

Letter of Intent

March 16, 2026

Hall County Planning and Development
2875 Browns Bridge Road
Gainesville, Georgia 30504

RE: Rezoning, Conditional Use, and Variance Application
5989 Lanier Islands Parkway
Tax Parcel: 07329 002001D

To whom it may concern:

Please let this letter serve as the letter of intent to rezone the property located at 5989 Lanier Islands Parkway from the existing AR1 (Agricultural) zoning designation to I-1 (Light Industrial) The proposed project is a 20,000 square foot building and associated parking and storage yard. The project will be a contracting business with operating hours from 7 am until 6 pm.

The Hall County Unified Development Code designates this location in the Gateway Corridor Overlay District, and in addition the subject property is shown as Business Corridor on the Future Land Use Map. The subject property's surrounding uses are as follows: to the east is AR-1, west and north (City of Buford Industrial) and across Lanier Islands Parkway is Light Industrial.

The following applications are requested for consideration from Hall County:

1. Rezoning from AR-1 (Agricultural) to L-1 (Light Industrial)
 - The proposed use is a contractor building with related outdoor storage.
2. Variance Requests within the Gateway Corridor Overlay District
 - A. Variance to allow gravel in the storage area. Section 6.2.5.C.2.D
 - A Variance is requested to allow gravel in the storage area due to the weight of the equipment being stored.
 - B. Variance to all Metal on sides and rear of building. Section 6.2.6 3.B
 - A Variance request for metal on the sides and rear of the building due to the nature of the business and the sides and rear aren't visible from the public right-of-way.

C. Variance to allow for parking between the street and building. Section 6.2.5.C.2.E

- A Variance request to allow parking directly in front of the building since there will be a security fence from the sides of the building to the rear. The fencing would prevent parking to be located in the side and rear of the building as enumerated in Section 6.2.5.C.2.E of the Hall County Unified Development Code.

3. Conditional Use to allow outdoor storage in the Gateway Corridor District

- Due to the nature of the business, outdoor storage is needed.

The following are the proposed development standards for the proposed project:

Setbacks:

Front 50-feet

Side 20-feet

Rear 20-Feet

Density: 2,475 square feet per acre

Proposed sign: Proposed ground sign will show compliance with Sign Ordinance

Proposed Lighting: Lighting on building that will comply with standards.

Water Providers: City of Gainesville

Sewer Provider: Provided by on-site septic

Abutting Properties: Buffer provided to residentially zoned property to the east.

The proposed project is in keeping with surrounding properties that are similar in nature. We appreciate your consideration of these requests, and please do not hesitate to give me a call if you have any questions.

Sincerely,
Benji Wood