

August 6, 2024

Project Narrative for:**Hall County Tax Parcel #: 15032E 002012A**

2017 Athens Highway

Gainesville, GA 30507

Summary

The accompanying application seeks to modify existing AR-IV Zoning for ±16.5 acres of partially undeveloped property on Athens Highway in Hall County at the intersection of Athens Street and Athens Highway. The intent is to create a tractor-trailer parking area at the property referenced above.

Site Description

The parcel is located at the intersection of Athens Street and Athens Highway and has approximately 275' of frontage along the southern right-of-way of Athens Highway (variable R/W). Parcel 15032E 002012A is partially zoned H-B (southern portion) and currently contains a metal building only. The existing metal building, has been approved by Hall County Government Board of Commissioners with the conditional use of automobile repair and maintenance. Existing detention pond will be improved by adding underground stormwater detention and reserve septic field will be relocated (pending soil study) to serve the property. The property is adjoined on its north and west by property zoned AR-IV and to the east by PRD. Access to the property is currently a gravel drive from Athens Highway and will be replaced with a new asphalt drive.

Comprehensive Plan Consistency

The project is consistent with the residential designation of the Future Land Use Map. The expansion of the development with this use should not be in conflict with the nearby property owner's use and enjoyment of their properties.

Project Parameters

Parking – The proposed development will have ± 53 tractor-trailer parking spots

Building setbacks – 30'-55' front, 20' side, 10' rear

Hours of Operation – 24/7 – full-time parking area

Lighting – Non-spill lighting along roadway for accessibility and safety