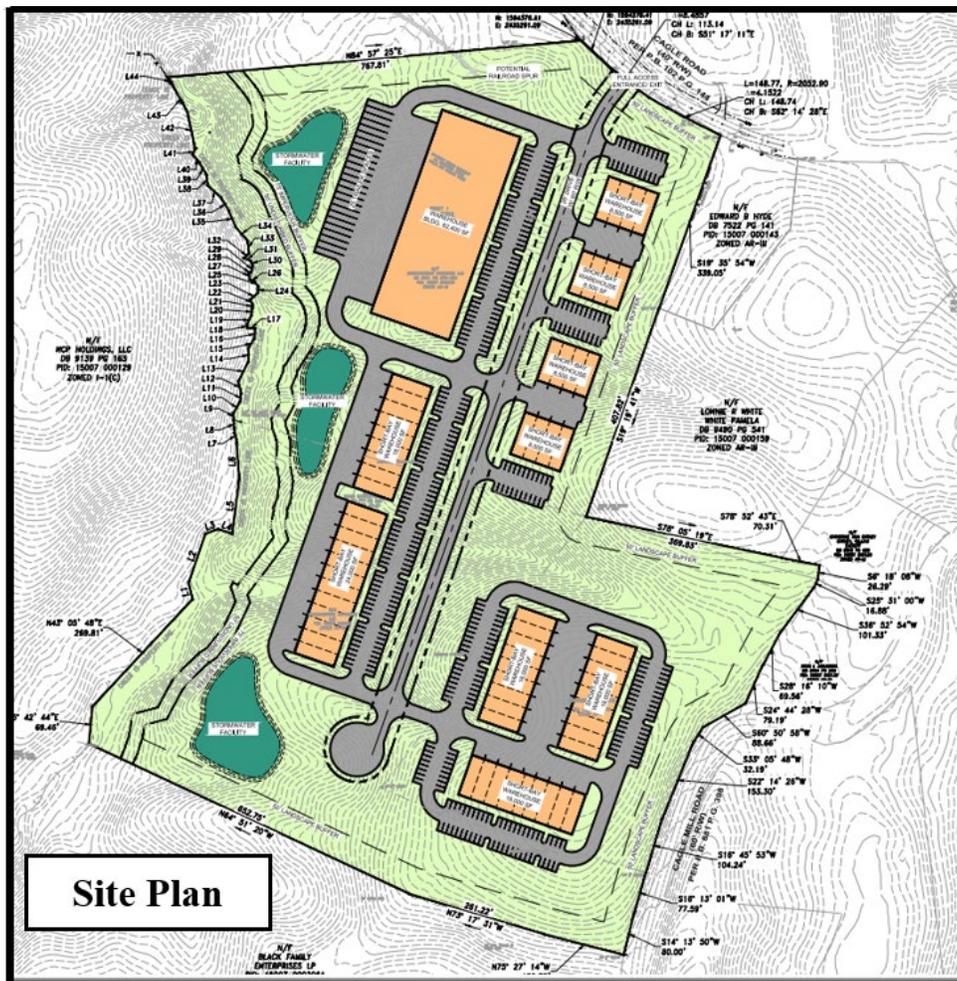
**Summary Analysis**

The applicant is requesting to rezone a 31.36± acre tract from Agricultural Residential (AR-1) to Light Industrial (I-1) for an industrial park. Currently, the site is undeveloped.

The proposed development consists of multiple warehouse buildings totaling approximately 192,400 square feet across 10 buildings. The proposal includes one 62,400 square foot building, one 24,000 square foot building, four 18,000 square foot buildings and four 8,500 square foot buildings. The industrial park will offer customizable combinations of office, warehouse and industrial space. The associated site plan shows approximately 345 parking spaces with 25 of those spaces being dedicated to truck parking.

The development includes a 50-foot landscape buffer around the entire development and additional buffers offered by an existing stream along the western side of the development measuring 75 feet in width. Furthermore, three stormwater facilities are depicted on the western side of the property between the proposed development and stream buffer.

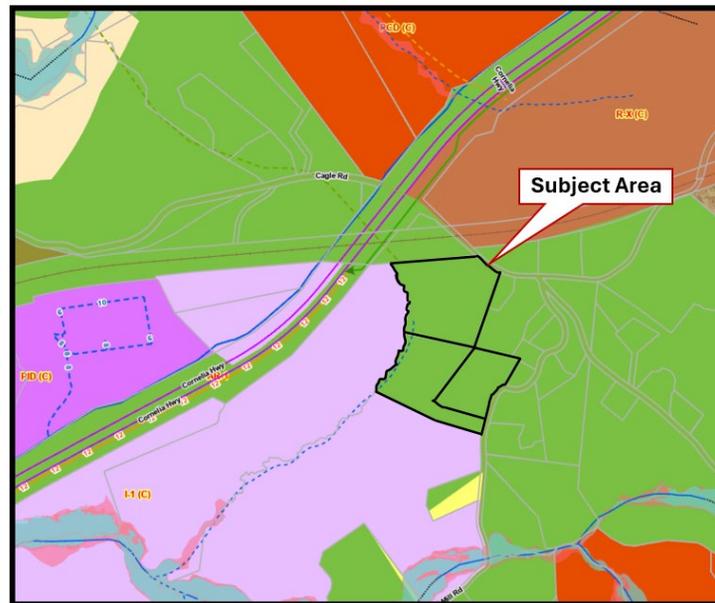
One full access point to the development is proposed on Cagle Road where the applicant is proposing one monument sign with landscaping. Per comments submitted by the Georgia Department of Transportation, a Traffic Impact Study for the intersection of SR 365 and Cagle Road will be required to determine potential improvements.



