



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 ordinance is interpreted to state that gravel is allowable for storage areas as this is not considered as parking. The applicant has a potential tenant with a specific company to provide storage for their trailers. This will not be a "pay lot".

The property has been pre-graded for a usable pad 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 and gate. The property will be unmanned and no office is necessary. Lighting will be LED security non-spill lighting and signage will concur with Hall County regulations. A tree replacement plan will be required and provided by the applicant before any land disturbance occurs.

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. The applicant has property across SR 365 from this property and wants to ensure that the trailers will be hidden from the highway and the site will be aesthetically pleasing.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Irvin', with a large, stylized initial 'J' and 'I'.

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