

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant Longstreet Property Group, LLC

Request Rezone from Agricultural-Residential-III (AR-IV) and Highway-Business (H-B) to Light Industrial (I-I)

Proposed Use Permitted uses within the Light Industrial (I-I) zoning district

Size 13.87± acres

Zoning AR-III and H-B

Location On the west side of Candler Road approximately 700 feet from its intersection with Oakbrook Drive; a.k.a. 1600, 1606, 1612, and 1634 Candler Road; Tax Parcels 15031 000031, 000030, 000029A, and 000028.

Commission District Four

County Commission Date August 12, 2021

Staff Recommendation..... **Approval, with conditions**

Planning Commission Recommendation – Approval, with conditions
Vote: 4-0 (Mr. Varner absent)

Conditions

√	1. <i>The standards of the Gateway Corridors Overlay District (GCOD) shall be met for all future development.</i>
√	2. <i>All future development shall be subject to Development Review and the necessary permitting procedures.</i>
√	3. <i>All conditions of approval shall be recorded on any subsequent plats of this property.</i>

√ **Applicant agrees with conditions.**

Applicant Proposal

The applicant is seeking to rezone four separate parcels totaling 13.87± acres from AR-III, and H-B to Light Industrial (I-I). The applicant indicates in the narrative that the intent is to continue to operate the established trucking company located at 1612 Candler Road. The purpose of the rezoning request is for a potential parking expansion or develop the site with a permitted light-industrial use, either proposal being in the future and not immediate. The site plan does not include the proposed building footprint and no details were provided about architecture style or building materials.

History and Existing Land Uses

The three subject properties are which are zoned AR-III are currently in use for storage of trucks and trailers associated with the adjacent refrigerated transport business located on the H-B zoned parcel. That property is developed with a 10,000 square foot commercial/industrial building constructed in 2012. This zoning is original to the property. The surrounding and adjacent properties are zoned with a mixture of Agricultural Residential, Heavy Industrial, and Light Industrial parcels.

Comprehensive Plan Land Use Designation

The future land use map shows the subject property is within an Employment Corridor. The primary land uses anticipated within this corridor are industrial uses, business parks, and technology-based operations. For corridors with interstate or rail access that support industrial or more intensive commercial uses, the intent is to provide additional larger-scale employment generators.

The property also falls within the Gateway Corridors Overlay District (GCOD), which provides additional standards to the underlying zoning for all non-residential development. These standards include transitional buffers, architectural features and materials, and signage.

This request is consistent with the Future Land Use Designation found in the Comprehensive Plan. The industrial zoning category requested is similar the zoning district across Candler Road and is consistent with the use pattern and zoning designations for properties within the area.

Development Support and Constraints

Hall County Environmental Health

In an email dated June 21, 2021 Emily McGahee with Hall County Environmental Health confirmed that no comment was needed for this application.

Hall County Fire Services

The property is located approximately 2.5 miles from Hall County Fire Station #9, located at 5040 Poplar Springs Road. The nearest fire hydrant is located in the right-of-way immediately in front of 1612 Candler Rd.

Hall County Public Works and Utilities

A memo dated June 22, 2021 from Srikanth Yamala, Director of Hall County Public Works and Utilities, provided the following

Engineering

No comment

Traffic Engineering

No comment

Utilities

No comment

Hall County Tax Assessors

No comments were provided.

Gainesville Water Resources

According to the Hall County GIS map, public water is available to the property along Candler Road from the City of Gainesville's Department of Water Resources.

Georgia Department of Transportation

In an email dated June 28, 2021 Parker Niebauer, GDOT Traffic Operations Supervisor provided the following comment: "No GDOT coordination required if just rezoning. GDOT coordination will be required for future development or grading in R/W."

