

Lula Lake Investments, LLC  
3109 Clairmont Rd. NE, Suite A1  
Atlanta, GA 30329

March 31, 2026

Hall County Planning and Zoning Department  
P.O. Drawer 1435  
Gainesville, GA 30503

Re: Rezoning Application of 0, 0 and 4285 Cagle Road to I-2 (“Rezoning Application”)

Dear Hall County Board of Commissioners:

Lula Lake Investments, LLC (“LLI”) is in receipt of the Notice of Public Hearing to be held on April 9, 2026, on the above-referenced Rezoning Application. As the Managing Member of LLI, I am writing today in opposition to the Rezoning Application for multiple reasons. First and foremost, the properties on the opposite side of Cagle Road, including those on Oak Lake Drive, are residential. To have residential zoning effectively abutting an I-2 Heavy Industrial district is particularly damaging to all residential property owners on the north and west side of Cagle Road. These are incompatible districts to be abutting each other. As you know residential quality of life and property values decline when abutting any commercial or especially industrial zone. Increased truck and equipment traffic, noise and vibration from the industrial operation, light pollution at night, pollution risks based on the industrial operation, and environmental and personal safety risks are exponentially magnified negative effects on Cagle Road residents. Additionally, an industrial zone this close to Lake Lanier is an inherent risk to water quality for Hall County’s greatest asset. There is a rational basis and best practice land use planning for the existing industrial zoning and classification directly fronting U.S. 23 / Cornelia Highway, but there is no rational basis or best practice for adding these parcels between the railroad and Cagle Road.

It appears from the GIS map that the only access points to the subject properties are from Cagle Road, because the railroad right-of-way is between the parcels fronting Cornelia Highway and the subject property. So, the assumption is that Cagle Road will be inundated with heavy truck and equipment traffic far beyond what it is intended for. Cagle Road is ill-equipped for any industrial zoning classification, much less for the I-2 Heavy Industrial zoning designation.

LLI strongly opposes the rezoning. Personally, my family and I, which own residential property further down Oak Lake Drive, are strongly opposed to the rezoning.

Very truly yours,



G. Richard Pope  
Managing Member