

APPLICATION NARRATIVE
REZONING AMENDMENT:

AGRICULTURAL-RESIDENTIAL-IV
TO
PLANNED INDUSTRIAL DEVELOPMENT

ADDRESS: 5631 Cornelia Hwy (a/k/a/ GA Hwy 365)

TAX PARCEL: 09021 000020

ACREAGE: 84.25 +/-

APPLICANT: Chris Patton; Patton Land Surveying, LLC

PROPERTY OWNER: Elinburg Holdings, LLLP

COMMISSION DISTRICT: 3

Project's Description

This rezoning application requests to amend the current zoning of the above referenced 84.25 +/- acres parcel (the "Property") from Agricultural-Residential IV (AR-IV) to Planned Industrial Development (PID). This Application, along the development and use standards as described in the Narrative for the PID contained herein, proposes that the highest and best use for the Property is suited for warehousing/distribution and light manufacturing companies. This predication is supported by the Comprehensive Plan, as well as the continued northerly progression of manufacturing and warehousing facilities along the I-985 / GA 365 corridor.

Property Description

The 84.25 acres site is undeveloped and has approximately 1,923 LF of frontage along GA Hwy 365. The following major entities are located within proximity of the Property, via GA 365:

- Gateway Industrial Center: 7.1 Miles / 8 Minutes
- New Inland Port: 9.2 Miles / 10 Minutes
- Lanier Technical College: 10.5 Miles / 10 Minutes
- Gainesville Industrial Park North: 10 Miles / 10 Minutes
- Exit 24 / I-985: 11.6 Miles / 11 Minutes
- Exit 22 / I-985 (US 129): 14.5 Miles / 15 Minutes

There are numerous industrial and commercially zoned sites located within the immediate vicinity of the Property. The Property is not registered in the Conservation Use Valuation Assessment (CUVA). The Property is located within the City of Gainesville's Water Service Delivery Area.

The City of Gainesville has recently committed to extending a 24" water main, from Belton Bridge Road, north, along GA 365. This water main extension will continue past the front boundary of the Property and will serve the Property. The buildings will be served by individual on-site sewer systems.

Comprehensive Plan

This Rezoning Amendment is consistent with Comprehensive Plan, as the Property is located within a natural extension of the "Employment Corridor" of GA 365 (as shown on the attached Future Development Map), which encourages Industrial uses, business parks and technology-based operations. The Comprehensive Plan (Chapter 4; Future Development Guide; Page A-31) states "Corridors with interstate or rail access that support industrial or more intensive commercial uses are intended to provide additional larger-scale employment generators".

Project's PID Permitted Uses

The proposed uses of the Rezoning Amendment are based upon the Permitted Uses of the Light-Industrial zoning classification, other than the exclusions noted below. In addition, the following uses are specifically included:

- Warehouse/Distribution Facilities (including Cold Storage or Freezer Facilities)
- Light Manufacturing Facilities
- The production, warehousing, and distribution of ink
- Truck Terminals
- Steel Fabrication & Welding (excluding foundry & forging)
- "Flex-Space" multi-tenant uses (Businesses requiring a varied SF mix of Office and Warehouse space)
- The Conditional Use of additional parking on other than principal lot

Project's PID Specific Use Exclusions

- Bus Stations
- Drive-in Theaters
- Junk yards
- Service Stations
- Group Day Care Home
- Adult Establishments
- Astrologers
- Clairvoyants
- Fortune Tellers

- Palmists
- Phrenologists
- Other similar or related occupations licensed by the Board of Commissioners

Project's PID Building and Site Development Standards

- Minimum Lot Area: If subdivided, it is requested to have the ability to sub-divide the property based upon the minimum Light Industrial zoning standards, but not less than 25,000 SF.
- Maximum Impervious Area: 80%
- Maximum Building SF: 490,000
- Maximum Building Height: 50'-0
- Minimum Lot Frontage: 100'-0 (If subdivided)
- Front Building Setback (Interior Street): 30'-0
- Front Building Setback (GA 365): 75'-0 from centerline or 50'-0 from the property line, whichever is greater
- Side & Rear Building Setbacks: 20'-0
- Buffer: 50'-0 around exterior perimeter of the Property
- Parking Ratio: Based upon user design needs but not to exceed Max Impervious Area, noted above.

