



NARRATIVE REPORT
REQUEST FOR REZONING
HALL COUNTY, GEORGIA

RE: 0.61 acres located on 1600-C Athens Hwy, Gainesville, GA 30507
Parcel ID 15032 000050

Gerardo Vargas (the “Applicant”) respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for rezoning from HB zoning classification to I-I zoning classification in the Gateway Corridor Overlay district.

The primary use of this parcel is planned and intended to be used as marble countertop fabrication and installation business utilizing the existing building and other improvements on the property. The purpose of the rezoning is for the ability to have outdoor storage. This rear yard area has existing gravel; therefore, the applicant also requests a variance to allow this area to remain as gravel. The gravel has been there for many years but it is difficult to tell when it was installed. It appears that weeds and grass were growing through the gravel, it was cleaned up, and then the gravel was recently refreshed by previous property owner. The applicant did not install the gravel. If it is determined that the gravel was installed after stormwater management regulations were in place then this area will have to meet current stormwater requirements. The more expensive marble material will be stored inside while the less expensive marble will be stored outside. A 68’ x 12’ shed in the rear of the property is proposed for cover. The existing gravel in the rear will also be used for delivery area.

There is an existing security fence around the rear of the property. Improvements will be made to the existing fence so that it is opaque. 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. The proposed use is consistent with the uses in the immediate vicinity and with adjacent properties on Athens Hwy and will not have any adverse impacts to the environment.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Irvin', written over a horizontal line.

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