

To: Hall County Planning and Zoning

From: Generations Metal Recycling

Date: February 5, 2026

Re: Rezoning of 886 Gainesville Hwy

Generations Metal Recycling is requesting that 886 Gainesville Hwy, parcel 08170 001004, be rezoned from AR1 to I-1.

We purchased this property from Tullis Metals, Inc on 5/23/2023. Tullis Metals had owned the property since 1990, and operated the scrap metal processing facility on this site, as one piece of his scrap yard operation otherwise located at 3100 Buford Hwy. .

Generations Metal Recycling is a family owned and operated metal commodities processing company. We are not a scrap or junk yard, nor are we open to the public for drop in sales. We do not buy scrap vehicles. We purchase material in bulk from secondary scrap metal dealers and from electrical contractors. We are a commodities processing facility; we use specialized equipment to separate the commodities (aluminum, steel and copper) of the products we purchase. Once we separate the commodities, we sell them to companies to melt and produce new consumer products.

Per the 2024 Official Code of Georgia regarding Professions and Businesses, OCGA 43-43-1 Definitions: a “scrap metal processor” means any person, firm, or corporation which is engaged in the business of buying scrap vehicles, automotive parts, or other metallic waste by weight to process such material into scrap metal for remelting purposes; which utilizes machinery and equipment for processing ferrous and nonferrous metallic scrap into prepared grades; and whose principal product is metallic scrap.”

Per Section 7.6 of Hall County’s Unified Development Code, our type of business, scrap metal processors, is specifically named and categorized under 7.6.9 (A7) as a Waste Related Service.

Per the Hall County Unified Development Code’s Allowed Use Table, 7.2.1, on the 6th printed page, Waste Related services can operate in I-1 and I-2, other than 4 specified exceptions of waste related services, which do not include scrap metal processors.

As this has been the use of this property for decades, we are requesting that the property be rezoned to reflect this usage, and to allow all light industrial uses currently and in the future as well. Universal Steel, operated on the contiguous property, which upon passerby’s initial glance appears that we are a part of, is also a many decade old I-1 business at this location ,and is requesting rezoning for the same.

The area is a multi-use area, but there are many industrial properties, including multiple industrial parks and complexes.

We would also like to request a variance from the GCOD standards for this property. As a .23 acre parcel, the buffers, landscaping and road frontage requirements in particular would be difficult to implement. The widening of Hwy 13 in recent years further decreased the size of the front of the property, hindering the usage as well.

The aerial maps show two shipping containers in the front of the property. These were there when we purchased the property, and will be removed to be compliant with zoning. The fence covering will also be removed. The area serves as fenced parking, but will not serve as storage.