

# Project Narrative for Kettyle Tract

**LOCATION** – 2594 Athens Hwy. Gainesville, GA 30507

**ACREAGE** – 24 acres +/-

**APPLICANT** – Rochester & Associates, LLC

## Summary

The accompanying application seeks zoning district change from AR-IV to PID for 24 +/- acres of undeveloped property located on the west side of Athens Highway (US 129) and Barrett Road in east Hall County near the intersection of Athens Highway (US 129) and Gillsville Highway (SR 323). The intent is to expand the wholesale, re-buildable and wrecked car business currently located at this address.

The site includes areas designated for a storage yard and salvage operation for vehicles. The operator purchases abandoned or damaged vehicles through auctions, individuals and other commercial interests such as towing services. The vehicles are sold to re-builders and junk yards or repaired on-site and then re-sold to resellers and wholesalers. The site currently includes an auto repair garage limited to repairs to the operator's inventory only. In addition, the operator sells salvaged parts with limited (15 to 20) on-site sales. The business will operate between 8:00 AM and 6:00 PM, Monday thru Saturday. The operator employs as many as twelve employees.

This narrative will propose a unified set of standards for project. The current uses were originally approved in 2007 and amended in 2012. The location and proposed use is consistent with the Hall County Comprehensive Plan's designation as a "Mixed-Use Corridor" and appropriate for Hall County's Planned Industrial Development (PID) District. Completion of development is anticipated by 2023.

## Site Description

The site has approximately 400 LF of frontage along Athens Highway (US 129) and falls within the Hall Gateway district. The site is comprised of 4 tracts and is rectangular in shape. An unnamed tributary of Allen Creek have been identified within the site. The site contains both cleared areas and tree covered areas with rolling topography. Domestic water is provided by the City of Gainesville and is existing on the site. The site will continued to be served by an on-site sewage management system. All other dry utilities are available to the site.

Previous improvements include; a storm water detention pond, office, storage areas, a maintenance building and several office areas. Additionally, an access road serving the site has been completed. There are no known impediments to its successful development for the purposes intended.

## Adjacencies

The property is surrounded by a variety of zonings including; AR-III, AR – IV and O-I to the east, AR-IV to the west and south and AR-IV & PRD to the north

## Access

Access to the property is currently from Athens Highway (US 129) and no additional access is requested. The access road was permitted by Hall County in 2009 as permit number 2008 00127.

### **Proximity to Other Uses**

- Nearest distance to undeveloped commercial property – parcel zoned O-I, adjacent to the southeast boundary
- Nearest distance to developed commercial property – parcel zoned I-I, located 200' east of the property.
- Nearest distance to a single family home – a single family home at 2556 Athens Hwy. is located within 410' of the boundary.
- Nearest distance to a subdivision – Baldwin Farms S/D is located approximately 1200' north of the property.

### **Comprehensive Plan Consistency**

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

- Low-impact industrial or higher density residential only where the same is found on adjacent properties

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.

### **Hall County Gateway Corridor Overlay District**

A portion of the site lies within the Hall County Gateway Corridor Overlay District. The Applicant requests a waiver from Chapter 17.420 of the Hall County Code of Ordinances based on the distance from the highway to the operations area of the site. No vehicle storage will occur within the 300' GCOD.

### **Hall County Tree Ordinance**

The Applicant requests a waiver from Chapter 17.280 of the Hall County Code of Ordinances. The Applicant commits to maintaining a 50' buffer around the perimeter of the property.

### **Traffic Impact Study**

A Traffic Impact Study is not required as the entrance access has been previously approved by GDOT

### **Proposed Uses**

The operator's use of the property will be consistent with previously approved uses and most recently the February 23, 2012 rezoning approval, including the 19 conditions cited.

Aerial View

