

OFFICE OF THE SUPERINTENDENT OF SCHOOLS

WILLIAM S. SCHOFIELD
Superintendent

September 1, 2026

To the Members of the Hall County Board of Commissioners:

The Hall County School District Board of Education respectfully submits this letter regarding the request to rezone 100 +/- acres from Light Industrial to Heavy Industrial near Deal Elementary on White Sulphur Road.

First, the Board of Education would like to express appreciation for your Board's commitment to balancing economic development with the long-term interests of Hall County residents, businesses, and students. Thoughtful planning today will shape our community for decades to come.

Given the information that has been publicly discussed in the community regarding the proposed use of the property, the Board of Education respectfully asks that the Board seek clarification as to why Heavy Industrial zoning is necessary. Based on current understanding, the proposed activities appear to be consistent with many uses commonly accommodated within Light Industrial zoning classifications. If there are specific operational requirements or future uses that necessitate Heavy Industrial designation, it would be helpful for the public and neighboring stakeholders to better understand those requirements before a zoning decision is made.

The distinction is important because zoning approvals remain with the property long after the current owner, investor group, or proposed project may change. While a particular use may be appropriate today, a Heavy Industrial classification could potentially allow a much broader range of future uses that have not yet been contemplated by the community.

For that reason, the Board of Education respectfully requests that the Board consider requiring a Planned Industrial Development (PID) or similar conditional zoning framework if it determines that Heavy Industrial expansion on the site is appropriate. A PID would allow the county to approve the proposed project while simultaneously establishing clear expectations and protections regarding future development. Such protections might include limitations on certain industrial uses, buffering requirements,

traffic considerations, outdoor storage provisions, environmental safeguards, and compatibility measures for nearby properties and community facilities.

This request is not intended to oppose responsible economic development. Rather, it reflects the importance of ensuring that future development remains consistent with Hall County's long-term vision, the extremely challenging traffic congestion in the area, and the interests of neighboring property owners, businesses, and educational institutions. The proximity of an elementary school, the YMCA, and Lanier Technical College further underscores the importance of careful planning and appropriate safeguards.

The Hall County Board of Education appreciates the Board's consideration of these concerns and respectfully encourages you to:

1. Request clear justification for why Heavy Industrial zoning is necessary for the proposed use rather than maintaining a Light Industrial classification; and
2. If the Commission deems Heavy Industrial appropriate, please consider requiring a Planned Industrial Development (PID) or comparable conditional zoning approach to provide reasonable protections against unforeseen future uses that may not align with the community's long-term interests.

On Behalf of the Hall County Board of Education,



Will Schofield, Superintendent of Schools