

RECEIVED**FEB 13, 2025**

Planning & Zoning Department

Rezoning Narrative:

Current: District 1 Zoned AR-1

Proposed: Commercial - Highway Business

Area: The lot is directly adjacent to the Fieldale Farm plant.

Description of use: Car restoration and performance.

Install a 2800 square foot metal building to perform the mechanical restoration and upgrade of classic and performance vehicles. Murrayville GA is a classical southern city and to keep with that theme, the front of the building would be decorated to look like a "Days gone by" filling station including old gas pumps and memorabilia keeping the country charm and being visually appealing to passersby. Most vehicles will be stored inside but no more than 3 vehicles will be outside awaiting repair. All vehicle parking is behind the building.

Standards: Lot size is .61 acres with a commercial business on one side and residential properties to the right and behind. A minimum of a 25' buffer is designed against the residential properties with a solid wood fence protecting the properties. The front of the building will be set back a minimum of 35' from the roadway.

Hours: Mon-Fri 8-6

Parking: 10 parking spaces and 1 ADA space.

Lighting: LED lighting off the building pointed downward. No lighting directly facing the residential properties.

Signage: A single sign attached to the building as approved by Hall County

Water and Wastewater: The existing septic system is being evaluated for reuse or a new system installed to service one bathroom with toilet and sink and one sink in the shop area.

Buffers: There is an existing fence between the property and Fieldale Farms. A 6' solid wood fence would be installed between the residential properties.

