

Project Narrative for Candler Road Tract

LOCATION – 2955 Candler Road, Gainesville, GA 30507

ACREAGE – 32.112 acres +/-

APPLICANT - Steven P. Gilliam, Attorney

OWNER– Heidelberg Materials Southeast Agg LLC

Summary

The accompanying application seeks Hall County Commission Condition Approval for the addition of a Ready-mix Concrete operation on 32.112 acres of undeveloped property located at 2955 Candler Road (SR 60) in east Hall County within the interior of the Heidelberg Materials Gainesville Quarry site. The intent is to develop a Ready-mix Concrete (RMC) operation site to serve the greater Gainesville/Hall County area. The property is zoned I-II and this request is for Commission Approval of the RMC use pursuant to Chapter 17.170.020. (13) Manufacture of Concrete. 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 Heavy Industrial (I-II) District. Completion of development is anticipated by mid-year 2024.

Site Description

The site has no frontage along Candler Highway (SR 60) or any other public road. The site is a polygon in shape and surrounded by additional parcels comprising the southern/southeastern portion of the Gainesville Quarry site. The site is mostly wooded with a mix of mature trees with rolling topography and the proposed RMC site sits in an area lower than the surrounding mature trees allowing for an isolated setting deep in the interior of the Gainesville Quarry site. Domestic water is provided by the City of Gainesville and is located in the Candler Road right-of-way. The site will be served by an on-site sewage management system and all other dry utilities are located within a reasonable distance for service extensions. There are no know easements or rights-of-way on the property, and no known impediments to its successful development for the purposes intended.

Adjacencies

The property is completely surrounded by Heavy Industrial (I-II) zoned parcels controlled by Heidelberg Materials Southeast Agg as part of the Gainesville Quarry operation.

Access

Access will occur from the previously approved commercial driveway currently serving the Gainesville Quarry operation from Candler Highway (SR 60) at the entrance to the Gainesville Quarry over and through property leased by Heidelberg Materials as assignee and successor in interest to Gainesville Stone Company, INC, Lessee of the property from W.E. and Annie L. Parker, Lessor. Said Lease is attached hereto. The Tax Parcel is 15025 000012. The lease is dated November 29, 1971 for an initial

term of twenty (20) years followed by four (4) additional terms of twenty (20) years each, and is recorded in Deed Book 473, pages 224-235, Hall County, Georgia Deed Records.

Proximity to Other Uses

- Nearest distance to a single-family home – a single family home at 3264 Dixieland Farm Road is located within 950’ of the boundary of the subject parcel and ~ 1,650 from the site of the proposed use.
- Nearest distance to a church – Cross Plain Baptist Church is located 1,400’ southwest of the property boundary.

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.

Aerial View (RMC site to be located at area marked in blue)



Traffic Impact

Traffic impact by this project will be minimal or potentially a net reduction in trucks operating on public roads. Historically, RMC operators send their dump trucks to a quarry site to pick up crushed granite products, then return with the stone to the RMC plant. Concrete mixer trucks will then be loaded with RMC product and delivered to various job locations within the market. With this project, the RMC operator's dump trucks will get loaded with stone and transport the material back to the plant site without ever accessing a public road. The concrete mixer trucks will still deliver RMC product to various job sites, but the dump truck hauling will be confined to the internal roads of the Gainesville Quarry. No traffic study is required.

Noise, Dust, Light

Due to the location of the proposed operation (deep into the interior of the Quarry site in a low area buffered by mature trees), noise and light from the proposed operation will not leave the quarry property, and dust will be controlled by dust suppression systems within the RMC plant and water truck spraying of the access road.

Hours of Operation

Operations may occur on a 24/7 basis. This is due to the potential for GADOT infrastructure projects that require night work. This will only be performed on an "as needed" basis.

Conceptual Site Plan

The development of the RMC site shall generally occur as depicted by the Conceptual Site Plan (the "Plan") attached as exhibit "A". The plan is considered conceptual in nature, and as such may require modifications during the engineering and development process. Modifications to the locations and arrangement of buildings, roads, and other improvements that do not conflict with specific standards and requirements of these conditions may be made by the Developer or End User, so long as such modifications do not change the land use, increase the overall density of the project or reduce any established exterior buffers or setbacks. Design flexibility to work within these parameters is requested.