

Project Narrative for Inland 365 Business Park

Updated: September 19, 2022

LOCATION – SR 365 (Cornelia Hwy), SR 52 (Lula Rd) & Athens St., Lula, GA 30554

ACREAGE – 302.39 acres +/-

APPLICANT – CBD Investments, LLC

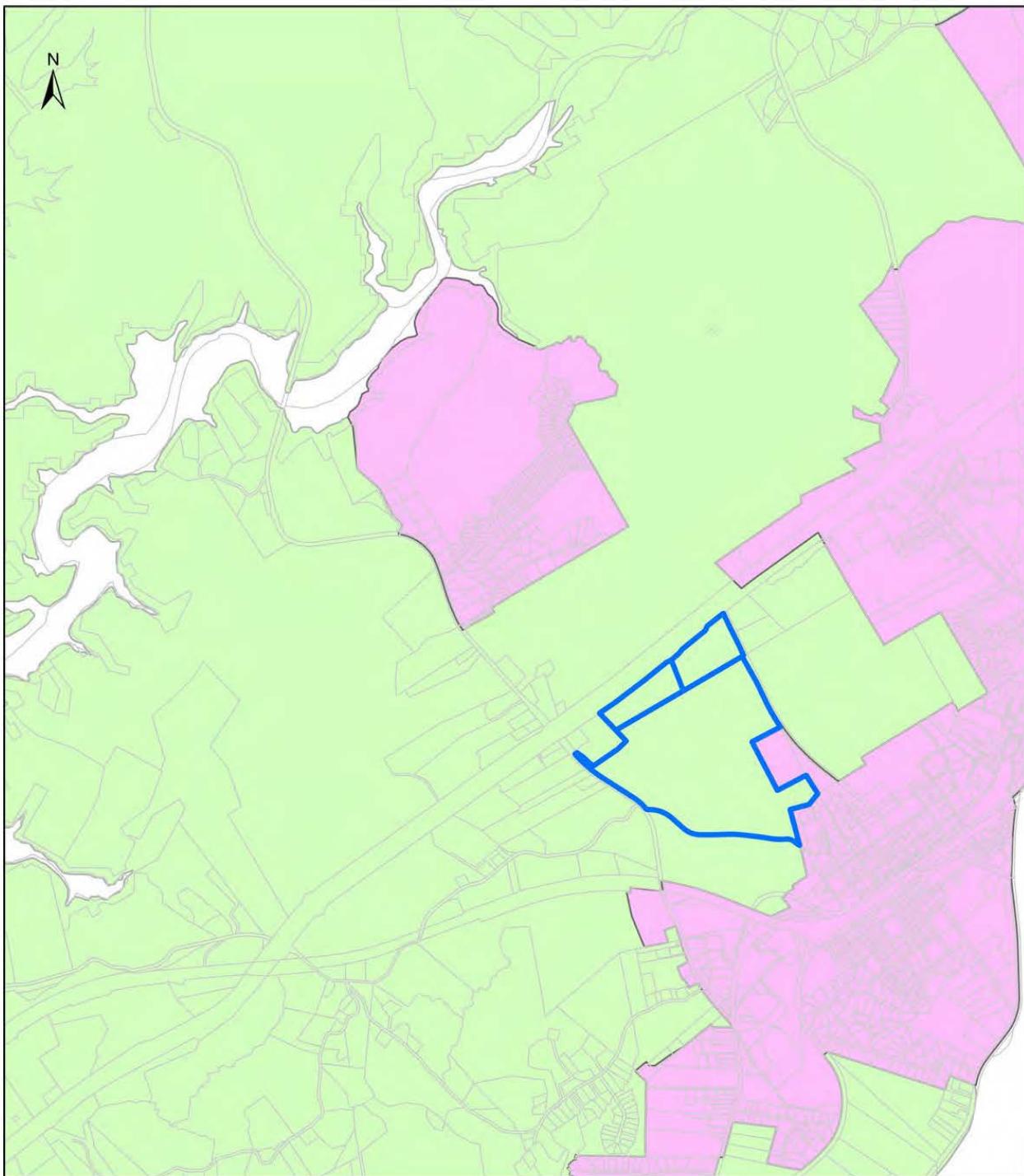
Summary

The accompanying application seeks zoning district change from AR-IV to PID for 302.39 acres +/- of undeveloped property located with frontage on SR 365 (Cornelia Highway), SR 52 (Lula Road) and Athens Street in east Hall County. Previously subdivided tax parcels which make up the overall development straddle and extend into the corporate municipal limits of Lula, but the property subject to this request is only for the portion within unincorporated Hall County. The intent is to develop a mixed-use business park that will serve industrial, light commercial, highway business and office-institutional uses. This narrative will propose a unified set of standards for the project. The location and proposed uses are consistent with the 2017-2037 Hall County Comprehensive Plan's continued designation as a "Mixed-Use Corridor" within an Activity Center, and is appropriate for Hall County's Planned Industrial Development (PID) District. Completion of development is anticipated by 2032.

Site Description

