

October 6, 2025

Project Narrative for:

Hall County Tax Parcel #: 15032E 002012A

2017 Athens Highway

Gainesville, GA 30507

Summary

The accompanying application seeks to modify the existing AR-IV zoning for approximately 18.06 acres of property located along Athens Highway at the intersection of Athens Street and Athens Highway. Of the total property, 2.20 acres are already zoned H-B; therefore, this rezoning request applies only to the remaining 15.86 acres.

The intent of this request is to create an overflow parking area for the existing business, which currently operates under a valid business license allowing the repair of recreational vehicles (RVs), trucks, and trailers. The proposed area will serve as overflow storage for vehicles awaiting or completing repair work. This includes recreational vehicles (RVs), trucks, and landscape trailers—no semi-trailers will be stored on the property.

Site Description

The parcel is located at the intersection of Athens Street and Athens Highway, with approximately 275 feet of frontage along the southern right-of-way of Athens Highway (variable R/W). Parcel 15032E 002012A is currently zoned AR-IV and contains one metal building previously approved by the Hall County Board of Commissioners for automobile repair and maintenance as a conditional use.

The existing detention pond will be improved by adding underground stormwater detention to adequately serve the property. Access is currently provided by a gravel drive from Athens Highway, which will be replaced with a new asphalt driveway.

The property is bordered on the north and west by land zoned AR-IV and on the east by PRD-zoned property.

Comprehensive Plan Consistency

The proposed development is consistent with the residential designation on the Hall County Future Land Use Map. The overflow parking use will serve as a logical and low-impact extension of the existing business, without negatively affecting neighboring properties.

Project Parameters

Use of Property:

The proposed overflow parking area will be used solely by the existing business and will not be rented out or made available for public outdoor storage. The area will be restricted to employee access only, allowing employees to strategically move and

organize vehicles to optimize parking capacity. The site will be a controlled environment with no public access.

Vehicle Types:

The overflow lot will accommodate RVs, trucks, and landscape trailers only. *No semi-trailers or unrelated commercial storage vehicles will be allowed.*

Parking:

Approximately 47 overflow parking spaces are proposed for the storage of vehicles associated with the existing business operations.

Building Setbacks:

Front: 30'–55'

Side: 20'

Rear: 10'

Hours of Operation:

Operations will match the existing business hours, which are Monday through Saturday, 7:00 a.m. to 6:30 p.m.

Lighting:

Low-level, non-spill lighting will be installed along access drives for safety and visibility.

Fencing:

There are ***no proposed perimeter buffer reductions or fence*** substitutions abutting residential zoning that would require Planning Commission approval.