

# G&G Fabricators

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February 10, 2022

Planning & Development Department  
Hall County  
2875 Browns Bridge Road  
Gainesville, GA 30503

Dear Planning Department,

## **NARRATIVE**

### **2978 Athens Highway**

2978 Athens Highway consists of 1 acres of land with no building or parking lot. The property is zoned Suburban Shopping and has a class code of Commercial 3.

2978 Athens Highway is at the corner of Athens Highway and Baker Road. Athens Highway is a four lane, divided highway.

The majority of the property is flat terrain with brush and trees at the rear.

The property owner Nanno Properties LLC, has entered a contract to sell the property to G&G Fabricators. The two parties are in agreement that a rezoning to Light Industrial is favorable to both parties.

## **DESCRIPTION OF PROPOSED USE**

G&G Fabricators seeks to place a welding shop at 2349 Athens Highway. G&G Fabricators primarily makes metal gates. Proposed business hours are typical of a retail business. Hours are 9 a.m. to 5 p.m. Monday through Friday. G&G has two owners and one employee. G&G Fabricators plans to build a 40 x 60

metal structure with a single office space and employee restroom. Parking lot of concrete/asphalt will be limited to 2,600 sq feet or less.

#### **PROPOSED STANDARDS FOR DEVELOPMENT**

The property is not being subdivided. Density will be one business in the 1 acre tract. The property will be used for a business that is approved under Light Industrial zoning. The proposed use at time of application is a welding fabrication shop. Setbacks will be 30 feet front and a minimum of 20 feet from sides and 10 feet from rear.

The parking lot will be located in front of the building.

#### **PROPOSED SIGNS**

Sign will be up to 32 sq foot monument sign less than 8 feet in height. Monument sign will be lit with exterior ground light. Wall sign shall be 32 sq feet and may be back-lit.

#### **PROPOSED LIGHTING**

Exterior lighting will be security lights at each corner of the building. Light will be pointed away from residential areas.

#### **WATER AND WASTEWATER**

Gainesville City Water Department has a 6 inch water line on Baker Road. A meter will be requested. Wastewater will be diverted to the septic tank located behind the building.

#### **ABUTTING PROPERTIES - BUFFERS**

A brush or tree line of 10 feet wide will be maintained along the borders of the property to provide screening to adjacent residential property owners, on the left and rear of the property. The zoning for the properties to the right of 2978 Athens Highway is AR-IV. The zoning for the property to the rear of 2978 Athens Highway is AR-IV. The property located across Athens Highway is

zoned Light Industrial and the property located across Baker Road is zoned Light Industrial.

#### **RELATED BUSINESSES NEARBY**

The area of Athens Highway includes several Light Industrial Businesses, including Eskimo Cold Storage and the planned Agile Cold Storage. **See Attached Zoning sheet and Business Map.**

#### **Athens Highway/Baker Road Access**

Athens Highway is a state route. The location of 2978 Athens Highway has an existing ingress/egress onto Baker Road which is a county road. DOT preference is that ingress/egress remain on Baker Road. (SEE ATTACHED CORRESPONDENCE). The welding shop has two owners and one employee. The daily customer and vendor visits are expected to be 2 or less visits per day. Impact on traffic in the area should be minimal.