Project's PID Conceptual Site Plan

The attached site plan is a conceptual design, i.e., the number of buildings, building dimensions, building & street layout. This Application requests the flexibility to adjust these as needed to meet specific user requirements or any unforeseen site development issues. However, the Permitted Uses, Use Exclusions and Development Standards will not change, from those noted herein. For example, a specific user may require just one building, instead of three as shown on the Conceptual Site Plan but shall not exceed the Maximum Building SF of 490,000 (based on a buildings perimeter).

Gateway Corridors Overlay District

The Property is located within the Gateway Corridors Overlay District along GA 365. This Rezoning Amendment requests that the following variances, to the GCOD, be granted:

- Allow exterior walls of the buildings to be constructed of Tilt-up or Pre-stress concrete wall panels. With review and design approval of the Planning Director, the exterior design will incorporate a combination reveals or other design features in the wall panels to avoid a straight, flat wall appearance.
- Allow exterior walls of the buildings to be insulated metal panels of the type specifically used in the construction of Cold Storage or Freezer Facilities.
- Allow standing seam architectural metal roof panels (with colors approved by the Planning Director) and white Thermoplastic polyolefin materials, commonly known as TPO roof systems.
- Allow roof-top HVAC units or other roof-top equipment to be installed without screening, if the equipment is not visible from GA 365.
- Allow the outside storage of raw materials, finished materials and flat-bed or box trailers and semi-trucks for the transportation of goods.
- Allow additional parking of passenger vehicles and flat-bed or box trailers and semi-trucks on other than the principal lot.
- Allow a primary monument sign, at main entrance into the Property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum build-out of 490,000 SF, which could incorporate multiple company names located within the Property.
- Allow the monument sign to be the “Halo” or back-lit type of lighting.
- Allow signs in the front yard area of each individual building, with dimensions of what the maximum sq. ft. the code will allow, based upon the ultimate projected build-out of the building. The number of directional signage within the Property shall be allowed as needed.
- Allow the use of “Halo” or back-lit type of lighting on individual buildings signs or on individual buildings.
- Allow the use of non-spill LED exterior lighting, whether pole mounted or attached to the building or structures.

Attachments

- EXHIBIT “A”: Site Location Map
- EXHIBIT “B”: Vicinity Zoning
- EXHIBIT “C”: Comprehensive Plan Future Development Map
- EXHIBIT “D”: Conceptual Site Plan
- EXHIBIT “E”: Hall County Commission District Map
- EXHIBIT “F”: Water Service Delivery Area Map

