

Project Narrative for K5 Partners, LLC Tract

LOCATION – 2400 O’Kelly Road. Gainesville, GA 30507

PARCEL – part of 15024 000003A

ACREAGE – 119 acres +/-

APPLICANT – K5 Partners, LLC

PROPERTY OWNER – Crossroads Properties B, Inc.

Summary

The accompanying application seeks zoning district change from AR-IV and I-II to PID for 119 +/- acres of undeveloped property located on the east side of Candler Road (SR 60) at O’Kelly Road in east Hall County. The overall parcel includes 146 +/- acres with this application excluding the portion along Candler Road (SR 60) currently zoned for Heavy Industrial (I-II). The intent is to replace the existing facility currently located at 1602 Athens Highway (US 129).

The proposed site will include areas designated for short term storage of salvage vehicles. The operator purchases salvageable vehicles from insurance companies and stores them on the site until they are purchased through an online auction process. New inventory is typically received on a daily basis and sold inventory is shipped out daily also. There is no consumer traffic into the site and the Applicant anticipates only 10 to 20 shipping trips per day. The business will operate between 7:00 AM and 7:00 PM, Monday thru Saturday. The operator employs as many as fifteen employees.

This narrative will propose a unified set of standards for project. The location and proposed use is consistent with the Hall County Comprehensive Plan’s designation as an “Employment Corridor” and appropriate for Hall County’s Planned Industrial Development (PID) District. Completion of development is anticipated by 2024.

Site Description

The site has approximately 1100 LF of frontage along O’Kelly Road and is outside the Hall Gateway Corridor Overlay District. The site is rectangular in shape and a portion of Allen Creek forms the eastern boundary. The site contains both cleared areas and tree covered areas with rolling topography. Domestic water (6” main) is provided by the City of Gainesville and is located in the O’Kelly Road right-of-way, with two existing fire hydrants. The existing meter will be utilized for any additional uses. The site will be served by an on-site sewage management system. All other dry utilities are located within a reasonable distance for service extensions, if required.

Previous improvements include; two residential homes and a number of out buildings. The site is appropriate and suitable for the proposed uses as intended.

Adjacencies

The property is surrounded by residential zonings (AR – IV) to the north, south and east and Heavy Industrial (I-II) to the west. A portion of Gainesville 85 Industrial Park (PUD) adjoins the northern boundary. Stream buffers along the eastern boundary and other areas will provide additional buffering to surrounding properties.

Access

Access to the property is currently from O’Kelly Road and no additional access is requested.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel #15030 000127 zoned I-I, 850 feet north of O’Kelly Road.
- Nearest distance to developed commercial property – parcel #15024 000185 zoned I-I, adjacent to the north and west boundary
- Nearest distance to a single family home – parcel #15030G 000001, a single family home at 2350 Silverwood Drive is located approximately 600 feet south of O’Kelly Road.
- Nearest distance to a subdivision – The Silverwood S/D is located approximately 600 feet south of O’Kelly Road.

Comprehensive Plan Consistency

The project is consistent with the “Employment Corridor” of the Future Land Use Map and the primary future land uses notes as:

- Industrial uses, business parks, technology based operations.

The project is consistent with the Goals, Policies and Objectives of the Comprehensive Plan and is not known or believed to be in conflict with any of the above.

BUFFERS, TREE PROTECTION, SIGNAG & LIGHTING

An external buffer of 35’ will be imposed where the site adjoins a residential zoning district. The buffer may be disturbed and replanted in these areas to the satisfaction of Hall County. Due to the nature of the business operations, the Applicant requests a waiver from Chapter 17.280 – Tree Protection and Chapter 17.260 of the Hall County Code of Ordinances. Identification signage, meeting Hall County standards, will be located on O’Kelly Road where the property is located on both sides of the road. Non-spill lighting will be located around the office building and shop areas on the property.

Traffic Impact Study

A Traffic Impact Study has not been provided as the existing entrance access (O’Kelly Road) will be utilized.

Proposed Uses

In addition to the referenced use, the Applicant’s use of the property will be consistent with uses allowed under Hall County’s light industrial (I-I) zoning district. Existing structures on the property may be retained and additional structures, as shown on the site plan, may be constructed.