



Hall County Government

BOARD OF COMMISSIONERS

July 19, 2022

United Logistics
Attn: Tyler Mixon
5509 Radford Road, Unit E
Flowery Branch, GA 30542

RE: **Application to Rezone**

Dear Tyler Mixon:

Please be advised that in its Voting Meeting on July 14, 2022, the Hall County Board of Commissioners voted unanimously to approve with conditions the following application.

Application of United Logistics to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 19.65± acre tract located on the east side of Winder Highway approximately 1,995 feet from its intersection with Howington Road; a.k.a. 5205 Winder Highway; Zoned AR-IV; Tax Parcel 15028 000014C. Proposed Use: light industrial uses. Commission District 1.

Conditions:

1. Any outdoor lighting shall be non-spill and shall be oriented away from shared property lines.
2. The following land uses shall be prohibited upon the property: adult establishments, junk yards, asphalt emulsion (water based) plants, and astrologers, clairvoyants, fortune tellers, palmists, phrenologists, or other related occupations.
3. Access to Winder Highway/SR 53 shall be subject to review and approval by Georgia Department of Transportation.
4. A 50-foot undisturbed transitional zoning buffer shall be required against all property lines, except where abutting Parcel 15038 000056.
5. A privacy fence shall be added along the lot line noted by N70°30'00"E 925.00' for a minimum 700ft along the line.
6. The entrance shall be gated with security
7. Truck maintenance shall only be conducted between 7 am to 7 pm.
8. Only the truck parking shall be gravel.
9. The building shall be up to 30,000 square feet.
10. Metal accents shall be permitted on the building in substantial conformance with submitted renderings.
11. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property

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including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices.”

12. All running overnight refrigeration trucks shall adhere to the Hall County Noise Ordinance, subject to review and approval by Planning and Development Director.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,



Jennifer Rivera
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director

Estate of Jerry L. Fowler
5205 Winder Highway
Braselton, GA 30517

Project Narrative for Winder Highway Tract

LOCATION – 5205 Winder Hwy., Braselton, GA 30517

ACREAGE – 20.1 acres +/-

APPLICANT – United Logistics

Summary

The accompanying application seeks zoning district change from AR-IV to I-I for 20.1 acres of undeveloped property located at 5205 Winder Highway (SR 53), near Michelin Raceway Road Atlanta. The intent is to develop multiple uses as allowed in the Light Industrial district, including office and a truck terminal. This narrative will propose a unified set of standards for project. The location and proposed use is consistent with the Hall County Comprehensive Plan's designation as a "Mixed Use Corridor" and appropriate for Hall County's Light Industrial (I-I) District. Completion of development is anticipated by 2023.

Site Description

The site has approximately 190 LF of frontage along Winder Highway (SR 53) and is rectangular in shape. The Cooper Creek tributary of the Mulberry River forms the rear boundary of the site. The site is mostly wooded with a mix of pine and hardwood trees with rolling topography. A 12" domestic water main, provided by the City of Gainesville, is located in the Winder Highway right-of-way. Due to the small amount of projected flows, an on-site sewage management system is planned to serve the site and all other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the purposes intended.

Adjacencies

The property is surrounded by residential zonings (AR – IV) and commercial zonings (H-B, PCD). Several Light Industrial properties are located 500' east.

Access

Access to the property is planned from Winder Highway (SR 53), subject to GDOT approval.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel 15038 000048 zoned H-B, immediately west of the site.
- Nearest distance to developed commercial property – parcel 15028B 000006A zoned H-B approximately 1100 LF south.
- Nearest distance to a single family home – a single family home at 4336 Benefield Road is located 800' east of the property.
- Nearest distance to a subdivision – The Regency Park S/D is located approximately 2800 LF of the property.

Comprehensive Plan Consistency

The project is consistent with the “Mixed Use Corridor” of the Future Land Use Map and the primary future land uses notes as:

- Low-impact industrial or higher density residential only where the same is found on adjacent properties

The project is consistent with the Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to be in conflict with any of the above.

