

NARRATIVE TO PETITION TO AMEND PLANNED INDUSTRIAL DEVELOPMENT ZONING

ADDRESS: 3307 and 3333 Athens Hwy; Gainesville, GA 30507

TAX PARCEL: 15014 000033 and 15014 000033A

ACREAGE: 36.33 (14.8 and 21.53)

APPLICANT: Ramar Land Corporation

PROPERTY OWNER: Gauri Ventures LLC

COMMISSION DISTRICT: 3

Project's Description

This rezoning application requests an amendment to the current Planned Industrial Development ("PID") zoning of the above referenced 36.33 Acres (the "Property"). The Property is located on U.S. 129 Highway, currently being widened as part of a Georgia Department of Transportation project. This highway is a connection corridor between I-985 and I-85. This rezoning application requests amendment of the current PID zoning to permit utilization of the Property as a regional hub truck terminal. R+L Carriers is the specific user designated for the site and is currently in a due diligence period under the sales contract. R+L's proposed terminal would provide numerous permanent jobs, including administration, mechanics, dock workers, and drivers. The terminal will handle small product pickup and delivery for the local market, as well as provide a regional hub for terminal-to-terminal connection. R+L's delivery policy prevents drivers from overnight hauling and allows freight to be delivered from coast to coast using multiple drivers traveling from hub to hub. This policy contributes to the local economy and helps the terminal employees remain a part of their community.

Property Description

The 36.33-acre site is undeveloped and has approximately 1,037 linear feet of frontage along U.S. 129. The Property is located approximately 5.10 miles from Exit 22 at I-985 and approximately 7.8 miles from the Pendergrass Exit at I-85. The Property is bounded by AR-IV zoned properties on the north, west, and east sides. Though the Property is currently bounded by AR-IV properties, there are numerous industrial and commercial zoned sites within the immediate vicinity. The Property can have domestic water served by the Gainesville Water Resources. Until such time that municipal sewer service is available, the buildings will be served by individual on-site sewer. Georgia Department of Transportation has reviewed the concept plan and in principle has agreed to approve one driveway to serve the site off U.S. 129.

Comprehensive Plan

The Property is located within the "Mixed-Use Corridor" designation.

Project's PID Conceptual Site Plan

The Project includes a 176,200 square foot trucking terminal, including approximately 262 docks. The Project will include tractor/trailer parking, truck maintenance and wash, and administrative offices; specifically, a 15,400 square foot truck wash, a 12-Bay, 30,600 square foot maintenance shop, and a 5,000 square foot office. Attached is the conceptual site plan. This Application requests the flexibility to adjust the site plan as needed to meet specific user requirements. Also attached is a Power Point containing a photographic example of an R+L truck terminal, of the type proposed in this Application.

Gateway Corridors Overlay District

The Property is located within the Gate Corridors Overlay District of U.S. 129. This Application requests that the following variances:

- a. Allow exterior walls of the buildings to be pre-engineered metal building, EIFS, and stucco. *See Title 17, Ch. 17.420.050 H.*
- b. Allow exterior walls of the buildings to be insulated metal panels of the type specifically used in the construction of Cold Storage or Freezer Facilities. *See Title 17, Ch. 17.420.050 H.*
- c. Allow standing seam or architectural metal roof panels, with colors approved by the Planning Director. *See Title 17, Ch. 17.420.050 H.*
- d. Allow roof-top HVAC units to be installed without screening. *See Title 17, Ch. 17.420.050 D.*
- e. Allow additional parking of passenger vehicles and box trailers on other than the principal lot. *See Title 17, Ch. 17.420.050 E.*
- f. Allow a primary pylon sign, at main entrance into the Property, with dimensions of what maximum sq. ft. the code will allow, based upon the projected maximum build-out of 400,000 SF, which could incorporate multiple company names located within the Property. *See Title 17, Ch. 17.420.060.*
- g. Allow the pylon sign to use of the "Halo" or back-lit type. *See Title 17, Ch. 17.420.050 F.*
- h. Allow signs in the front yard area of each individual building, with dimensions of what the maximum sq. ft. the code will allow, based upon the ultimate projected build-out of the building. The number of directional signage within the Property shall be allowed as needed. *See Title 17, Ch. 17.420.060.*
- i. Allow the individual buildings signs to use of the "Halo" or back-lit type. *See Title 17, Ch. 17.420.050 F.*
- j. Allow the use of LED exterior lighting, whether pole mounted or attached the building or structures. *See Title 17, Ch. 17.420.050 F.*
- k. Allow an LED message board sign visible from the right-of-way. *See Title 17, Ch. 17.420.050 F.*
- l. Allow a 30' front building setback from property line. *See Title 17, Ch. 17.240.010.*

