

Applicant's Letter of Intent
Taylor & Mathis
Hall County, Georgia
Rezoning Request – AR-1 to I-1 (Light Industrial)
05.07.2026

Taylor & Mathis (the “Applicant”) respectfully submits this Letter of Intent requesting approval to rezone the subject property from AR-1 (Agricultural Residential) to I-1 (Light Industrial) in Hall County, Georgia. The subject property is located along Gainesville Highway, within the South Hall Character Area, and is situated within an established corridor of commercial and industrial development. The Applicant proposes to develop a warehouse and distribution facility for automotive parts. Operations at the site will primarily include the storage, inventory management, and distribution of imported automotive parts to customers throughout the United States. The facility will function as a logistics hub and will not include any manufacturing, heavy industrial activity, or outdoor industrial processing. The proposed use is consistent with light industrial operations and is designed to operate in a clean, controlled, and professionally managed environment.

As shown on the attached site plan, the proposed development will consist of a warehouse/distribution building totaling approximately 161,676 square feet, with associated parking, loading, and circulation areas designed to efficiently accommodate truck and employee traffic. The project includes 81 parking spaces and designated loading areas that are oriented internally to minimize visual and operational impacts on adjacent properties.

The building will be constructed of architecturally designed cast-in-place (precast) concrete tilt walls with out-set entry features on either end of the front elevation of the building to add architectural character and interest. Storefront entry systems, punched window openings, and architectural metal canopies will be used for office entry features in complementary materials colors. An attractive, textured paint scheme will be used for the exterior finish of the building. All construction will be consistent with the provided building rendering and elevations, apart from the building entrance, which is proposed to face Gainesville Hwy in accordance with the county architectural standards.

The subject property is located within an area characterized by a mix of significant commercial and industrial uses along Gainesville Highway. The adjacent properties on Gainesville Hwy comprise of an RV storage facility to the west and an automotive sales business to the east. These existing uses reflect an established development pattern that is consistent with the proposed warehouse and distribution facility. The current automotive and tire-sales uses on the property will be removed to accommodate the proposed development, allowing for a more cohesive and modern industrial use of the site. The Future Land Use Map designates this area as Business Nodes & Corridors within the South Hall Character Area. This designation supports a range of commercial and light industrial uses along major transportation corridors, making the proposed I-1 zoning classification consistent with the County’s long-term planning objectives. The property’s location along a major roadway further supports its suitability for a distribution-oriented use, providing efficient access to the regional transportation network.

Special attention has been given to buffering and environmental considerations. A stream is located along the western portion of the property. Apart from a retaining wall within the impervious surface setback, all other applicable stream buffer requirements will be met and preserved in accordance with County and State regulations. In addition, a 75-foot transitional buffer is proposed along the rear of the property adjacent to the Sweet Apple Place subdivision, which greatly exceeds the 50-foot requirement. A portion of this area will be graded; however, this area will be replanted with enhanced landscaping and screening to ensure a visually effective and attractive buffer. It should also be noted that an existing 100-foot Georgia Power easement is located beyond the proposed zoning buffer, providing additional separation between the development and the adjacent residences, and the proposed building will be constructed at a lower elevation than the subdivision. This combination of distance, topography, and enhanced landscaping will significantly mitigate any potential visual or operational impacts on nearby homes. Additional site improvements will include stormwater management facilities designed to meet all regulatory requirements, as well as access improvements along Gainesville

Highway to ensure safe ingress and egress. The development will be connected to public water and will be served by an on-site septic system.

The proposed warehouse and distribution facility represents a logical and appropriate use of the property given its location, surrounding development pattern, and future land use designation. The project will provide economic benefits to the area, including job creation and investment in infrastructure, while maintaining compatibility with adjacent uses through thoughtful design and buffering. The Applicant respectfully submits that the requested rezoning from AR-1 to I-1 is reasonable and appropriate. The proposed development aligns with the County's comprehensive planning policies, is compatible with surrounding uses, and represents a responsible and well-planned investment in the South Hall area.

Based upon the above reasons, the Applicant respectfully requests approval of this rezoning application. The Applicant further asserts that denial of this request would unreasonably restrict the use of the property and could constitute a taking in violation of the Just Compensation Clause of the Fifth Amendment and the Due Process Clause of the Fourteenth Amendment to the Constitution of the United States, as well as the Constitution of the State of Georgia.