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**JAN 17, 2025**

Planning & Zoning Department

NARRATIVE REPORT  
REQUEST FOR CONDITIONAL USE  
HALL COUNTY, GEORGIA

RE: 2.15 acres located on Gateway Center Pkwy, Gainesville, GA 30507  
Parcel ID 15020A000035

Reynolds – Hemmer Properties, LP (the “Applicant”) respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for a conditional use approval for tractor trailer (trailers only) storage in the Gateway Corridor Overlay district.

The primary use of this parcel is planned and intended to be used as tractor trailer storage on a gravel surface. The ordinance is interpreted to state that gravel is allowable for storage areas as this is not considered as parking. The applicant has a potential tenant with a specific company to provide storage for their trailers. This will not be a “pay lot”.

The property has been pre-graded for a usable pad. The proposed storage area is approximately 0.45 acres. A security fence and gate fence are proposed around the perimeter. It is understood that a portion of the fence will most likely need to be opaque due to the requirements of the Gateway Corridor Overlay. However, the property is behind a 20’ tall, heavily vegetated berm along SR 365. The property cannot be seen from the gateway corridor. The property will be unmanned and no office is necessary. 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 before any land disturbance occurs. The property is part of the Gateway Centre Industrial Park and will utilize the existing stormwater management facilities.

The proposed use is consistent with recent industrial growth in the immediate vicinity and with adjacent properties. This use will also correlate well with the nearby future inland port. The proposed use will not have any adverse impacts to the environment and the current stormwater management regulations will be followed.

Sincerely,

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

**Foothills Land Design, LLC**  
**164 Professional Drive**  
**Baldwin, GA 30511**

**Ph: 706-778-0067**  
**Fax: 706-778-0069**  
[www.foothillslid.com](http://www.foothillslid.com)