



NARRATIVE REPORT  
REQUEST FOR CONDITIONAL USE  
HALL COUNTY, GEORGIA

RE: 5.45 acres located on 3519 White Sulphur Road, Gainesville, GA 30507  
Parcel ID 15020A 000030

Lee Hemmer (the "Applicant") respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for a conditional use approval for tractor trailer storage in the Gateway Corridor Overlay district.

The primary use of this parcel is planned and intended to be used as tractor trailer storage on a gravel surface. The property has been pre-graded for usable building pads and is located at the corner of SR 365 and White Sulphur Road. The proposed storage area is approximately 3 acres. An opaque fence is proposed around the perimeter with a security fence. Lighting will be LED security non-spill lighting and signage will concur with Hall County regulations.

The proposed use is consistent with recent industrial growth in the immediate vicinity and with adjacent properties. This use will also correlate well with the nearby future inland port. The proposed use will not have any adverse impacts to the environment and the current stormwater management regulations will be followed.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Irvin', is written over a large, stylized circular flourish.

James Irvin, PE  
Engineer for Applicant  
Foothills Land Design, LLC