



## AGENDA ITEM

### Planning & Zoning

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**REPORT TO:** Work Session (02/23/26)

**REPORT TO:** Voting Meeting (02/26/26)

**ITEM NO:** 49/2026

**SUBJECT:** 4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park** | Commission District 3 | **Cook Communities, applicant**

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#### Meetings:

**Work Session Date:** 02/23/26

**Voting Meeting Date:** 02/26/26

#### Executive Summary:

**Presenter:** KA

**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.

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.

**Purpose of Request:**

4656 Cagle Road, 5065 & 5073 Cagle Mill Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 31.36± acre tract located on the south side of Cagle Road approximately 375 feet from its intersection with Julian Baugh Road | Zoned AR-1; Tax Parcels 15007 000033; 15007 000127; 15007 000279 | **Proposed Use: Industrial Park** | Commission District 3 | **Cook Communities, applicant**

**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:**

<b>Submit</b>	<b>Approve</b>	<b>Attorney</b>	<b>Administration</b>
KE	KA	JL	CR
<b>Clerk</b>			
JR			

**Attachments:**

- Staff Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Deed
- Water Availability
- Sewer Availability
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Notice Signs
- Industrial Traffic Memo
- Engineering Comment - Response to Traffic Memo