The site has approximately 3200 LF of frontage along SR 365 (Cornelia Highway), 3400 LF along SR 52 (Lula Road) and 3900 LF along Athens Street. A portion of the site along SR 365 and SR 52 is located within the Gateway Corridor Overlay District. The site is comprised of multiple tax parcels and is rectangular in shape. The southeastern boundary of the site is coincidental with the City of Lula city limits, where the continuation of the property is already zoned M-1 Industrial and R-3 Residential. A Norfolk Southern rail line runs along a portion of the southern boundary, but the site is not conducive for development with rail spurs. Several unnamed tributaries of Hagen Creek have been identified within the site. A 125' Georgia Power Company easement runs northwest to southeast through the western portion of the site. The site contains cleared areas and random stands of trees with rolling topography. Domestic water is provided by the City of Gainesville and is located in the Lula Road right-of-way. A roadway that is partially under the jurisdiction of Hall County and partially under the City of Lula (Burton Drive/McCleod Street) bisects the southern portion of the tract.

The site has been completely within the Hall County Service Delivery District (SDS) for Sewer since it was created in 2002 and remains so in the 2017 SDS update.



Legend

| | |
|---|---|
| 2021 Hall County Parcels | 2017 SDS Sewer Districts |
| | DISTRICT |
| — CBD Investments, LLC | — HALL COUNTY |

Rochester | **DCCM**

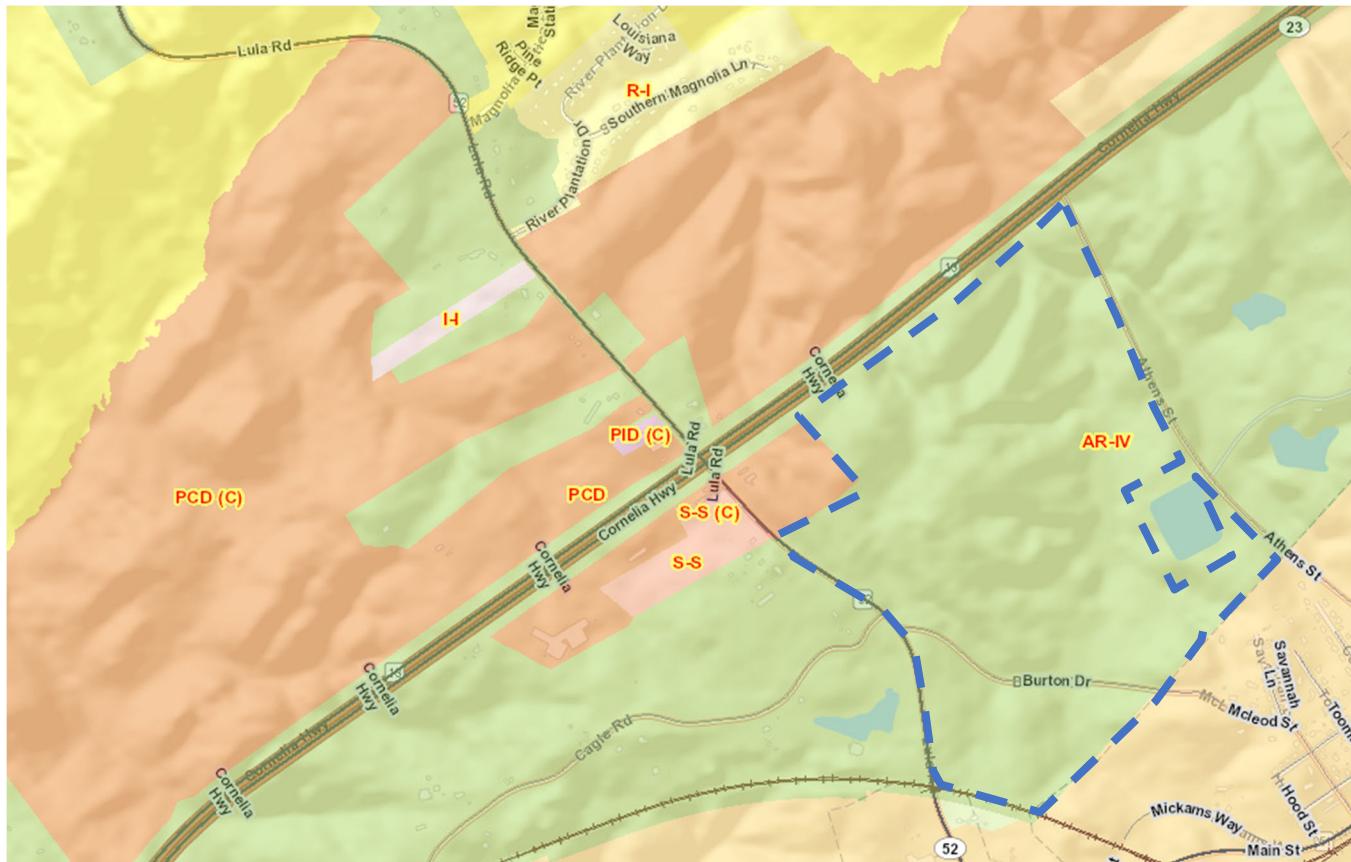
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SEWER SERVICE DELIVERY