- m. Allow no parking lot landscape requirements for parking lot over 50 spaces. See Title 17, Ch. 17.420.050 E.
- n. Allow more than 125 percent of the minimum allowable parking spaces. See Title 17, Ch. 17.420.0500 E.

Exhibit A
Location Map

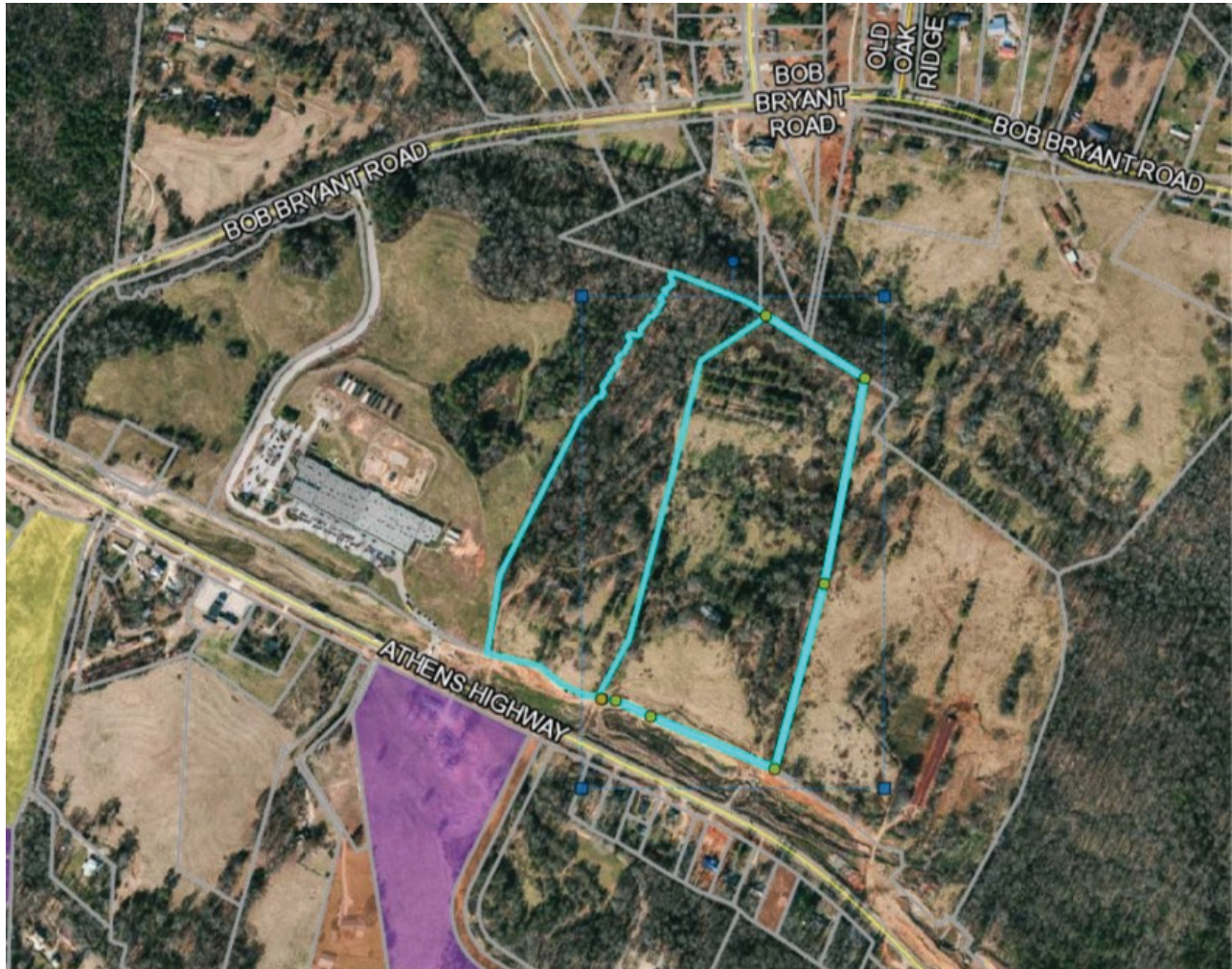


Exhibit B
Commission District 3