Hall County Gateway Corridor Overlay District

A small portion of the site falls within the corridor but no improvements, other than entrance driveway, landscaping and identification signage are planned within its limits.

Aerial View



Traffic Impact Study

A GDOT ICE Analysis will be completed as part of the Land Disturbance Permit process.

Proposed Uses

The project may contain a variety of uses consistent with those allowed in the Light Industrial (I-I) district and the Project Dimensional Standards outline below.

Uses that will be specifically excluded include:

- Adult Establishments
- Junk Yards
- Asphalt emulsion (water based) plants
- Astrologers, clairvoyants, fortune tellers, palmists, phrenologists and related occupations

Hours of Operation

Operations may occur on a 24/7 basis.

Project Dimensional Standards

Winder Highway Tract Development Standards	
Minimum Lot Area	15,000 sf
Minimum Lot Frontage	100'
Front Setback from Winder Highway	50'
Side Setback	20'
Rear Setback	20'
Exterior Buffer Residential Zoned Property	50'
Maximum Height	75'
Total Acreage	20.1 +/-
Minimum Open Space	20%
Maximum Floor Area Ratio	65%
Parking Ratio	Per Hall County Guidelines

Conceptual Master Plan

The development of the Winder Highway Tract shall be controlled by the Conceptual Master Plan (the "Plan") attached as exhibit "A". The plan is considered conceptual in nature, and as such may require modifications during the engineering and development process. Modifications to the locations and arrangement of buildings, roads, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer or End User, 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.

NOTE
1. INFORMATION AS SHOWN TAKEN FROM HALL COUNTY GIS AND
PLAT BOOK 38, PAGE 134 FOR THE PURPOSES OF REZONING.
THIS IS NOT A BOUNDARY SURVEY.

N/F
HERMAN PRESTON
DELAPERRIERE IV & TAYLOR
LEANNE DELAPERRIERE
DB 8700, PG 549
TAX ID: 15038 000171

N/F
MARY COOPER HANES
DB 4877, PG 101
TAX ID: 15028 000018
ZONING: AR-IV

N/F
HARMONY HILL, LLC
TAX ID: 15028 000015H
ZONING: AR-IV

N/F
BENNY L. MANGUM & BECKY
M. MANGUM
DB 852, PG 49
TAX ID: 15028 000014
ZONING: AR-IV

N/F
50 PROPERTIES LLC
DB 7658, PG 67
TAX ID: 15038 000056
ZONING: H-B

TRACT 1
(AR-IV ZONING)

N/F
JERRY L. FOWLER
DB 739, PG 608
TAX ID: 15028 000014C

N/F
PHYLLIS ROSHAN
DB 8269, PG 670
TAX ID: 15028 000070
ZONING: PCD

N/F
ROAD ATLANTA, LLC
DB 7058, PG 411
TAX ID: 15028000011A
ZONING: PCD

N/F
WILLIAM HARRISON MADDOX
& DENNIS RAY CRIDDLE
DB 3832, PG 181
TAX ID: 15028 000020
ZONING: AR-IV



PROPERTY OWNER

JERRY L. FOWLER (ESTATE)
5205 WINDER HWY.
BRASELTON, GA 30517
TAX PARCEL: 15028000014C

APPLICANT

UNITED LOGISTICS
5509 RADFORD RD. UNIT E
FLOWERY BRANCH, GA 30542
678-828-8555

AREA SUMMARY

TRACT 1 = 20.1 ACRES +/-

UNITED LOGISTICS
ZONING EXHIBIT

0.10, 200
HALL COUNTY, GA

REVISIONS

GRAPHIC SCALE
0' 50' 100' 200' 300'

SHEET
1
of
1
DATE: 1/31/2022
SCALE: 1" = 100'
JOB NO: 22118-PRP
DRAWN BY: AJA
DWG NO.: ZONE