

Project Narrative for Candler Road Tract

Revised June 9, 2025

LOCATION – 3024 Dale Road Gainesville, GA 30507

ACREAGE – 36.9 acres +/-

APPLICANT – Rochester | DCCM

Summary

The accompanying application seeks a Conditional Use Permit (CUP) within a I-I (Light Industrial) District for 36.9 acres of partially developed property located on Candler Highway (SR 60) and Dale Road in east Hall County near the intersection of Candler Highway (SR 60) and Tanners Mill Road (SR 211). The intent is to develop multiple uses as allowed in the Light Industrial district. This narrative will propose specific variances to the existing zoning for a CUP for outdoor storage use. The location and proposed use is consistent with the Hall County Comprehensive Plan's designation as a "Rural Scenic Nodes & Corridors" and appropriate for Hall County's Light Industrial (I-I) District. Completion of development is anticipated by 2026.

Site Description

The site has approximately 1750 LF of frontage along Candler Highway (SR 60) and another 600 LF along Dale Road. The site is rectangular in shape and several unnamed tributaries of Walnut Creek have been identified within the site. The site is mostly wooded with a mix of mature trees with rolling topography. Domestic water is provided by the City of Gainesville and is located in the Candler Highway and Dale Road rights-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. A 30' wide Jackson EMC easement is located on the front portion of the site with plans to relocate as necessary.

Adjacencies

The property is surrounded primarily by residential zonings (AR – IV) and (R-1). CW Matthews operates an asphalt plant to the east of the property and Heidleberg Materials operates a quarry to the east of the property.

Access

Access to the property is planned from Candler Highway (SR 60), subject to GDOT approval.

Proximity to Other Uses

- Nearest distance to undeveloped commercial property – parcel 15025B 000041 zoned H-B, approximately 900 LF south at the intersection of Tanners Mill Road.
- Nearest distance to developed commercial property – parcel 15025 000006A zoned I-I approximately 500 LF south.

- Nearest distance to a single family home – a single family home at 3032 Dale Road is located within 45' of the boundary.
- Nearest distance to a subdivision – The Poplar Springs S/D is located immediately west of the property.

Comprehensive Plan Consistency

The project is consistent with the “Rural Scenic Nodes & Corridors” 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.

Aerial View



Proposed Uses

The project may contain a variety of uses consistent with those approved by the BOC on June 13, 2022. This request is to amend these uses to include a Phase 1 development for stand-alone outdoor storage, within the GCOD, for all transportation trailers and shipping containers. Phase 2 development would remain consistent with the previous approval. Specific requests associated with this CUP include the following:

- Phase 1 development may include graded aggregate base (GAB) for parking/storage areas. All driveways located within the existing rights-of-way shall be paved with asphalt or concrete to comply with Georgia Department of Transportation (GDOT) Standards.
- Phase 1 development will impose a 10' landscape strip and 6' tall privacy fence adjacent to the Candler Road ROW and a 25' landscape strip and 6' tall privacy fence adjacent to the Dale Road ROW. All other buffers, fencing and screening shall be in accordance with the previous approval. The wooden privacy fence along Candler Road may be removed when Phase 2 development occurs.

Hours of Operation

Operations may occur on a 24/7 basis.

Conceptual Master Plan

The development of the Candler Road Tract shall be controlled by the Conceptual Master 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.