The project will be served by Hall County's existing public sewer system located within the property consistent with the Hall County Sewer Master Plan. There are no land development, subdivision or building construction activities planned within the city, as part of this application. All other dry utilities are located within a reasonable distance for service extensions. There are no known impediments to its successful development for the purposes intended.

Adjacencies

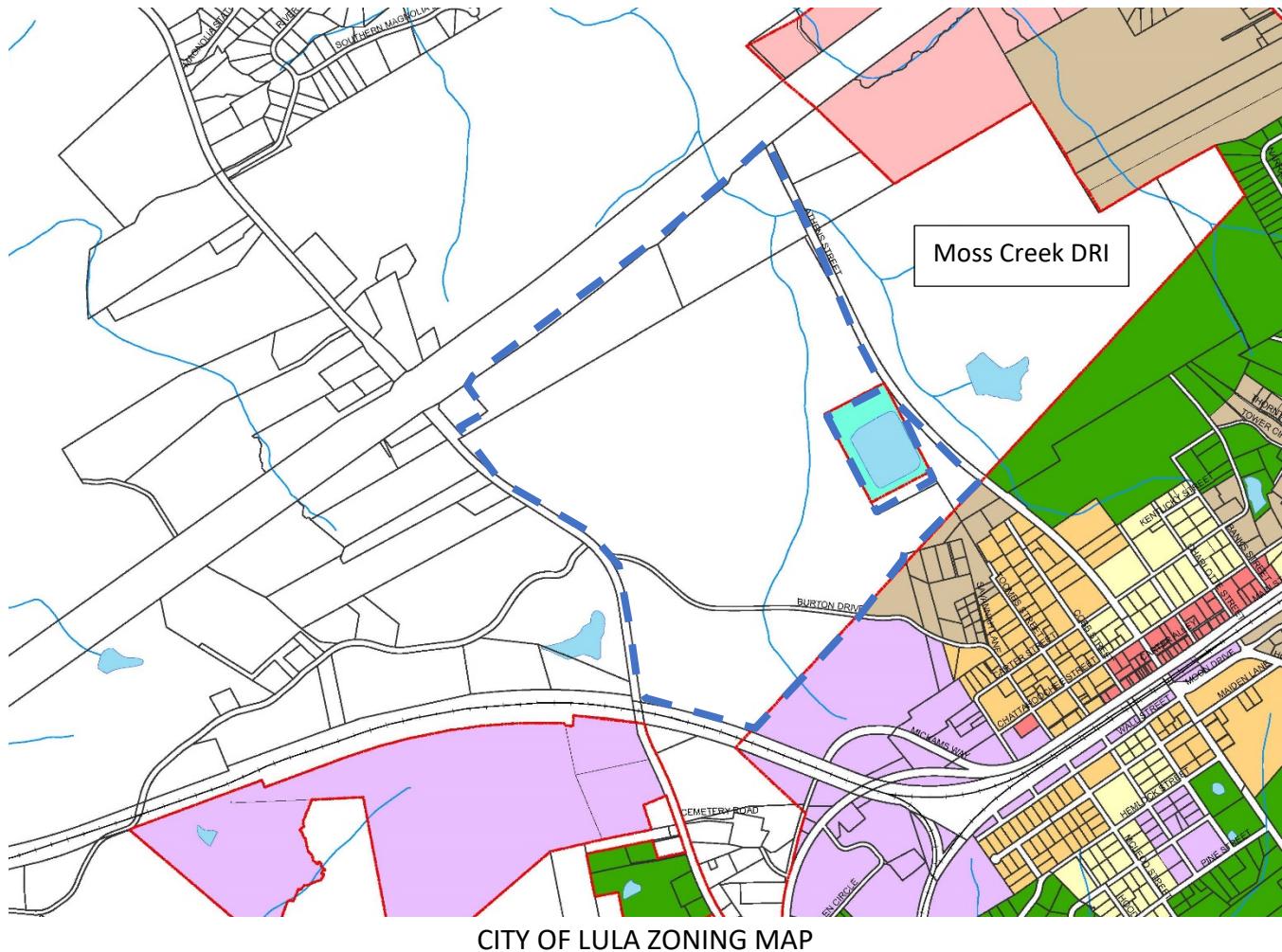
The property is bordered at its northwest corner by Suburban Shopping (Hall S-S), is across SR 365 from Planned Commercial Development (Hall PCD) zoning and across SR 52 to the southwest from zoning of AR – IV (Hall) and across Athens Street to the northeast (AR-IV Hall). Additional Hall PCD and S-S zoned properties are along SR 365 to the west.



