AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

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**

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:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

Staff Report
Application
Narrative
Site Plan
Plat
Maps
Map Depicting Public Comments Rec'd
Deed
Water Availability
Sewer Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Signs
Public Comment - from Lee McMichael
Public Comment - from Margaret Lussieer
Engineering Comment - Response to Traffic Memo
Industrial Traffic Memo