

Project Narrative for 4258 Cagle Road

Amended February 25, 2026

LOCATION – 4258 Cagle Road, Gainesville, GA 30506

ACREAGE – 28.18 acres +/-

PARCELS – 09098 000002, 09098 000007, & 09098 000008

EXISTING ZONING – AR-1

REQUESTED ZONING – I-2

APPLICANT – DCCM

Summary

The accompanying application seeks zoning district change from Agricultural Residential 1 (AR-1) to Heavy Industrial (I-2) for approximately 28.18 acres of unimproved property located at 4258 Cagle Road in northeast Hall County, approximately 3,000 feet west of the intersection of Cagle Road with Cornelia Highway (SR 365). The intent is to develop no more than two 25,000 square foot industrial buildings with employee and customer parking, as well as contractor storage lots. An area identified as “Future Development” on the site plan may be used for a future building site or additional contractor storage.

The proposed uses are consistent with the Hall County Comprehensive Plan. The property is located within the “East Hall” character area with a future land use designated as “Employment or Business Nodes & Corridors”. The Employment or Business Nodes & Corridors future land use designation encourages a mix of uses ranging from commercial to industrial. The area surrounding the subject property is predominantly industrial, and the parcel’s entire southern boundary is adjacent to the railroad; the other side of the railroad tracks is developed with industrial uses and the entire area is served by the Blue Ridge Connector and SR 365. Completion of the development is anticipated by 2030.

Site Description

The parcel has nearly 3,600 linear feet of frontage along Cagle Road; it is generally rectangular in shape and varies in width between 350 and 730 feet. The property is currently undeveloped and wooded, with no streams or floodplains according to county GIS maps. Domestic water (12”) is available from the City of Gainesville and is located adjacent to Cornelia Highway (SR365). On-Site sewerage systems are planned for all sanitary sewer requirements. All other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to the successful development of the property for the purposes intended.

Adjacencies

The property is adjacent to railroad tracks operated by Norfolk Southern Railroad, and is located northwest of the Blue Ridge Connector (previously referred to as the Inland Port). On the other side of the railroad tracks are Planned Industrial Development (PID) zoned properties, one tract is developed with a cold storage facility and another is undeveloped. To the southwest of the cold storage facility is a parcel zoned Heavy Industrial (I-2) and owned by Kubota Manufacturing for a manufacturing facility. Adjacent to the subject property to the southwest is a parcel developed with an electrical substation. Across Cagle Road, there are several large tracts zoned Agricultural Residential 1 (AR-1) which are mostly undeveloped. Two small subdivisions are located to the south of the development, also on the opposite side of Cagle Road, with the home sites located to the rear of the lots and adjacent to the Chattahoochee River.

Access

Access to the property is from Cagle Road, with three driveways planned for the development. All driveways will meet Hall County access standards and be permitted accordingly.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – Parcel #15007 000276 zoned Planned Industrial Development (PID) (on the other side of the railroad tracks).
- Nearest distance to developed commercial property – Parcel #15007 000215 zoned PID for a cold storage facility (on the other side of the railroad tracks)
- Nearest distance to a single-family home – a single-family home at 4324 Oak Lake Drive is located approximately 700' from the northern boundary
- Nearest distance to a subdivision – Oak Lake Estates S/D is located to the north of the property on the opposite side of Cagle Road

Aerial View



Traffic Impact Study

A Traffic Impact Study has not been provided and is presumably below the County's threshold requirements. Trip Generation from the industrial site is expected to produce an average daily trip (ADT) of 175 trips.

Development Strategy

The industrial development may be developed in several phases, although the specific program is not identified at this time. The industrial uses would be pad graded for single or multiple end users, with actual building construction occurring based on demand.

Signage

The Developer and/or Builder shall be allowed to post permanent directional signs and monuments within the property for identification purposes. All permanent internal signage must be outside of any right of way or utility easement and within a landscape and signage easement recorded on the final plat.

One temporary sales and marketing sign not exceeding 32 square feet per sign face and 12 feet in height may be used along Cagle Road.

Conceptual Master Plan

The development of the site shall be controlled by this narrative. The plan is considered conceptual in nature, and as such may require minor modifications during the engineering and development process. Modifications to the locations and arrangement of lots, parking areas, storage areas, stormwater facilities and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer, so

long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

Buffers

As the property is not immediately adjacent to any property developed for residential use, buffers are not necessary. A 10' landscape strip will be planted along Cagle Road. The configuration of the property naturally limits the need for buffering adjacent residential uses, as the eastern boundary is a corner formed by the road frontage of Cagle Road and the right-of-way of Norfolk Southern Railroad. The subject property is effectively bounded on all sides by the road, the railroad, and an electrical substation.

Open Space

The project will provide at least 20% open space as required through landscaped areas and undeveloped portions of the site.