



NARRATIVE REPORT
REQUEST FOR REZONING
HALL COUNTY, GEORGIA

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.

It is understood that a GDOT commercial driveway permit will be required as well as a 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', is written over a large, stylized circular flourish.

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