



NARRATIVE REPORT
REQUEST FOR REZONING
HALL COUNTY, GEORGIA
October 2, 2023 (2nd Revision)

RE: 31.96 acres located on 3902 Belmont Hwy, Gainesville, GA 30507
Parcel ID 15013 000017B

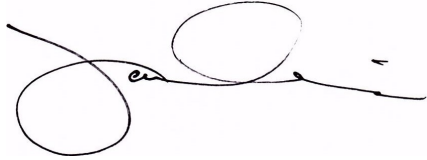
Gus Simpson (the “Applicant”) respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for rezoning from AR-IV zoning classification to PID zoning classification. The applicant is aware that AR-IV zoning surrounds the property. The PID zoning is proposed to control the use and plan of the property.

The primary use of this parcel is planned and intended to be used as a trucking company office utilizing the existing building and other improvements on the property. The existing improvements on the property were for agricultural use. Mr. Simpson has been using a portion of the Simpson Trucking and Grading property on Candler Hwy for his separate trucking business. His insurance company is requesting that he does not need to use this property and to be at a separate location. Mr. Simpson wants to convert the agricultural building and gravel on this family property to use for his office and truck parking; therefore, rezoning is required to do this. Additional gravel is proposed behind the building for employee parking.

There will be approximately 30 trucks that will use this property. The majority of the trucks will leave at 6:30 AM and return at 6:30 PM on Monday through Friday. On Saturday some of the trucks will leave at 6:30 AM and return at 12:30 PM. The lighting will be semi-cutoff, non-spill, type. The applicant has already planted evergreens along both side property lines. See attached photos. Also, the building and its operations is not visible from the road due to the property’s topography from the road. See attached photo from Google Earth. The mobile home on the property will be for an employee residence to address any issues with the property or business after hours.

It is understood that a GDOT commercial driveway permit will be required as well as an updated septic system for the building. The existing vegetation around the perimeter of the property will remain and the business is should not cause any adverse effects to the adjacent properties.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Irvin', with a large circular flourish on the left side.

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