

# Project Narrative for Inland 365 Business Park

**LOCATION** – Old Cornelia Hwy (SR 365), Lula Rd (SR 52) & 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 on Old Cornelia Highway (SR 365), Lula Road (SR 52) and Athens Street in east 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 project. The location and proposed use is consistent with the Hall County Comprehensive Plan's designation as a "Mixed-Use Corridor" and appropriate for Hall County's Planned Industrial Development (PID) District. Completion of development is anticipated by 2028.

## Site Description

The site has approximately 3200 LF of frontage along Old Cornelia Highway (SR 365), 3400 LF along Lula Road (SR 52) 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. A Norfolk Southern rail line runs along a portion of the southern boundary. 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 both cleared areas and a 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. The site will be served by public sewer by Hall County. 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 surrounded by residential zonings AR – IV, & PCD in Hall County and a variety of mostly residential zoning in the City of Lula.

## Access

Access to the property is planned from Old Cornelia Highway (US 365) and Lula Road (SR 52), subject to GDOT approval and from Athens Street, subject to Hall County and City of Lula approval. Additionally, a portion of McLeod Street/Burton Drive may be abandoned in the future with cul-de-sacs places at both ends, subject to Hall County and City of Lula Approval.

### **Proximity to Other Uses**

- Nearest distance to undeveloped commercial property – parcel 09080 000003 zoned PCD, at 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.

### **Comprehensive Plan Consistency**

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.

### **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

### **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 been adopted for Gateway Industrial Centre.

### **Proposed Uses**

The project may contain a variety of uses consistent with those allowed in the PID district (specifically H-B, I-I & O-I) and the Project Dimensional Standards outline below.

Uses that will be specifically excluded include:

- Adult Establishments
- Junk Yards
- Asphalt emulsion (water based) plants

- Astrologers, clairvoyants, fortune tellers, palmists, phrenologists and related occupations

**DRI/Traffic Impact Study**

A DRI will be required for the site. A Traffic Impact Study has been commissioned but not completed at this time

**Project Dimensional Standards**

| <b>Inland 365 Business Center - PID Development Standards</b> |                            |
|---|----------------------------|
| <b>Planned Industrial Development Standards</b>               |                            |
| Minimum Lot Area  | 15,000 sf                  |
| Minimum Lot Frontage  | 100'                       |
| Front Setback from Cornelia Highway (SR 365)                  | 50'                        |
| Front Setback from all other Streets                          | 30'                        |
| Side Setback  | 20'                        |
| Rear Setback  | 10'                        |
| Maximum Height  | 75'                        |
| Total Acreage   | 302.39                     |
| Minimum Open Space  | 5%                         |
| Maximum Floor Area Ratio                                      | 70%                        |
| Maximum Square Footage  | 3,002,000                  |
| Parking Ratio   | Per Hall County Guidelines |

**Conceptual Master Plan**

The development of Inland 365 Business Park shall be controlled by the Conceptual Master Plan (the "Plan") attached as exhibit "A". 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**

