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2/20/2026

Planning & Zoning Department

NARRATIVE REPORT
REQUEST FOR REZONING
HALL COUNTY, GEORGIA

RE: 4.42 acres located at 5650 Old Dahlonega Hwy, Murrayville, GA 30564
Parcel ID 11082 000016

Derrick Prater (the “applicant”) respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for rezoning approval. The property is currently AR-I and H-B zoning and the proposed zoning is I-1 (Light Industrial district).

The primary use of this parcel is planned and intended to be used as an office /warehouse facility for Pro Service, a commercial roofing and glass contractor business. Pro Service has been a Hall County business since 2009 and is currently located at 5647 Thompson Bridge Rd, Gainesville.

The accompanying concept plan adheres to the I-1 zoning standards. These include a 50’ front setback, 20’ side setback, 10’ landscape strip, and a 30’ transitional buffer adjacent to residential properties. The plan shows one 20,000 sf building with parking and loading area. There will be two entrances on Old Dahlonega Hwy. There may be a storage area on the south and east sides of the building and opaque fencing is shown surrounding this area. The building will be constructed similarly to their existing business which has a strong visual appeal. A picture of the building is attached.

The City of Gainesville will provide water and the sewer will be provided by on-site sewage management systems. The lighting will be semi-cutoff, non-spill, type. Any signs are to adhere to the Hall County regulations. As mentioned previously, there is a 30’ transitional buffer along the north side of the property. Any disturbance within this buffer will require replanting per the Hall County tree ordinance.

The property is near the intersection of Thompson Bridge Road with a very small corner of the property within the Gateway Corridor Overlay district. The property is within the Murrayville Sardis Character Area and the Rural Scenic Corridor future land use district which is compatible with I-1 zoning. Adjacent properties to the west and south have H-B zoning. The property to the east and north have AR-1 zoning; however, they will be protected by buffers.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Irvin', with a large, stylized loop at the end.

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

Photo of Existing Building

