

NARRATIVE

860 Gainesville Hwy

Tax Parcel #07-298-000-019

Owner/Applicant: Richard J. Garner

Updated March 25, 2026

This is a request to rezone the subject property from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) to formally recognize and align the zoning with the long-standing commercial and light industrial operations that have existing on the site for nearly two decades.

I purchased this property on July 19, 2005. In 2007, I constructed two commercial buildings under City of Resthaven building permits, as it was my understanding at the time that the property fell within their jurisdiction. These structures include:

- 20,000 square foot (100'x200') warehouse building.
- 9,375 square foot warehouse building
- 25'x75' partially enclosed pole building

The following is a list of current and previous Business operations on the property:

- **Lanier Automotive LLC dba Lanier RV Storage**
 - o **2007 – Present**
 - o Towing, Inside/Outside Storage
 - o Operating hours 24/7
- **Atlanta Landscape Group**
 - o 2014-2023
 - o Landscape business with outside storage
 - o Operating hours M-F, 6 am to 5 pm
- **Central Irrigation**
 - o Dates Approx. 2010-2013
 - o Inside/outside storage of irrigation materials
- **Statewide Wrecker Service, Inc**
 - o 2007-2023
 - o Towing, Outside Storage
 - o Operating hours 24/7
- **Lanier Marine Service**

- o **2011-Present**
- o Service and indoor/outdoor storage of marine equipment
- o Operating Hours M-F, 8 am-5 pm
- **Generations Metal Recycling**
 - o **July 2025 – present**
 - o See separate Narrative from Generations Metal Recycling dated March 12, 2026, for detailed description of this business along with a Noise Study by ArtUSA Noise Control Products dated February 18, 2026.
 - o Operating hours M-F 8 am – 5 pm

Current Zoning

- According to Hall County, AR-1
- According to City of Rest Haven, C2

Business License/Construction Permits

- All business licenses have been issued by the City of Rest Haven with the exception of Generations Metal Recycling who operated with a Resthaven business license from their previous location at 886 Gainesville Highway.
- All buildings were independently inspected at the time of construction per City of Rest Haven instructions.

Property Utilities

- Georgia Power
- City of Buford—water and gas
- Septic

To: Hall County Planning and Zoning, Hall County Commissioners

From: Generations Metal Recycling

Date: April 3, 2026

Re: Rezoning of 860 Gainesville Hwy to Light Industrial

This narrative is to explain the business leasing the property and operating at 860 Gainesville Hwy. Property owner Joel Garner is submitting for rezoning from ARI to Industrial.

We, Generations Metal Recycling, are 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.

Joel Garner has operated a wrecker service on this property for decades. We leased this property under the impression that it was industrial use property in Rest Haven. All of us entered into this agreement in good faith and with honest, good intentions. The debacle that ensued of jurisdiction, zoning and noise was completely unforeseen. Through a complicated process, Joel, and we, realize that it is Hall County jurisdiction, and therefore request rezoning. The area is a multi-use area, but there are many industrial properties, including multiple industrial parks and complexes. The portion of the property we lease is contiguous to a power substation, owned by the Municipal Electric Authority of Georgia, a power easement, a closed inert landfill on the back/eastern boundary, and an undeveloped property also currently under application or to be applied for rezoning to Hall County Industrial Usage.

As part of this rezoning, we are requesting to be able to operate the business we have invested significant time and capital establishing on this location. We lease the warehouse that is

farthest from the road on this property. The property is basically divided into three sections, from the road frontage use of a storage/parking lot, the middle use of a warehouse leased to other tenants, and the back warehouse, our location. Our warehouse cannot be seen from the road. Nor can the entire rear/backyard of the property. The drive to access this leased property leads to a fenced access gate, including privacy screening, on the southern corner of the warehouse. This gate can be seen from the road only if one is truly scrutinizing the area, as it is beyond the first two uses on the lot. Beyond the gate there is a concrete wall that extends from the southeastern corner of the warehouse. Our operation does include an outdoor machine. This machine is loaded with product which is processed and fed via conveyor to the rest of the processing line inside the warehouse. The machine is not visible from the road. We are committed to making sure the sound of the machine is acceptably abated. There is a dust collection system on the rear side of the warehouse as well.