Water service will be provided by the City of Gainesville Department of Water Resources as confirmed by an availability letter dated December 16, 2025, and sanitary sewer services will be provided by Hall County Public Works and Utilities Department as confirmed by an availability letter dated December 16, 2025.

The surrounding properties are zoned and developed as outlined below:

- North: Agricultural Residential 1 (AR-1) – Currently undeveloped; Norfolk Southern Railroad Right-of-Way
- East: Agricultural Residential 1 (AR-1) – Developed with single-family residences
- South: Light Industrial (I-1) – North Oconee Industrial Park
- West: Light Industrial (I-1) – North Oconee Industrial Park



**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 “Employment or Business Nodes & Corridors” applied to the northern parcel.** Although the southern two parcels are designated Suburban Neighborhood, Low Density, they are adjacent to Light Industrial (I-1) zoning to the west and south, specifically the recently approved North Oconee Industrial Park. Given this context, the Employment of Business Nodes & Corridors is more appropriate, as development along major road corridors and intersections should consist of higher-intensity commercial uses, low-intensity, consumer-facing industrial uses that house businesses that serve nearby communities, and with some higher density residential, where appropriate. Site design should use the Quality Development Principals, particularly natural resource protections and high quality landscape installations, to the fullest extent possible.

### **Zoning Analysis**

When considering a zoning amendment to the zoning maps, the 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 zoning is suitable in view of the existing use, development patterns, and zoning of adjacent and nearby properties. The northern parcel already carries a future land use designation of Employment or Business Nodes & Corridors, and the requested zoning aligns with the intended mix of higher-intensity commercial and low-intensity, consumer-oriented industrial uses envisioned for major road corridors. Although the southern two parcels are designated Suburban Neighborhood, Low Density, they are directly adjacent to Light Industrial (I-1) zoning to the west and south, including the recently approved North Oconee Industrial Park. This surrounding context supports a transition to a more employment-focused land use pattern, making the proposed zoning compatible with nearby development and consistent with the evolving character of the area.**
- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **It is not anticipated that the use would adversely affect adjacent or nearby property, provided required buffers are maintained.**
- 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.**
- 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; **The proposed rezoning is not expected 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. As required by the Georgia Department of Transportation, a traffic study will be required to evaluate the project's impacts on the surrounding roadway network and to identify any necessary improvements. Compliance with GDOT requirements, along with any mitigation measures that may be identified through the study, will help ensure that transportation infrastructure can adequately support the proposed development.**
- 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 zoning proposal is in conformity with the policy and intent of the future land use plan for this area. The proposed use aligns with the Comprehensive Plan's Employment or Business Nodes & Corridors designation, which supports higher-intensity commercial activity and low-intensity, consumer-oriented industrial uses along major transportation corridors. The rezoning advances the plan's goals for targeted employment growth and coordinated development within these designated nodes and corridors.**
- 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 subject property is currently undeveloped. Surrounding properties reflect a mix of development patterns, including established single-family residential uses as well as nearby industrial and mixed-use developments. In this context, the property's undeveloped status is consistent with the transitional nature of the area, where development has occurred incrementally as infrastructure and market conditions have evolved. The proposed rezoning aligns with the broader development trends in the vicinity and does not conflict with the timing or pattern of surrounding land use changes.**
- 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; **There are existing and emerging conditions in the vicinity that support the proposed zoning. The property lies in close proximity to the Inland Port which is contributing to a shift toward employment-oriented and logistics-supportive development in this area. These transportation investments are expected to continue influencing land use patterns by attracting industrial, commercial, and distribution-related uses. In this context, the proposed rezoning aligns with these changing conditions and is compatible with the evolving development trends surrounding the site.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning, Light Industrial (I-1), would not create an isolated district as adjacent and nearby properties are also zoned Light Industrial (I-1).**
- 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 requested zoning change is not out of scale with the needs of the County or the immediate neighborhood. The area is experiencing a transition toward employment-oriented and logistics-supportive development due to its proximity to the Inland Port. The proposed rezoning is consistent with these emerging development patterns and aligns with the County's broader goals for accommodating employment growth within designated nodes and corridors.**
- 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 Light Industrial (I-1) uses based on the Future Land Use Map, however, the development as proposed requires rezoning approval by the Board of Commissioners.**

- 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 of the property.**

#### **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 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.**

### **Development Support and Constraints**

#### **Hall County Environmental Health**

In an email dated January 15, 2026, Emily McGahee stated "No comment. Public sewer."

#### **Georgia Department of Transportation**

In an email dated January 13, 2026, Christopher Hash, P.E. D1 Traffic Operations Supervisor, stated "Traffic Impact Study for the intersection of SR 365 and Cagle Rd required for potential improvements."

#### **Hall County Public Works and Utilities**

In a memorandum from Public Works and Utilities dated January 16, 2026, Assistant Director Jason Skarda stated the following:

##### **Engineering:**

This site may require a stormwater management report should the site plan indicate the proposed development that meets stormwater thresholds for impervious surfaces and/or disturbed acreage. Show stream buffer and impervious setback from wretched vegetation, not centerline of stream.

##### **Traffic:**

Driveway must conform to Section 12.40-Driveway Construction. Applicant has been notified that the intersection of Cagle Road and SR 365 is being converted to an RCUT which eliminates left turns from Cagle Road onto SR 365.

##### **Utilities:**

Hall County sewer area; infrastructure is 540' due west on Cornelia Hwy, across from parcel 15007 000129.

#### **Hall County Fire Marshal**

In an email dated January 14, 2026, John Hornick, NPQ Fire Service Plans Examiner 1, stated,

1. Extend water line to proposed development to meet fire code requirements.
2. If approved the site development plan may require modifications during the development review process to meet fire code.