



**Hall County Government**  
BOARD OF COMMISSIONERS

December 15, 2023

Paden M. Dunagan  
1205 Industrial Boulevard  
Gainesville, GA 30501

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

RE: **Rezone Application**

t: 770.535.8288

Dear Paden M. Dunagan:

CHAIRMAN  
**Richard P. Higgins**

Please be advised that in its Voting Meeting on December 14, 2023, the Hall County Board of Commissioners voted to approve the following application with conditions.

**Kathy L. Cooper**, District 1  
**Billy Powell**, District 2  
**Gregg Poole**, District 3  
**Jeff Stowe**, District 4

**0 Candler Road | Rezone |** from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV (GCOD); Tax Parcel 15031A000001 | **Proposed use: welding service | Commission District 3 | Paden M. Dunagan, applicant.**

COUNTY ADMINISTRATOR  
**Zachary T. Propes**

Conditions:

ASSISTANT  
COUNTY ADMINISTRATOR  
**Katie Crumley**

ASSISTANT  
COUNTY ADMINISTRATOR  
**Casey Ramsey**

COUNTY CLERK  
**Jennifer Rivera**

1. The development shall occur as depicted on the site plan dated April 14, 2021 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations at the time of permit application. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards. No variances are granted as part of this request other than those specifically granted herein.
2. As the proposed structure crosses the common property line between the subject property tax parcel 15031A000001 and tax parcel 15031A000002 to the north, a combination plat shall be recorded prior to the approval of any development permits.
3. The storage or disposal of junk material and construction debris on the subject property is prohibited. Any areas where junk or debris has been stored on the property shall be properly disposed of or stored in accordance with applicable regulations.
4. 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.
5. All plans for improvements and/or further development of the property shall be submitted for review and appropriate permits obtained.
6. All conditions of zoning shall be made part of any plats created for the property.

7. The extended driveway shall meet Gateway Corridor Overlay District standards for a minimum distance of 300 feet from the centerline of the road, as well as Georgia Department of Transportation (GDOT) requirements. The driveway paving (concrete or asphalt) shall extend the entire length of the drive from Candler Road to the parking area for the welding business.
8. The parking area shall either be paved with concrete or asphalt, or a combination of the two.
9. All signage within 300 feet of the centerline of Candler Road shall adhere to Gateway Corridor Overlay District standards.
10. Gateway Corridor Overlay District architectural standards shall not apply to the building, so long as the building is located at least 300 feet from the centerline of Candler Road.
11. All previous conditions of zoning set forth by the 2021 Board of Commissioners approval letter shall be repealed, and are replaced by the zoning conditions herein.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,



Jennifer Rivera  
Hall County Commission Clerk

cc: Randi Doveton, Planning & Development Director



POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR  
**Srikanth Yamala**

PLANNING AND DEVELOPMENT  
DIRECTOR  
**Randi Doveton**

# Hall County Government

## COMMUNITY DEVELOPMENT AND INFRASTRUCTURE PLANNING AND DEVELOPMENT

October 17, 2023

Paden M. Dunagan  
1205 Industrial Blvd  
Gainesville, GA 30501

Dear Applicant:

On October 16, 2023 the Hall County Planning Commission voted to recommend approval, with conditions for your application for **0 Candler Road | Rezone** | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) within the Gateway Corridors Overlay District (GCOD) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV; Tax Parcel 15031A000001 | **Proposed use: welding service** | Commission District 3 | **Paden M. Dunagan, applicant.**

*Conditions:*

1. The development shall occur as depicted on the site plan dated April 14, 2021 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations at the time of permit application. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards. No variances are granted as part of this request other than those specifically granted herein.
2. As the proposed structure crosses the common property line between the subject property tax parcel 15031A000001 and tax parcel 15031A000002 to the north, a combination plat shall be recorded prior to the approval of any development permits.
3. The storage or disposal of junk material and construction debris on the subject property is prohibited. Any areas where junk or debris has been stored on the property shall be properly disposed of or stored in accordance with applicable regulations.
4. 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.
5. All plans for improvements and/or further development of the property shall be submitted for review and appropriate permits obtained.
6. All conditions of zoning shall be made part of any plats created for the property.
7. The extended driveway shall meet Gateway Corridor Overlay District standards for a minimum distance of 300 feet from the centerline of the road, as well as Georgia Department of Transportation requirements. The driveway paving (concrete or

- asphalt) shall extend the entire length of the drive from Candler Road to the parking area for the welding business.
8. The parking area shall either be paved with concrete or asphalt, or a combination of the two.
  9. All signage within 300 feet of the centerline of Candler Road shall adhere to Gateway Corridor Overlay District standards.
  10. Gateway Corridor Overlay District architectural standards shall not apply to the building, so long as the building is located at least 300 feet from the centerline of Candler Road.
  11. All previous conditions of zoning set forth by the 2021 Board of Commissioners approval letter shall be repealed, and are replaced by the zoning conditions herein.

The Board of Commissioners will hold a public hearing for final determination of this request at their meeting scheduled for **Thursday, December 14, 2023 at 6:00 p.m.** at the Hall County Government Center, 2<sup>nd</sup> Floor Meeting Room, 2875 Browns Bridge Road, Gainesville, Georgia.

Please remember that removal of all Public Notice signs posted on the property is your responsibility and should be removed within five (5) working days following the Board of Commissioners final decision.

**It is necessary that either you or your representative attend this meeting.**

If you have any questions, please call this office.

Sincerely,

Randi Doveton  
Director

/ad



Hall County Government  
BOARD OF COMMISSIONERS

June 1, 2021

POST OFFICE DRAWER 1435  
GAINESVILLE, GA 30503

Paden Dunagan  
3515 Tanners Mill Road  
Gainesville, GA 30507

t: 770.535.8288 | f: 770.531.3972

RE: **Application to Rezone**

CHAIRMAN  
Richard P. Higgins

Dear Mr. Dunagan:

Kathy L. Cooper, District 1  
Billy Powell, District 2  
Shelly Echols, District 3  
Jeff Stowe, District 4

Please be advised that in its Voting Meeting on May 27, 2021, the Hall County Board of Commissioners voted to approve the following application with the listed conditions.

COUNTY ADMINISTRATOR  
Jock A. Connell

Application of Paden Dunagan to rezone from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 8.81± acre tract located on the west side of Candler Road approximately 1,676 feet from its intersection with Lee Land Road; a.k.a. 2010 Candler Road; Zoned AR-IV; Tax Parcel 15031A000002. Proposed Use: permitted industrial uses within the I-II zoning district - welding shop. Commission District 3.

ASSISTANT  
COUNTY ADMINISTRATOR  
Marty Nix

ASSISTANT  
COUNTY ADMINISTRATOR  
Zachary T. Propes

CONDITIONS:

COUNTY CLERK  
Lisa A. Ritchie

1. Upon approval, the applicant shall apply for and maintain a Hall County Business License.
2. The standards of the Gateway Corridors Overlay District (GCOD) shall be met for all future development.
3. All future development shall be subject to Development Review and the necessary permitting procedures.
4. All conditions of approval shall be recorded on any subsequent plats of this property.

Please contact me if you have questions or if you require any additional information concerning this action of the Board.

Sincerely,

Lisa A. Ritchie  
Hall County Commission Clerk

CC: Sarah McQuade, Director of Planning & Development

NO.	DESCRIPTION	DATE

