



# Hall County Government

PLANNING AND ZONING

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

PLANNING AND ZONING  
DIRECTOR  
Katie Ahmed

**To:** David Gibbs, Chairman  
Kathy Cooper, District 1 Commissioner  
Billy Powell, District 2 Commissioner  
Gregg Poole, District 3 Commissioner  
Jeff Stowe, District 4 Commissioner

**From:** Katie Ahmed, Director of Planning & Zoning

**Date:** May 4, 2026

**Subject:** **Generation Metal Recycling - 860 Gainesville Hwy, Buford, GA 30518**

---

Mr. Chairman and Commissioners,

As detailed in the published staff report for 860 Gainesville Highway, a rezoning request to rezone from AR-1 to I-1, the most recent use of this property has been Generations Metal Recycling, a scrap metal processing operation. The business previously operated at 886 Gainesville Highway under a City of Resthaven business license from approximately 2023 through June 2025.

Since that time, the County has received **multiple noise complaints** from residents of the Sweet Apple Place subdivision. Due to longstanding jurisdictional misunderstandings, staff has worked with the property owner and business operator to bring forward this rezoning request to clarify the historical use of the site and address the current operations.

During our review of the Hall County Unified Development Code, **staff identified an internal inconsistency**. Scrap metal processing is permitted within the Light Industrial (I-1) district without an indoor-operation requirement, while light manufacturing—also permitted in I-1—must be conducted indoors to mitigate noise and other impacts. Given the documented noise issues affecting nearby residences, it is reasonable for the Board to consider imposing conditions on this operation or determining that scrap metal processing should not continue at this location.

**The intent of the Light Industrial district is to allow uses that do not create adverse impacts beyond the property boundaries.** Although this operation is currently permitted under I-1, the number of complaints clearly indicates adverse off-site impacts. Until staff can address this

inconsistency through a future UDC update, additional noise-mitigation measures should be included as conditions of approval.

**The following conditions are recommended by Staff should the Board choose to approve the rezoning request and further allow for Scrap Metal Processing operations at this site:**

1. All scrap metal processing activities shall be conducted entirely indoors and shall not be audible beyond the property line.
2. Any scrap metal processing use on the property shall be reviewed by the Board of Commissioners after six months of operation to evaluate compliance with all conditions and determine whether additional requirements are necessary.