



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
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Jeff Stowe, District 4

From: Randi Doveton, Director

Date: July 7, 2022

Subject: 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.

At the June 9, 2022 Voting Meeting, the Hall County Board of Commissioners tabled the application to allow adequate public notice of the change in request from Light Industrial (I-I) to Planned Industrial Development (PID). The original request to rezone to I-I was heard by the Hall County Planning Commission on April 4, 2022.

A revised narrative and site plan were submitted prior to the June 9, 2022 meeting. The revised site plan depicted the Gateway Corridor limits.

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on April 4, 2022

There was no one to speak in opposition at the June 9, 2022 Hall County Board of Commissioners meeting.

At their April 4, 2022 meeting, the Hall County Planning Commission voted to recommend approval (4-1 Mr. Bell opposed) of this request with the following twelve (12) 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 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. No overnight refrigeration trucks shall be running between 7 pm to 7 am.