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Planning & Zoning Department

NARRATIVE REPORT
REQUEST FOR REZONING
HALL COUNTY, GEORGIA

RE: 13.17 acres located at 2614 Old Cornelia Hwy, Gainesville, GA 30507
Parcel ID 15021A000032

Brayden, Carter, Brock, LLC (the "applicant") respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for rezoning approval. This application and proposed use consists of 1 lot at 2614 Old Cornelia Hwy, Parcel 15021A000032. The property is currently zoned AR-1 and the proposed zoning is I-1. The proposed use is for Ameri-Can dumpster rental service for commercial "roll-off" construction dumpsters.

Ameri-Can dumpster rental is currently located on the adjacent property at 2630 Old Cornelia Hwy. The property owner wishes to move this business for more area for truck and equipment storage and allow a sign shop to use the current building. Ameri-Can provides roll-off dumpster rentals, portable storage container rentals, and dump truck services. Ameri-Can LLC has approximately 15 company vehicles, 5 equipment trailers, & 5-6 pieces of grading/construction equipment. Most of these vehicles and equipment will be stored behind the building. All trucks are home based at this location with employees reporting daily. Any rental equipment stays on customer property approximately 90% of time. At any given time, there should not be more than 10 roll-off cans or storage containers on site as they stay on customer sites as well. Ameri-Can operated out of their existing site since 2020 when they started the business. The business growth has created a need for expansion & would like to do that in Hall County at this property they have owned since 2017.

The attached plan shows a proposed 12,000 sf building with parking and gravel area behind the building for truck parking and equipment storage. The property was previously used for several mobile homes. The portion of the property for the building was previously graded and designed for future use.

Business operation hours will be from 8am to 5pm, Monday through Friday. Any proposed signs will adhere to Hall County requirements. Outside lighting will be limited only for security. This property will not need a fence but there will be a gate for the entrance. Many properties along Old Cornelia Hwy are currently being used for industrial and/or business although not shown for this area in the current comprehensive plan. Please let us know if you have any questions or if any additional information is required.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Irvin', with a large circular flourish on the left and a horizontal line extending to the right.

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