EXHIBIT "A"
Site Location Map
5631 Cornelia Hwy

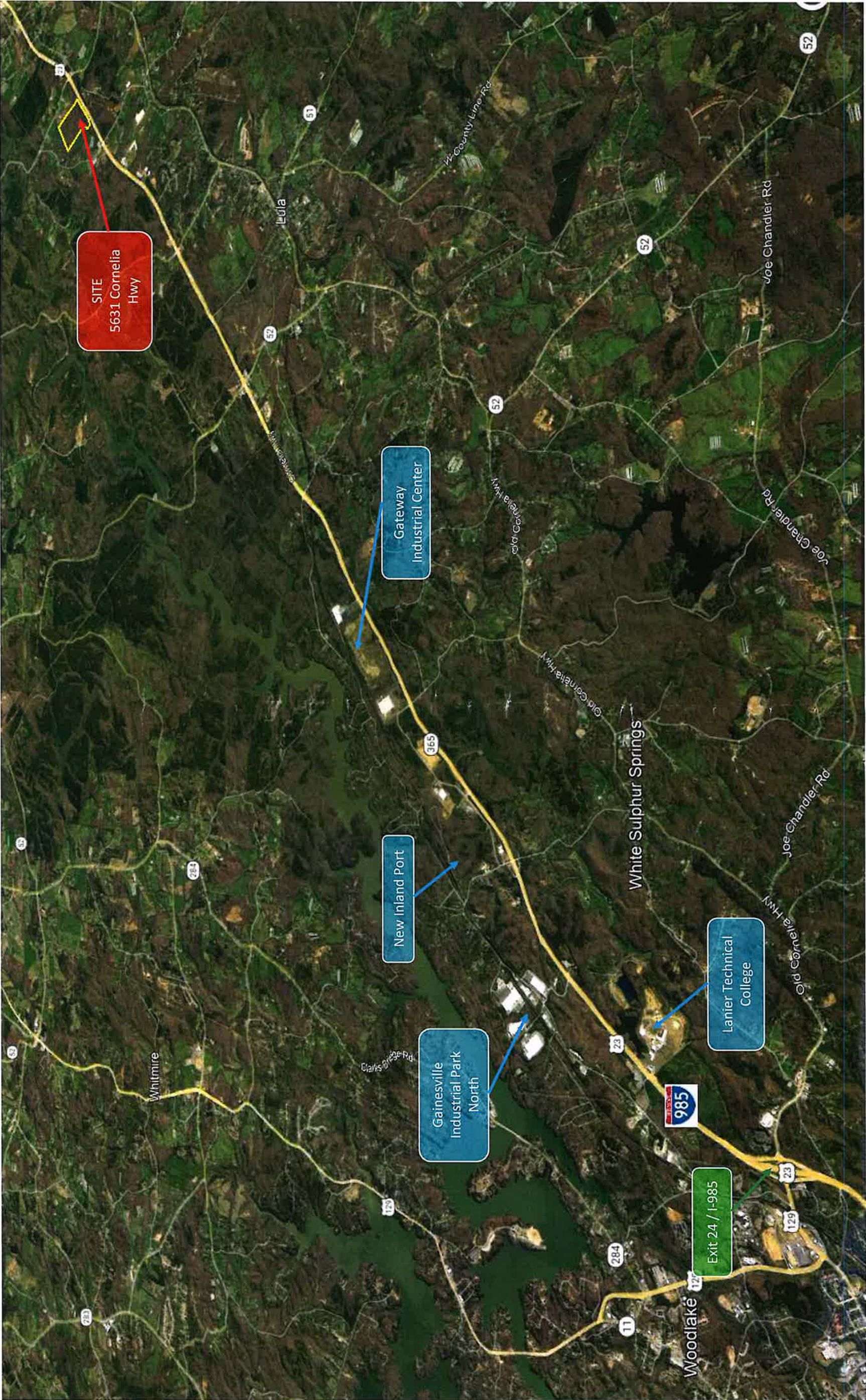


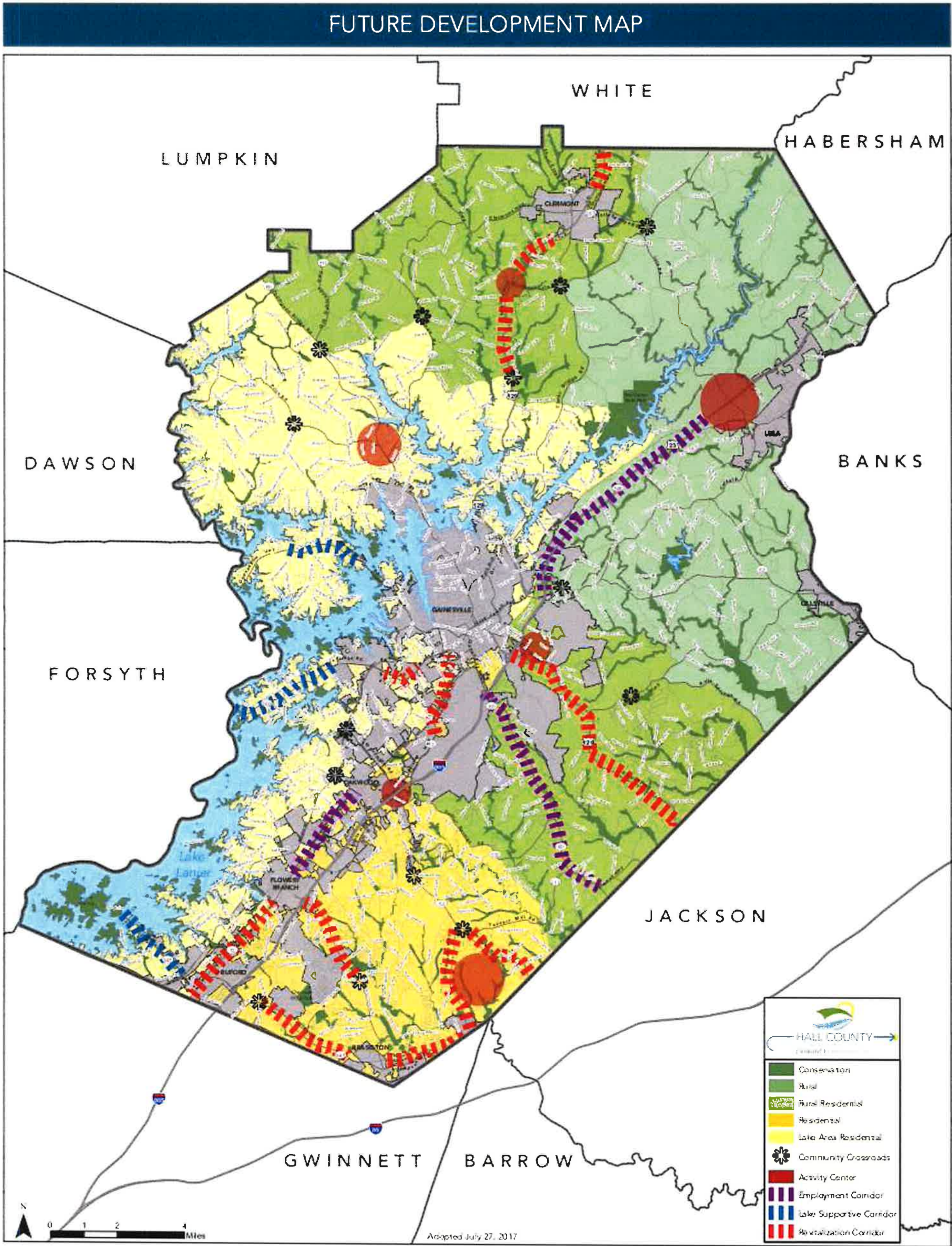
EXHIBIT "B"

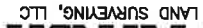
Vicinity Zoning

5631 Cornelia Hwy



EXHIBIT "C"
Comprehensive Plan Future Development Map
5631 Cornelia Hwy





REGISTERED PROFESSIONAL
LAND SURVEYORS
P.O. BOX 256
GAINESVILLE, GA 30503
PHONE: (770) 532-6492
FAX: (770) 532-1895
www.pdtdonsurveying.com
LAND SURVEYING FIRM
CERTIFICATE OF AUTHORIZATION
NUMBER LSF 001029

CORPORATIONS BY C.M.P.

DRAFTED BY C.M.P.

CHECKED BY C.M.P.

CONCEPTUAL PLANNED INDUSTRIAL DEVELOPMENT SITE PLAN FOR
5631 CORNELIA HWY
(A/K/A GA 365)
HALL COUNTY TAX PARCEL 09021 00020
BEING TRACTS 18, 19, & 20 OF PLAT SLIDE 772, PAGE 240A
- LOCATED IN -
LAND LOT 21
9TH DISTRICT
HALL COUNTY, GEORGIA

[illegible]