We understand that the primary issue and concern with this property has been the noise. We have stated from the beginning that we are committed to sound abatement, as well as being good neighbors and stewards of the community. Through our attorney, we contracted Artusa Industries, a service provider of acoustic solutions, a manufacturer of noise control products, and a provider of noise surveying and consultation.. The owner, Frank Artusa, conducted a noise study, included with our rezoning application and has consulted with us extensively. Here are a few important points regarding the noise.

1. In December, we installed industry standard 2 lb mass loaded vinyl sound curtains. These surround the machine entirely, with the exception of the openings for the infeed and 2 conveyers. These curtains significantly reduced the overall sound. The dba, which is the standard sound measurement for noise ordinances, is below standards. However, the persistent noise is a low frequency noise.
2. While waiting for the sound curtains to be manufactured, we also placed a 12' high concrete barrier of bin blocks in various areas surrounding the machine.
3. The noise study identified the specific frequency levels of the persistent noise. We have consulted with Mr. Artusa extensively regarding various ways to abate this low frequency sound. He has steadfastly confirmed, even since first visiting the site, that there are definitely ways to abate this frequency.
4. One strategy we are implementing after consultation with Mr. Artusa is the rearrangement of the concrete bin block barrier. It is now directly beside the machine. We are also creating a 12' long "tunnel" at the infeed area with the bin blocks and, at the time of this submittal, this part is almost complete.
5. We are also, at the time of this submittal, working on placing an additional layer of the sound curtains around the machine. Placing two layers of these materials with an air gap in between is proven to help significantly with low frequency sound. Our hope is by the time of the hearing on this matter, this additional barrier will be in place and, with this and the concrete barrier, the low frequency noise will be abated.
6. We remain steadfast in our commitment to sound abatement. There are multiple additional steps to take to abate the noise, and we would work with Mr. Artusa and Mr. Garner, as well as Hall County, if the low frequency sound persists.

While we have gone through this process to determine jurisdiction and zoning for this location, we have intentionally run this machine with awareness and consideration of the neighbors. In an effort to be mindful of neighbors, until further sound abatement plans can be confirmed to be acceptable and achieve compliance, we are restraining our operation of the outdoor machine to 10-4, primarily actually running between 11 and 3, not on weekends or holidays. Again, this is our approach to be considerate of neighbors in this interim period. It is not a long term solution that will allow our business to succeed. Once rezoned, our business hours for outdoor operations, including operation of the machine as well as truck deliveries, would be Monday through Friday from 8am to 5pm.

We would appeal that the solution should not include a building around the machine. The Hall County Unified Development Code does not state that it must be inside for light industrial zoning. A building around the machine might actually complicate the sound abatement process, as the building will not control the sound adequately, and could actually exacerbate the problem.

As this leased property is the farthest from the road, and due to the usage of the surrounding properties, we would petition that the GCOD standards should not be applicable to this portion of the 860 Gainesville Hwy property.

Of further interest to Hall County, our business is instrumental in the national interest and relevance to the critical minerals. Our raw copper helps fuel the \$8.5B annual copper manufacturing industry in Georgia with local material instead of from China, the Democratic Republic of Congo, or Chilean copper. Our main products, copper and aluminum, are both deemed critical to national security by the United States Geological Survey and the Department of Interior. Our business is on the radar of the recycled materials industry nationally and internationally, as a pioneer of this particular process. The primary product we process on the outdoor machine is currently commonly exported, and frequently sent to countries who use child labor to sort and process this material. Our goal is to help create a circular economy and keep copper domestic in the American manufacturing process.

Not only is our business located in Hall county, we are residents of Hall County. We have spent many decades in this county, and hope to grow our business here. Our long term goal is to expand our operation and relocate near the future inland port in Hall County. This is an opportunity for Hall County to be on the forefront of the metal recycling industry, impacting the national and global future of this industry as well as the impact this can have for our nation's security, save natural resources, and support a healthier environment for generations to come.