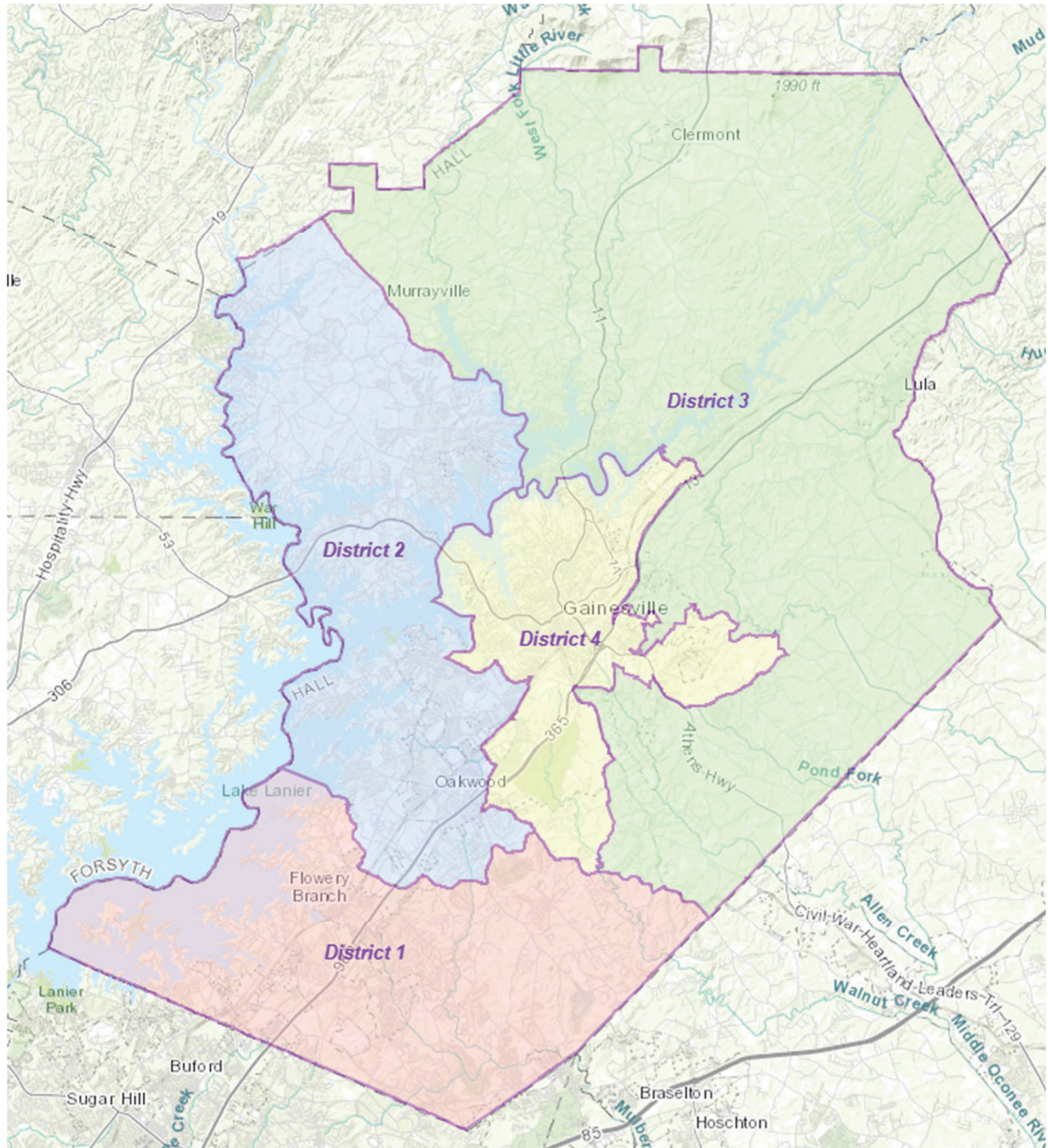


Exhibit C
Comprehensive Plan Map

Gainesville/Hall County

Comprehensive Plan Update 2004

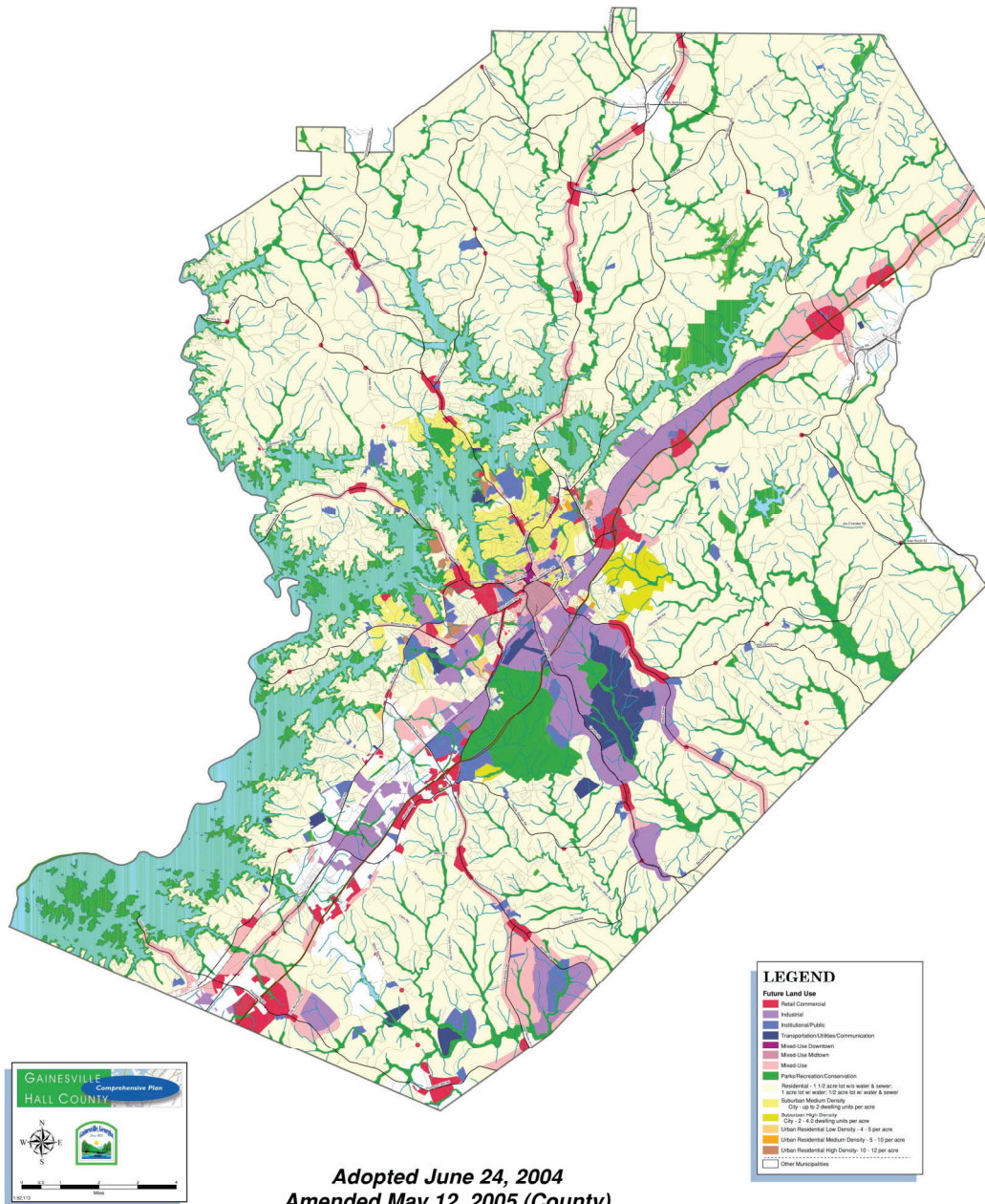
