



NARRATIVE REPORT
REQUEST FOR REZONING
HALL COUNTY, GEORGIA

RE: 59.62 acres located at 2010 Cander Rd - Parcel ID 13031A000001

Paden Dunagan (the “Applicant”) respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for an amendment to the site plan.

The applicant obtained a Heavy Industrial (I-II) zoning on December 23, 2023 with the intention to build a ±50,000 office/warehouse for the purpose of a welding business. The applicant has decided to construct 4 smaller buildings with outdoor storage. Two of the buildings are existing and the applicant’s engineer will be preparing site construction plans to ensure the existing development adheres to the current Hall County ordinances.

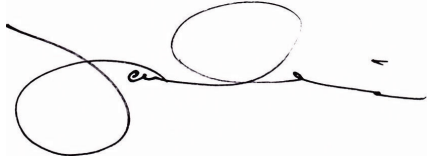
The buildings are approximately 6,000 sf each and will have a shared driveway. It is understood that the all parking and storage areas shall be paved with either asphalt or concrete if located within the 300 feet that defines the gateway corridor overlay district.

This application is a request to amend condition #1 of the rezoning approval. One additional modification to be made to the conditions is for item #7. The condition states the driveway paving shall extend the entire length of the drive from Candler Road to the parking area of the welding business. Since there is no longer a proposed welding business, the proposed drive is shown to be paved with asphalt to the outdoor storage at the rear of the property. It is the applicant’s opinion this follows the intent of the original condition.

The applicant is also proposing that this property be subdivided into two lots. Lot 1 is 31.04 acres and includes the proposed development previously mentioned. Lot 2 is 28.58 acres and is to the south of lot 1.

If you have any questions or comments regarding this application, please do not hesitate to contact us.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Irvin', written over a light gray rectangular background.

James Irvin, PE
Engineer for Applicant
Foothills Land Design, LLC