HALL COUNTY ZONING MAP

Adjacent property to the southwest and southeast within the City of Lula, is zoned M-1 (Industrial) and R-3 (Residential 3). Other than one property zoned R-3, the Applicant owns all of the other adjacent property located within the City of Lula. An excerpt from the Lula zoning map is shown below. It should be noted the M-1 district in Lula allows buildings to a height of 100 feet, whereas the development is planning no more than 75 feet in height for the portion of the development within

unincorporated Hall County. The city has adopted a 90-day zoning moratorium for residential developments because of the potential impacts from a proposed annexation and rezoning for 519 home residential subdivision on the east side of Athens Street. Notably, this project does not have frontage or visibility along SR 365.



Access

Access to the development is planned from SR 52 (Lula Road) and SR 365, subject to GDOT approval, from Athens Street, subject to Hall County approval, and from Burton Drive/McLeod Street, subject to Hall County Approval. Additionally, a portion of Burton Drive/McLeod Street could be abandoned in the future with cul-de-sacs placed at both ends, subject to Hall County and City of Lula approval. The June 2022 update to Hall County's Comprehensive Plan describes freight transportation near the Inland Port and intersecting with SR 365 as having been, "...incorporated into the development of the RTP update, including within the GDOT travel demand model." In the similar manner as other development projects, the developer will have responsibility for development-related project improvements, such as at intersections it creates, but is not responsible for system improvements.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel 09080 000003 zoned PCD, adjacent to the northwest corner of the site
- Nearest distance to developed commercial property – parcel 09081 000002 zoned PCD, at the northwest corner of the site
- Nearest distance to a single family home – a single family home at 5942 Savannah Lane is located within 70' of the southeast boundary.
- Nearest distance to a subdivision – The Belton Manor S/D is located approximately 1200 LF east of the property.
- The property has a Norfolk Southern rail line along a portion of the southern boundary.