SHEET NUMBER:	1 of 1
SCALE:	1" = 100'
PLAN DATE:	10/15/2021
	21-233.dwg
	JN. 21-233

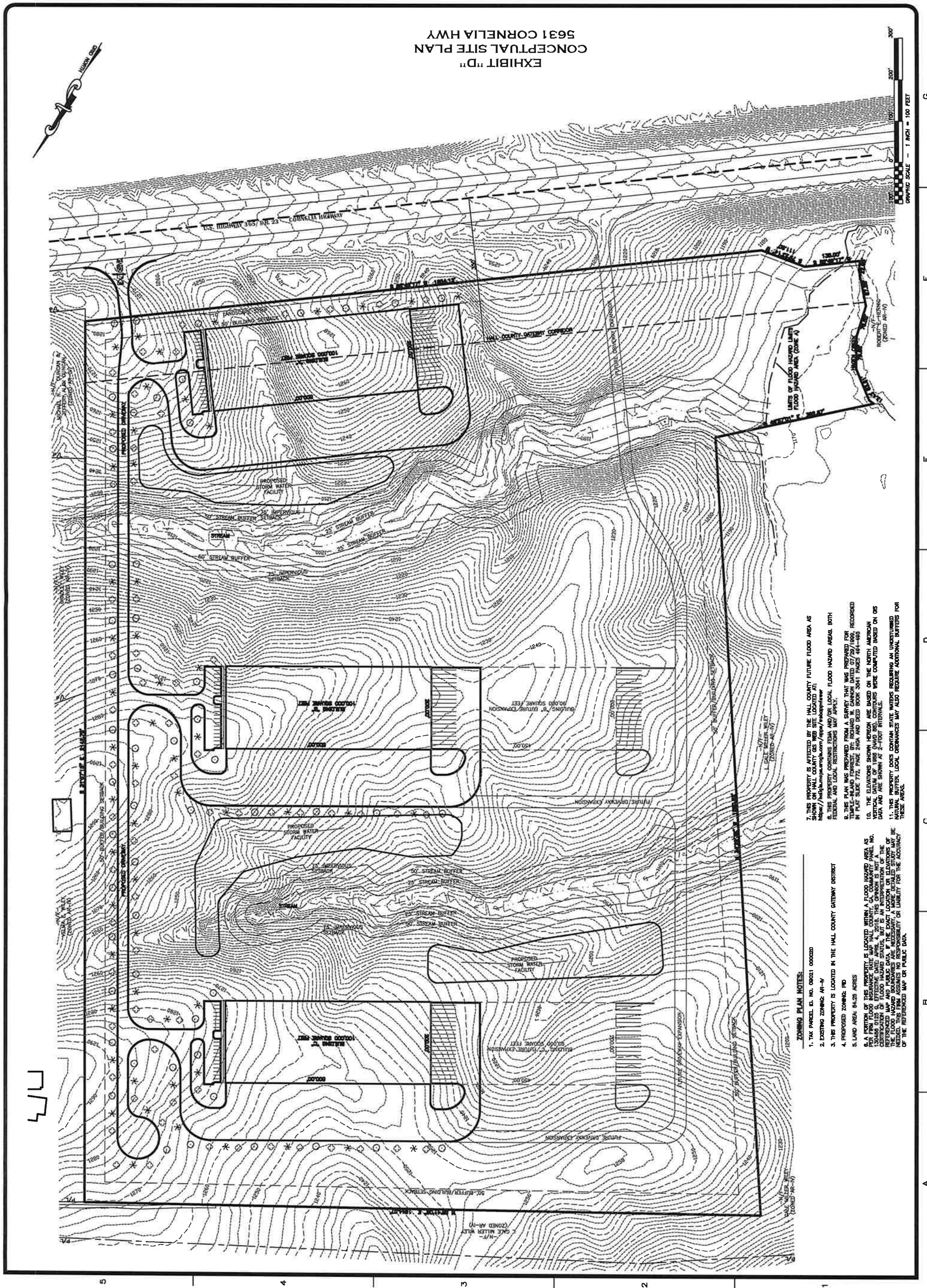


EXHIBIT “E”
Hall County Commission District Map
5631 Cornelia Hwy