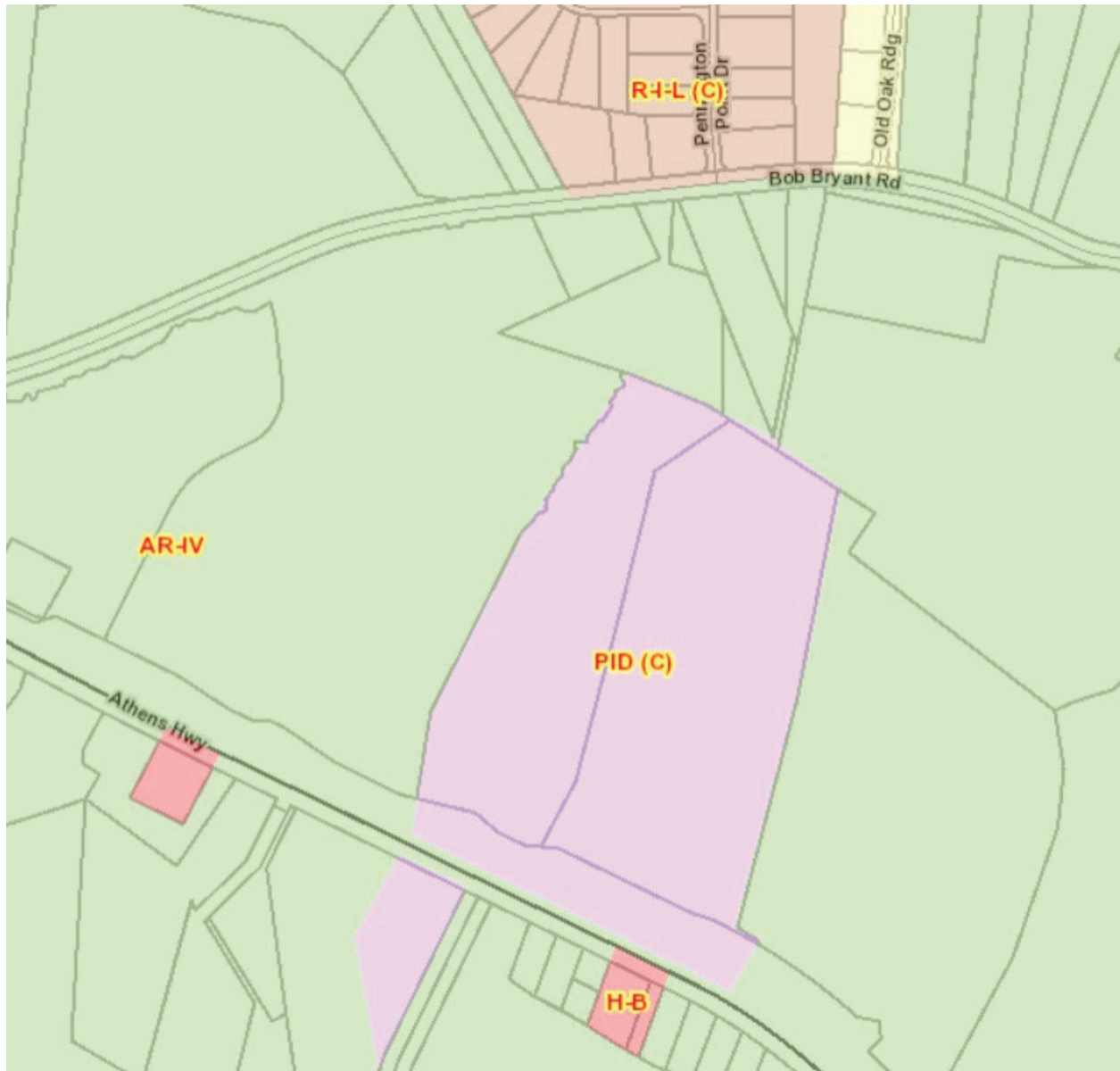


Exhibit D
Vicinity Zoning



3307 and 3333 Athens Highway

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