Comprehensive Plan Consistency – Hall County

The project is consistent with the “Activity Center” of the Future Land Use Map and the primary future land uses notes as:

- Cleveland Hwy/Brookton Lula – commercial uses serving local residents and providing employment opportunities; civic buildings/spaces
- Employment Activity Centers: Master planned business park or industrial park, mid-rise office
- Mixed Use Centers: Retail, office, higher density residential (including multi-family), civic uses, open/park space

The project is consistent with the Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to be in conflict with any of the above. It furthers the aims of the Hall County Plan for employment and economic development along the 365 corridor and recent construction of sewer by the county along the corridor.

City of Lula Comprehensive Plan of 2019

This property, although in unincorporated Hall County, was depicted as part of the City of Lula’s plan and designated in “Character Areas” as a “Neighborhood District” and “Agricultural/Rural”. This appears to be in conflict with the current zoning map for the City, which designates the adjoining property as M-1 (Industrial), and R-3 (Residential). Furthermore, it ignores the significant changes along the corridor from public investment by the county, state and federal government. Much of these are already reflected in the existing 365 corridor zonings of S-S and PCD.

Hall County Gateway Corridor Overlay District

A portion of the site lies within the Hall County Gateway Corridor Overlay District. The Applicant requests a waiver from Chapter 17.420 of the Hall County Code of Ordinances. The Applicant commits to subjecting the property to similar covenants that have been adopted for Gateway Industrial Centre (copy attached for reference).

Hall County Tree Ordinance

The Applicant requests a waiver from Chapter 17.280 of the Hall County Code of Ordinances. The Applicant commits to subjecting the property to similar covenants that have previously been adopted for Gateway Industrial Centre.

Proposed Uses

As a planned mixed-use project, there may be a variety of uses as detailed in Exhibit A. Specific uses for individual tracts or lots cannot be determined at this time. Additionally, lots shown on the zoning plan may be combined or further subdivided as needed to meet the needs of the end users. The flexibility to accommodate various types of users and facility sizes will be key to the success of the project and provide the most opportunity for providing new economic development options for this area of the County, as in other developments in the corridor.

Project Dimensional Standards

| LOT | SIZE | ANTICIPATED USE* | FRONT SB | SIDE SB | REAR SETBACK | MAX HEIGHT | MIN. LOT SIZE (sf) | MAX LOT COVERAGE | BUFFER TO RESIDENTIAL |
|-----|-------|------------------|----------|---------|--------------|------------|--------------------|------------------|-----------------------|
| 1 | 6.4 | Light Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 2 | 5.4 | Highway Business | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 3 | 3.4 | Highway Business | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 4 | 4.6 | Highway Business | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 5 | 15.8 | Light Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 6 | 14.2 | Light Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 7 | 25.3 | Heavy Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 8 | 40.6 | Heavy Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 9 | 9.9 | Light Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 10 | 21.1 | Light Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 11 | 7.3 | Light Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 12 | 6.4 | Highway Business | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 13 | 20.2 | Heavy Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 14 | 19.6 | Heavy Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 15 | 10.4 | Heavy Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 16 | 30 | Heavy Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| 17 | 61.8 | Heavy Industrial | 30' | 20' | 10' | 75' | 15,000 | 70% | 50' |
| | 302.4 | | | | | | | | |

Total Building Square Footage shall not exceed 3,002,000

*** - NOTHING SHALL PREVENT OTHER USES, AS APPROVED BY THIS APPLICATION, FROM BEING ALLOWED ON ANY LOT IN THE BUSINESS CENTER**

Traffic Impact Study

A Traffic Impact Study has been completed for the project. Section 5 (Mitigation) of the study identifies recommendations for both “No-Build” and “Build” scenarios. Section 6 (Auxiliary Lanes) evaluated the need for auxiliary turn lanes in conjunction with driveway permits on state-maintained roadways. Section 7 (Conclusions) presents a summary of the traffic impacts and mitigation recommendations. The TIS was initiated and well underway prior to any data related to the Moss Residential Development becoming available, and hence could not be included in the analysis. Additionally, data for the Inland Port Development is currently not available from GDOT.

DRI (Development of Regional Impact)

DRI #3667 was reviewed by GMRC (Georgia Mountain Regional Commission) and a report of findings issued on September 1, 2022. The report recommended three items for additional consideration;

Item #1 (clarification of the SDS sewer provider) - addressed in this narrative

Item #2 (clarity of mitigation measures and approval from GDOT for said improvements) – Mitigation measures are identified in the TIS. All improvements are subject to additional detailed level of design at Land Disturbance Permitting, as required by either GDOT or Hall County.