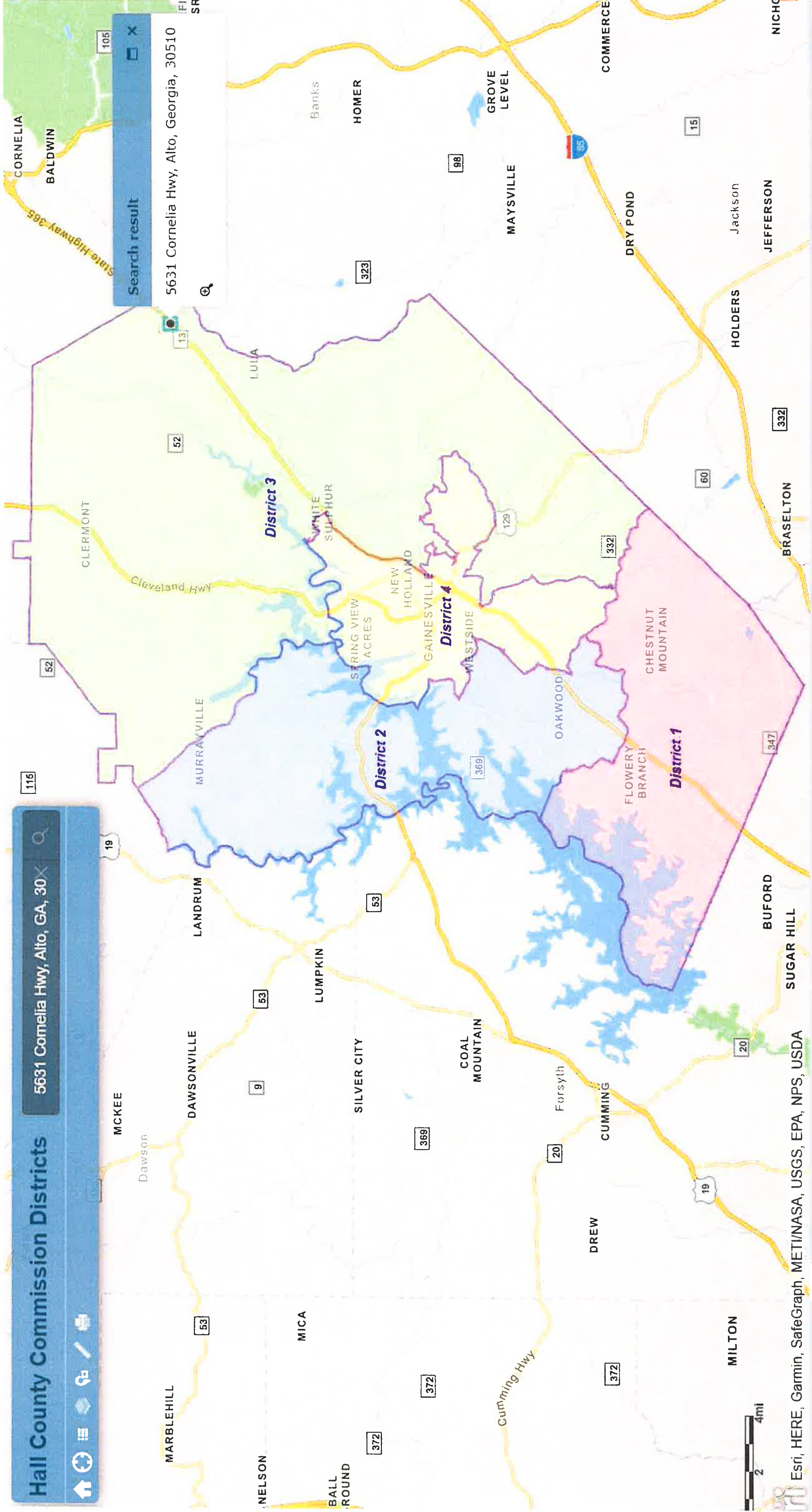
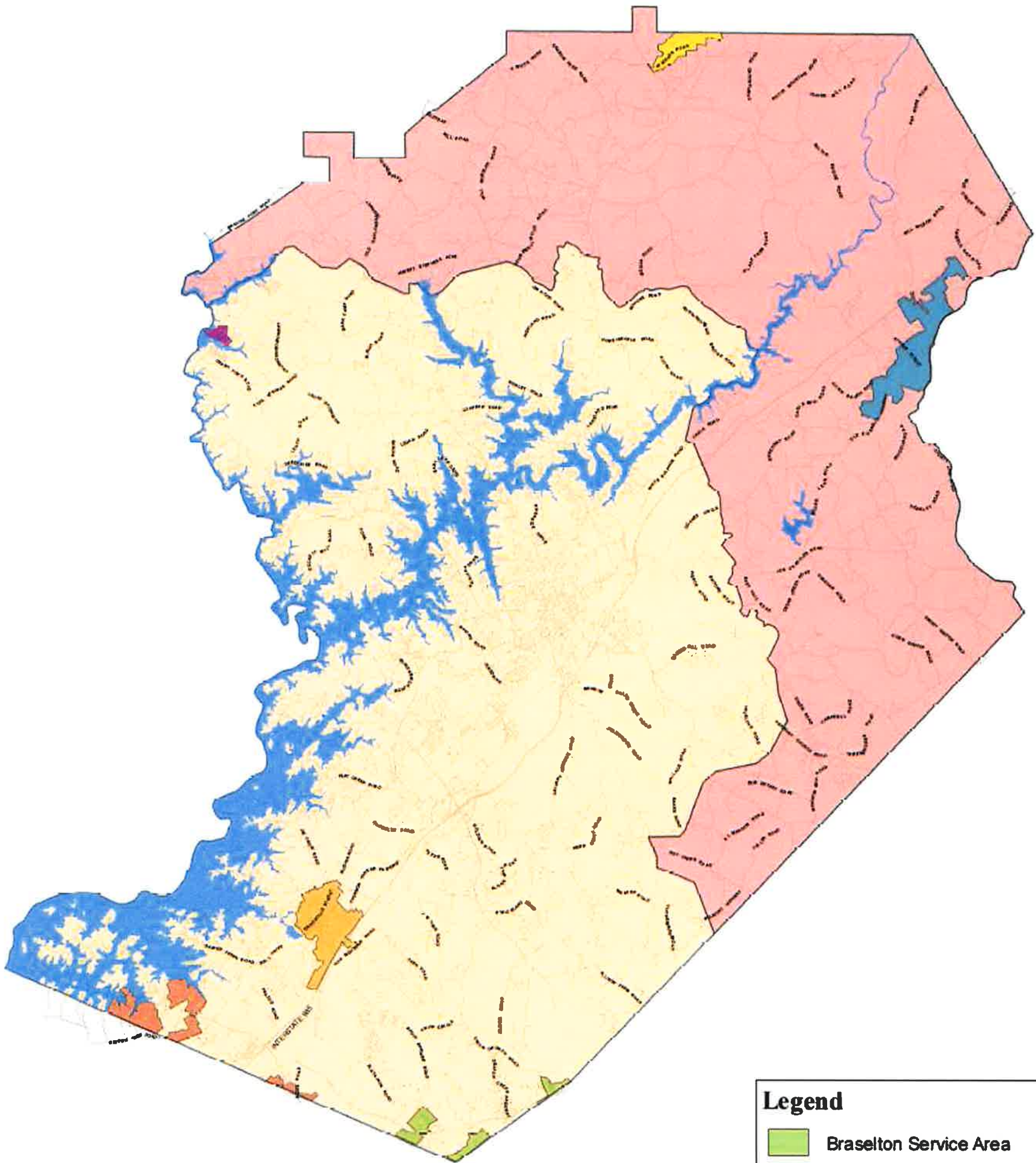




EXHIBIT "F"
Water Service Delivery Area Map
5631 Cornelia Hwy



- Legend**
- Braselton Service Area
 - Buford Service Area
 - Etowah Service Area
 - Flowery Branch Service Area
 - Gainesville Service Area
 - Hall Co Service Area
 - Lula Service Area
 - White County Service Area
 - Lake Lanier