



## AGENDA ITEM

### Planning & Zoning

---

**REPORT TO:** Work Session (04/06/26)

**REPORT TO:** Voting Meeting (04/09/26)

**ITEM NO:** 140/2026

**SUBJECT:** **0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008 & 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**

---

#### Meetings:

**Work Session Date:** 04/06/26

**Voting Meeting Date:** 04/09/26

#### 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.

1. The property shall be developed in accordance with the site plan dated February 5, 2026, and as described in the project narrative dated February 25, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Connection to the public water system located along Cornelia Highway, including the extension of the water line to the subject property, shall be constructed at the developer’s expense.
3. All truck traffic must turn right out of the proposed development to access SR 365. No thru traffic is permitted traveling southwest along Cagle Road beyond the limits of the proposed development.
4. A trip generation memo shall be submitted to Hall County Public Works to determine whether a full Traffic Impact Study is required. Additionally, a pavement analysis for the full buildout of the development shall be provided to identify any necessary pavement structure improvements.
5. All signage shall comply with the Unified Development Code.
6. No variances are granted as part of this request, except those explicitly approved by the Board and specified in the conditions herein.
7. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

**Purpose of Request:**

**History:**

**0, 0 and 4258 Cagle Road | Rezone** | from Agricultural Residential (AR-1) to Heavy Industrial (I-2) | on a 28.18± acre tract located on the south side of Cagle Road at its intersection with Oak Lake Drive | Zoned AR-1; Tax Parcels 09098 000007, 000008 & 000002 | **Proposed Use: Uses permitted in I-2** | Commission District 3 | **DCCM, applicant**

**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
<b>Clerk</b>			
JR			

**Attachments:**

- Staff Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Deeds
- Gainesville Water Comment
- Environmental Health Comment
- GDOT Comment
- Public Works Comment
- Fire Comment
- Notice Signs
- Public Comment - from Timothy Blackwell
- Public Comment - from Taylor Kelln