



January 3, 2025

NARRATIVE REPORT  
REQUEST FOR REZONING  
HALL COUNTY, GEORGIA

RE: 21.02 acres located at 2811 Athens Hwy, Gainesville, GA 30507  
Parcel ID 15023 000037

Paden Dunagan (the “applicant”) respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for rezoning approval. The property is currently AR-I zoning and the proposed zoning is I-2 (Heavy Industrial).

The primary use of this parcel is planned and intended to be used as a welding business, Dunagan Welding, and outdoor storage. A 64,200 sf building and a 10,000 building are proposed for the welding shop and all welding will occur inside the buildings. Much of the storage areas shown will be used for finished inventory or items which need welding services. The storage area adjacent to Athens Hwy will be screened with opaque fencing.

The accompanying concept plan adheres to the I-2 zoning standards. These include a 50’ front setback, 30’ side setback, 10’ landscape strip, and a 50’ transitional buffer adjacent to residential properties. There is a 50’ stream buffer and 75’ impervious setback along the northern and eastern property lines. This will provide an additional buffer adjacent to AR-I zoned properties for a visual and noise buffer. The AR-I zoned property to the south is currently undeveloped.

The City of Gainesville will provide water and the sewer will be provided by an on-site sewage management (septic) system. The lighting will be semi-cutoff, non-spill, type. There is not a sign proposed at this time; however, any signs are to adhere to the Hall County regulations.

Many properties along Athens Hwy are currently being used for industrial and/or business. The I-2 zoning and intended use is consistent with the emerging area and the intended Hall County future land use of “Employment or Business Corridors”. Industrial use is listed for the employment corridor in the current comprehensive plan.

Sincerely,

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

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