Item #3 (work with Lula to identify possible land use modifications for greater compatibility) – we believe that the Lula Comprehensive Plan and their current zoning plan are in conflict and that our Inland 365 plan is compatible with current land uses.

Conceptual Master Plan

The development of Inland 365 Business Park shall be controlled by the Conceptual Master Plan (the “Plan”) attached as Exhibit “B”. The plan is considered conceptual in nature, and as such may require modifications during the engineering and development process. Modifications to the locations and arrangement of buildings, roads, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer or End User, so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

Aerial View

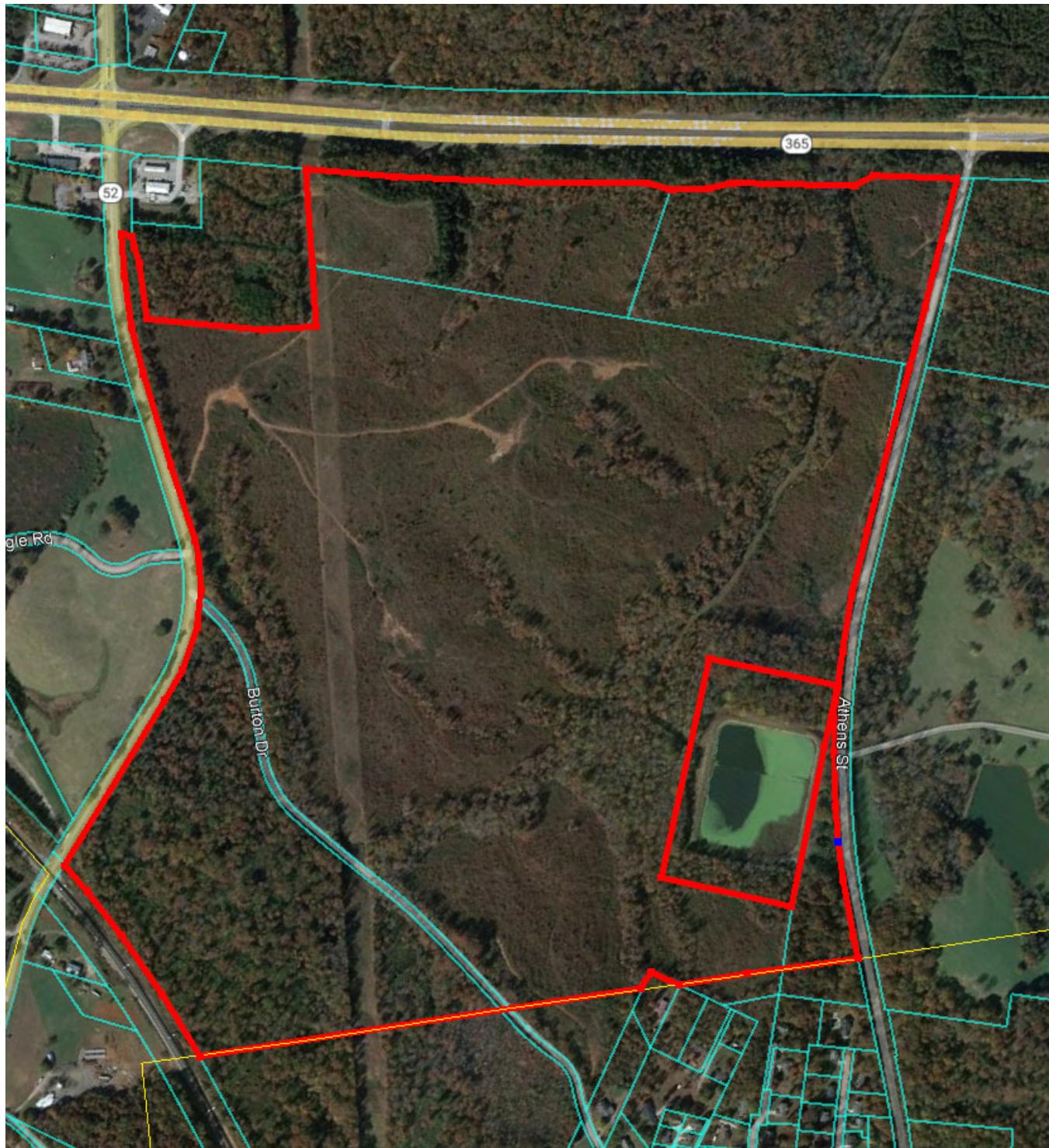


EXHIBIT A

| | <u>Permitted Uses</u> |
|----|--|
| 1 | 24-7 Climate controlled storage facility |
| 2 | Advertising agencies. |
| 3 | Any commercial use or industrial use which involves manufacturing, processing, or assembly operations or the storage and sale of heavy materials, products, or equipment, but not including uses which may cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odor, dust, fire hazard, or other objectionable conditions to nearby areas |
| 4 | Any industry that does not cause injurious or obnoxious noise, vibrations, smoke, gas, fumes, odors, dust, fire hazards or other objectionable conditions. Specifically excluded uses are acid manufacture, fertilizer manufacture, animal reduction, rendering plants and other industries that are found to be obnoxious by the planning commission. |
| 5 | Any retail or retail service establishment, including the making of articles sold at retail on the premises providing the conditions of chapter 17.210 are met. |
| 6 | Artist studios for arts, crafts, dance, drama, music and photography. |
| 7 | Automatic teller machine |
| 8 | Automobile repair garages |
| 9 | Baking plant |
| 10 | Banks, Credit Unions, and other Financial Services |
| 11 | Beverage bottling & distribution plant |
| 12 | Building materials sales – wholesale |
| 13 | Bus stations. |
| 14 | Business incubator |
| 15 | Business services. |
| 16 | Caretaker and/or employee residences. |
| 17 | Churches and other places of worship. |
| 18 | Cold storage/Refrigerated warehousing |
| 19 | Commercial greenhouse and indoor plant nursery |
| 20 | Construction trailer provided the conditions of chapter 17.210 are met. |
