

Lanny Dunagan's Welding Service Inc.

1205 Industrial Blvd

Gainesville, GA 30501

To: Hall County,

This narrative is to describe the formal intentions at 2010 Candler Road. I would like to rezone the property to use as an industrial park. After engineering and design was finished the welding shop will not fit at this location which is the reasoning for moving to 2811 Athens Hwy.

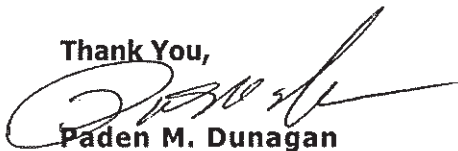
I would like to request an exception to the GCOD standards to allow for a gravel drive beyond the first 300' of the access driveway, which will be paved. The requested use of aggregate is due to the moving of equipment between locations on the property. Additionally, I would like to request an exception to the building materials standards as the structures are beyond the corridor and will not be seen from road frontage or from adjoining properties due to buffers.

Front setbacks on internal roads for the Planned Industrial Development will be 15' due to the topography of the site and the need for optimal space usage.

I am also requesting a variance from the road standards to allow for internal roadways to be constructed to the county gravel standard.

This project will be developed in two phases. Phase I will be developed within 2 years and Phase II will be developed within 3 to 5 years.

Thank You,



Paden M. Dunagan

Owner/CEO

August 28th 2024

