



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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From: Beth Garmon, Principal Planner

Date: December 20, 2021

Subject: Application of Chris Patton/Patton Land Surveying, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) on a 84.48± acre tract located on the west side of Cornelia Highway approximately 1,525 feet from its intersection with Mud Creek Road; a.k.a. 5631 Cornelia Highway; Zoned AR-IV; Tax Parcel 09021 000020. Proposed Use: light manufacturing, warehousing, and distribution facility. Commission District 3.

The request before you is the Application of Chris Patton/Patton Land Surveying, LLC to rezone from Agricultural Residential-IV (AR-IV) to Planned Industrial Development (PID) for the proposed use of a light manufacturing, warehousing, and distribution facility. This item is located within Commission District 3.

At their December 6, 2021 meeting, the Hall County Planning Commission voted to recommend approval (3-0) of this request with the following eight (8) conditions:

1. *The development shall conform substantially with the proposed narrative. Building layout and orientation may shift, but the maximum thresholds and uses outlined in the project narrative and on the site plan, shall be required.*
2. *All future development shall be subject to all standards set forth by the Gateway Corridor Overlay District; no variances to these standards shall be approved unless approved by Planning Commission and Board of Commissioners, and as listed below:*
 - a. *Minimum Lot Area – 25,000 sq. ft.*
 - b. *Maximum Building – 490,000 sq. ft.*
 - c. *Maximum Building Height – 50 ft.*
 - d. *Minimum Lot Frontage – 100 ft.*
 - e. *Front Building Setback – 30 ft. from interior streets*
 - f. *Front Building Setback (GA 365) – 75 ft. from centerline or 30 ft. from property line, whichever is greater*
 - g. *Side Setback – 20 ft.*
 - h. *Rear Setback – 20 ft.*
 - i. *Exterior Buffer – 75 ft. undisturbed buffer, not to include frontage along Cornelia Highway*
 - j. *Maximum Impervious Area – 80%*
 - k. *Parking Ratio – Based upon user needs but not to exceed maximum impervious area*
3. *All access off Cornelia Highway shall be approved and permitted by GDOT.*

4. *Any outdoor storage shall be screened with an eight foot opaque fence, in accordance with §17.260.020 of the Official Code of Hall County.*
5. *All mechanical services shall be conducted within a garage bay.*
6. *Elevations depicting the proposed building shall be submitted to the Planning Department for approval by the director during the Development Review process. No building permit shall be issued for the development without the approval of said elevations.*
7. *All conditions of zoning shall be made a part of any plat recorded for this property.*
8. *A 75 foot undisturbed buffer shall be provided along all exterior lot lines except the road frontage along Cornelia Highway.*

There were three public comments provided in advance of the Planning Commission meeting and five (5) people spoke during the public hearing.

There have been no changes to the request since the Planning Commission took action.