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Planning & Zoning Department

NARRATIVE REPORT
REQUEST FOR REZONING
HALL COUNTY, GEORGIA

RE: 6.0 acres located On White Sulphur Road - Parcel ID 09113 000073 & 09113 000074

White Sulphur Rd Industrial, LLC (the "Applicant") respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for an amendment to the site plan.

Nemrod Ovis, LLC obtained a PID zoning on May 5, 2021 with the intention to build small light-industrial office/warehouses. This was not economically viable due to several factors and the property was sold to White Sulphur Rd Industrial, LLC. One of the issues with the property is the grading completed several years ago was not compacted properly for building construction.

The property currently has gravel placed on the existing graded pad. The southern portion of the property is being rented by an erosion control materials and installation company. A mobile unit is being used as an office and there are several shelters being used for their materials. The shelters are similar to the movable metal carport shelters which can be purchased at home improvement stores. Another shelter is proposed. No signs or lighting is proposed at this time but it is understood that one sign is permitted for each entrance per the rezoning.

The applicant's engineer is working on site construction plans to bring the property improvements up to meet current Hall County ordinances. There is an existing chain-link fence with opaque screening along the front of the property. The applicant intends to keep this in place. It is understood that segments of the fence may need to be moved as directed by Hall County staff. Portions of the existing gravel encroach into the 10' landscape strip and will need to be removed. Currently there is an existing gravel driveway at the intersection of White Sulphur Road and Navajo Circle. This will need to be removed as this does not meet minimum driveway separation requirements. A proposed entrance at another location is proposed for access to the northern portion of the property. There is an existing stormwater detention pond on the property. Calculations will be prepared to ensure the pond is adequate for the improvements or modifications may need to be made to the pond and possible storm drain infrastructure.

The applicant would also like to request that condition #7 of the rezoning approval be removed. The condition states that masonry water tables shall only be required on the front side of the structure. The office building is a mobile unit and a masonry water table would not be applicable.

If you have any questions or comments regarding this application, please do not hesitate to contact us.

Sincerely,

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

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