

Project Narrative for Athens Highway Tract

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FEB 19, 2025

Planning & Zoning Department

LOCATION – 0 & 3566 Athens Highway, Gainesville, GA 30507

PARCEL NUMBER – 15014 000167 & 15014 000233

ACREAGE – 38.47 acres +/-

PROPOSED ZONING – Planned Industrial Development (PID)

APPLICANT – Simpson Trucking & Grading

Summary

The accompanying application seeks zoning district change from AR-1 & S-S to PID for 38.52 acres of undeveloped property located at Athens Highway (US 129) in east Hall County near the intersection of Athens Highway (US 129) and Mangum Road. The intent is to develop multiple uses, totaling not more than 85,000 SF, as allowed in the Light Industrial district and this narrative. This narrative will propose a unified set of standards for project. The location and proposed use is consistent with the Hall County Comprehensive Plan's designation as an "Employment or Business Corridor" and appropriate for Hall County's Planned Industrial District (PID). Completion of development is anticipated by 2027.

Site Description

The site has approximately 800 LF of frontage along Athens Highway (US 129). The site is L - shaped and extends to a depth of 2500 LF. Several unnamed tributaries of Allen Creek have been identified within the site. The site is mostly wooded with a mix of mature trees with rolling topography. Domestic water is provided by the City of Gainesville and is located in the Athens Highway right-of-way. The site will be served by an on-site sewage management system and all other dry utilities are located within a reasonable distance for service extensions.

Adjacencies

The property is surrounded primarily by residential zonings (AR – 1) & (R-1), as well as PCD and PFCD. Directly across Athens Highway is a Pilgrim's Pride hatchery operation (Zoned I-I).

Access

Access to the property is planned from Athens Highway (US 129) at the existing median break for Mangum Road, subject to GDOT approval. An existing left turn lane is in place and presumably a deceleration lane would need to be added into the site.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel 15014 000121 zoned S-S, at the intersection of Athens Highway and A.L. Mangum Road
- Nearest distance to developed commercial property – A convenience store at parcel 15014 000041F zoned PCD at the intersection of Athens Highway and A.L. Mangum Road
- Nearest distance to a single family home – a single family home at 3523 A.L. Mangum Road is located within 75' of the boundary.

- Nearest distance to a subdivision – The Bluffton S/D is located 1.1 miles north on Bluffton Drive.

Comprehensive Plan Consistency

The project is located within the East Hall Vision Area and specifically the “Business or Employment Nodes & Corridor” of the Future Land Use Map. Compatible zoning districts include Light Industrial, consistent with this request.

The project is consistent with the Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to be in conflict with any of the above.

Gateway Corridor Overlay District

The property is located within the GCOD and this application also requests the following variances:

6.2.4.C.2 – Variance to allow for outdoor storage.

6.2.5.A.2.b – Variance to reduce the transitional buffer to 30’ or 15’ where shown on the zoning plan.

6.2.5.B.6 – Variance to require landscaping only where visible from public road or adjacent property.

6.2.5.C.1.b – Variance to allow greater than 125% of the minimum number of parking spaces required in Sec. 8.1.

6.2.5.C.1.e – Variance to allow for parking to be located between the principal building and the street.

6.2.5.C.2.d – Variance to allow for gravel parking in areas shown on the zoning plan

6.2.6.A.3 – Variance to allow for a 40’ building height along US 129.

6.2.6.B.3 – Variance to allow for use of metal siding on the rear only for the front building.

6.2.6.B.3 – Variance to allow for a metal siding building located at the rear of the property.

6.2.6.C.1 – Variance to allow for a metal roof on the building located at the rear of the property.

Traffic Impact Study

A GDOT ICE Analysis or Waiver will be completed as part of the Land Disturbance Permit process.

Proposed Uses

The project may contain a variety of uses consistent with those allowed in Light Industrial (7.6.4) and the Project Dimensional Standards outlined below.

Allowable uses shall include:

- Office
- Heavy Equipment Storage (7.6.6 B & C)
- Warehouse & Distribution (7.6.8)

Hours of Operation

Operations may occur on a 24/7 basis.

Anticipated number of employees - 200

Conceptual Master Plan

The development of the Athens Highway Tract shall be controlled by the Conceptual Master Plan (the "Plan") attached as exhibit "A". The plan is considered conceptual in nature, and as such may require

modifications during the engineering and development process. Modifications to the locations and arrangement of buildings, roads, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer or End User, so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks.

Project Dimensional Standards

Athens Highway Tract Development Standards	
Minimum Lot Area	15,000 sf
Minimum Lot Frontage	100'
Front Setback from Athens Highway	50'
Landscape Strip along Athens Highway	20'
Side Setback	20'
Rear Setback	20'
Exterior Transitional Buffer (varies per zoning plan)	15' to 30'
Maximum Height	40'
Total Acreage	38.47
Minimum Open Space	20%
Maximum Floor Area Ratio	80%
Proposed Square Footage	85,000
Parking Ratio	Variance requested for 200 spaces