| 21 | Convenience store (with or without fuel pumps) |
| 22 | Data center |
| 23 | Day care center. |
| 24 | Dental laboratories. |
| 25 | Distribution facility |
| 26 | Electronics waste reclamation and processing |
| 27 | Federal, state, county, municipal and other public governmental uses. |
| 28 | Finance or credit offices, but not including title loan or pawn shops |
| 29 | Food processing plants involving the processing of vegetative products which would not be subject to section 17.170.020, number 30 ("Other similar uses..."). |

| | |
|----|--|
| 30 | Food processing plants involving animals or animal by products where the processing is limited to the further processing of food previously processed at another location with no cooking or rendering on site |
| 31 | Funeral homes. |
| 32 | Group day care home. |
| 33 | Helicopter landing pad |
| 34 | Hotels, motels or tourist courts. |
| 35 | Industrial parks. |
| 36 | Institutional uses, except penal, including those of a religious, educational or philanthropic nature, such as museums, art galleries, libraries, schools. |
| 37 | Laboratories. |
| 38 | Manufacture of paint |
| 39 | Air Separation. |
| 40 | Storage of gases associated with Manufacturing and Processing. |
| 41 | Manufacturers showrooms/offices |
| 42 | Manufacturing, processing or storage in bulk of chemical and pharmaceutical products. |
| 43 | Motels, hotels. |
| 44 | Movie studio |
| 45 | Nursery schools or kindergartens. |
| 46 | Offices and office buildings, with a gross floor area not exceeding 70 percent of lot area. |
| 47 | Outdoor storage of materials and inventory, not including uses as included in section 17.170.020. |
| 48 | Parks for leisure and scenic appeal. |
| 49 | Plastics/metals extrusion plant |
| 50 | Private directional signs for churches (defined under section 17.270.030) up to 36 square feet in area. |
| 51 | Radio and television studios. |
| 52 | Recreational and/or cultural uses of a commercial nature. |
| 53 | Restaurants. |
| 54 | Retail or retail service establishments. |
| 55 | Service stations, provided the conditions of Chapter 17.210 are met; |
| 56 | Storage yards. |
| 57 | Subdivisions (non-residential). |
| 58 | Telecommunications facilities provided the conditions of chapter 17.410 are met. |
| 59 | Tool/Die making and prototype development |
| 60 | Truck logistics terminal |
| 61 | Wholesaling and warehousing. |