

Address – 5205 Winder Highway, Braselton, GA

Acreage – 19.65 acres

Applicant – Jack Albert CRE, LLC

Current Zoning – PID (Planned Industrial Development)

Proposed Zoning – I-1 (Light Industrial)

Request and Current Property Classification

Jack Albert CRE, LLC requests the ~19.65 acres at 5205 Winder Highway, Braselton, GA be rezoned from Planned Industrial Development to Light Industrial in order to develop approximately 146,000 SF of industrial warehouse space. The applicant would like to maintain flexibility to lease the facility to any permitted use in the Light Industrial zoning designation. The applicant would also comply with the standards set forth in the Hall County Gateway District as part of the property resides in the overlay.

Utilities

The development will be served by City of Gainesville Water and Hall County sewer. Please see the utility will serve letters referenced in the application submittal.

Access

Ingress and egress will come off Winder Highway. The applicant has received conceptual approval and comments from GDOT as provided in the application submittal. These comments have been incorporated into the site plan. The applicant will work with GDOT to obtain the necessary permits for the driveway work.

Surrounding Properties

The development also takes into account 50' zoning buffers required for adjacencies to AR-1 on the north, east, and west property lines as well as the 20' setback on each property line. Furthermore, due to the topographical challenge of the property, building coverage is only expected to reach ~17%.

Building Specifications

The building materials will comply with UDC architectural standards. Please see the sample storefront rendering and building elevations included in the application submittal. The development plans to incorporate directional signage within the property as well as a monument sign at the entrance off Winder Highway that complies with code. Property lighting will be comprised of wall packs along the building exterior and outdoor pole lighting for parking and the driveway entrance. 78 automobile parking spaces are also planned to comply with the 1 space per 300 SF of office plus 1 space per 5,000 SF of additional indoor area requirement in the Light Industrial zoning designation. Furthermore, the number of parking spaces constructed on impervious surfaces will comply with parking standards.