Zoning Analysis

- The proposed use is within the "Employment Corridor" land use designation.
 - The proposed use **is consistent** with the Hall County Comprehensive Plan. The industrial zoning category requested matches the zoning district across Candler Road and is consistent with the use pattern and zoning designations for properties within the area.
- §17.160. Light Industrial District (I-II) includes truck terminals as a permitted use.
 - The current use and proposed expansion of that use are **consistent** with the Official Code of Hall County.
 - Future uses shall be permitted in accordance with the requirements of the Official Code of Hall County.
- §17.260. Area and Setback Requirements state that the setbacks for I-I shall be as follows: 75 ft. from centerline of road or 50 ft. from property line, whichever is greater, 20 ft. from side property lines, and 20 ft. from rear property line.
 - The proposed development as shown on the site plan **is consistent** with the official code of Hall County.
- §17.250. Off-street Parking, Storage and Loading Requirements state that All off-street parking facilities shall be constructed of dust-free materials which will have a surface resistant to erosion, drained so as to prevent damage to abutting properties or public streets and periodically maintained by the owner, and such facilities shall be arranged for convenient access and safety to pedestrians and vehicles, as well as that no parking area shall be used for the sale, repair, dismantling or servicing of any vehicles, equipment, materials or supplies.
 - Any proposed parking or expansion of parking will be required to meet this standard.
- The GCOD provides guidelines for non-residential property development and requires:
 - A minimum transitional buffer of 50 feet where an industrial zoning district abuts residential or agricultural use.
 - Approved development plans that conform to this requirement will be required before any land disturbance permit will be issued.

- Shrubs shall be planted within ten feet of the foundation of the primary structure along each building facade at the rate of at least 20 shrubs per 100 linear feet of building facade except for sides or rear of building used for loading or service areas.
 - Approved development plans that conform to this requirement will be required before any land disturbance permit will be issued.
- All outdoor storage shall be screened from view from public streets and adjacent property by a permanent opaque enclosure consisting of a minimum eight-foot high solid fence or wall.
 - Approved development plans that conform to this requirement will be required before any land disturbance permit will be issued.
- All parking areas shall be paved with asphalt or concrete.
 - The applicant has not expressed any deviation from the current existing layout. This **does not** meet the GCOD standard.
- Outdoor lighting shall be provided on all public streets and parking lots.
 - Approved development plans that conform to this requirement will be required before any land disturbance permit will be issued.
- The use of a common palette of building materials should be maintained for all four sides of principal buildings to create a consistent and traditional architectural identity. For large commercial/retail buildings and multifamily buildings, variation in building materials, texture, and depth should be employed to provide design variation. Metal siding is prohibited.
 - The applicant's narrative **does not** specify the building materials.
- Sign standards within the GCOD state that monument signs may be ground mounted, with one monument sign permitted on each lot.
 - The applicant has not indicated the location or design of any expansion or replacement of existing signage as part of this application.
- GCOD sign standards state that internally illuminated signs, automatic changeable copy signs, and externally mounted neon signs are prohibited.
 - The applicant has not indicated the location or design of any expansion or replacement of existing signage as part of this application.

Staff Recommendation

Staff recommends **approval** of the applicant's request with the following conditions:

1. The standards of the Gateway Corridors Overlay District (GCOD) shall be met for all future development.
2. All future development shall be subject to Development Review and the necessary permitting procedures.
3. All conditions of approval shall be recorded on any subsequent plats of this property.

Excerpts from the minutes of the meeting of July 6, 2021

Applicant's Presentation:

Sarah McQuade, Planning Director, presented a summary of the request.

Tyler Smith, 301 Green Street, Gainesville, presented the request. Mr. Smith stated that the applicant was seeking to rezone all of the parcels into one zoning. He stated that the zoning

would be consistent with the surrounding zonings. Mr. Smith stated that the applicant had no plans to develop the property at this time; however, they may conduct some minor grading to expand the current trucking company that already operates on the property. Mr. Braswell asked if the applicant had seen the staff conditions. Mr. Smith stated they had and were agreeable with them.

Public Forum:

No one spoke in favor or opposition of the request.

Motion: *Mr. Hunt made a motion to recommend approval, with conditions for the request, with a second from Ms. Pilcher and the motion passed by a 4-0 vote. (Mr. Varner absent)*

Conditions:

- 1. The standards of the Gateway Corridors Overlay District (GCOD) shall be met for all future development.*
- 2. All future development shall be subject to Development Review and the necessary permitting procedures.*
- 3. All conditions of approval shall be recorded on any subsequent plats of this property.*