



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: October 14, 2022

Subject: Application of CBD Investments, LLC to rezone from Agricultural Residential-IV (AR-IV) and Planned Commercial Development (PCD) to Planned Industrial Development (PID) on a 303.43± acre tract located on the west side of Athens Street at its intersection with Cornelia Highway; a. k. a. 6295, 6363, 0, 0 Athens Street, 5759 Main Street, & 4514 Cornelia Highway; Zoned AR-IV & PCD; Tax Parcels 09072 000003 (pt.) -000004, 09080 000005 - 000006, 09081 000001 (pt.) - 000001A (pt.). Proposed use: business park. Commission District 3.

The application before you is a request to rezone 303.43± acres from Agricultural Residential-IV (AR-IV) and Planned Commercial Development (PCD) to Planned Industrial Development (PID) to allow a business park. The item is located within Commission District 3.

At their October 3, 2022 meeting, the Hall County Planning Commission voted to recommend approval (3-0) of this request with the following thirteen (13) conditions:

1. *The development shall conform substantially with the submitted site plan, narrative, and restricted covenants or specific requirements of the end user.*
2. *Except as specifically varied, the Gateway Standards shall apply to the proposed lots 12, 13, and 14 which abut GA 365, with the exception of the tilt up concrete construction and TPO roof systems that shall be allowed. An alternative shall be that if there is a 100 foot buffer established from the right of way of GA 365 that GCOD standards shall not be applied to these lots.*
3. *The applicant shall coordinate driveway placement and required road improvements with Hall County Engineering and GDOT.*
4. *Burton Drive shall not be closed to thru traffic.*
5. *The applicant shall coordinate the project with GDOT as it relates to GA 365.*
6. *The applicant must satisfy Hall County public water and sewage requirements prior to final plat approval or development of any individual lots.*
7. *Each individual lot shall obtain the appropriate land disturbance permit, and building permit prior to commencing the land use.*

8. *Development Restrictive Covenants shall be recorded prior to release of final plat.*
9. *All conditions of Zoning shall be placed on the final plat.*
10. *The permitted uses 29, 30, and 42 shown on the "Exhibit A" shall be subject to Planning Commission and Board of Commission approval.*
11. *Crematoriums shall be specifically excluded as an allowable use.*
12. *Front building setbacks along Highway 52 shall be 100 feet from the center line of the street or 75 feet from the property line whichever is greater.*
13. *Parking space requirements and parking lot design shall meet Hall County guidelines.*

There was one (1) written comment in opposition submitted in advance of the Planning Commission meeting and four (4) people spoke in opposition during the public hearing on October 3, 2022.

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