



AGENDA ITEM

Public Hearing to amend Hall County's Zoning Map as follows:

REPORT TO: **Work Session (08/11/25)**

REPORT TO: **Voting Meeting (08/14/25)**

ITEM NO: 453/2025

SUBJECT: **3024 Dale Road | Amend Conditions of Zoning |** on a 36.90± acre tract located on the north side of Dale Road at its intersection with Candler Road | Zoned I-1 (GCOD); Tax Parcel 15025 000006 | **Proposed Use: Outdoor storage** | Commission District 3 | **Rochester** | **DCCM, applicant**

Meetings:

Work Session Date: 08/11/25

Voting Meeting Date: 08/14/25

Executive Summary:

Presenter: BG

Recommendation:

Approval, with conditions

1. Phase 1 development of the property shall be identified and approved as follows: the property shall be used only for outdoor storage of shipping containers and transportation trailers. Shipping containers shall be stacked no higher than 1 unit tall with no more than 2 units per space. No other outdoor storage as described in the Unified Development Code of Hall County shall be allowed.
2. At the end of 48 months after the date of final approval by the Board of Commissioners, the approved uses of storage of shipping containers and transportation trailers shall expire.
3. The development shall allow two curb cuts on Candler Road, subject to GDOT approval. No driveway will be allowed on Dale Road.
4. The development of the property beyond Phase 1 shall not include any proposed uses not permitted based on the regulations of the Light Industrial zoning district and the Gateway Corridor Overlay District. Such uses shall only be authorized in accordance with the process(es) identified in the Unified Development Code, except as shown on the site plan and amended through final zoning conditions approved by the Board of Commissioners.
5. Building specifications shall be as follows for any phase beyond Phase 1 of the development:
 - a. Main Building shall be concrete tilt-up construction or steel frame construction with 3-sided brick similar to submitted photos with a maximum height of 55 feet.
 - b. The Smaller Building in the rear shall be steel frame construction with 3-sided brick or stone with the option of cementitious siding. The building may be one or two stories with a maximum height of 40 feet.
6. There shall be a 50 foot undisturbed landscape buffer along the right-of-way of Dale Road, as shown on the site plan. The buffer will reduce to 25 feet where it intercepts the Jackson EMC easement and be located on the development side of the easement. This standard shall apply to all phases of the development.
7. There shall be a 100 foot undisturbed buffer along the southwestern property line. This standard shall apply to all phases of the development.
8. Outdoor storage areas located within the Gateway Corridor as shown on the site plan, will be screened to Hall County buffer requirements along the roadway frontages. Outdoor storage areas located at the rear of buildings shall not require screening. This standard shall apply to all phases beyond Phase 1 of the development.
9. The developer will utilize non-spill lighting on the site. This standard shall apply to all phases of the development.
10. The developer will install an 8 foot tall white PVC fence along the frontage adjacent to Candler Road and Dale Road at the development side of the edge of the buffer specified in condition #6 above. All other fencing may be 6 foot tall vinyl-coated chain link fence with opaque slats or alternative fencing with the same degree of opacity. This standard shall apply to all phases of the development and in accordance with the approved concept plans.
11. During construction of the site, the developer shall conduct any required blasting operations in accordance with all state and local ordinances. This standard shall apply to all phases of the development.
12. To improve sight distance, the developer shall clear the corner of the site between the relocated Jackson EMC transmission line and Dale Road right-of-way.
13. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. This standard shall apply to all phases of the development.
14. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
15. Phase 1 development shall require storage areas to be paved with asphalt or concrete wherever these areas fall within 300 feet of the centerline of Candler Road. No gravel shall be permitted in these areas.
16. The hours of operation shall be limited to 6:30 am to 7:00 pm Monday through Saturday.

Purpose of Request:

3024 Dale Road | Amend Conditions of Zoning | on a 36.90± acre tract located on the north side of Dale Road at its intersection with Candler Road | Zoned I-1 (GCOD); Tax Parcel 15025 000006 |

Proposed Use: Outdoor storage | Commission District 3 | Rochester | DCCM, applicant

History:

Facts and Issues:

Options:

Funding Requested

\$ 0.00

Are funds within current budget?

No

Source of Funds

No

Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?

Yes

Has it been reviewed by the County Attorney?

Yes

Is there a deadline for this item?

Approvals:

Submit	Approve	Attorney	Administration
KE	BG	JL	CR
Clerk			
JR			

Attachments:

Board Memo
Recommendation Report
Application
Narrative
Plat
Site Plan
Maps
Deed
Legal Description
2022 Board of Commissioners Letter
2022 Site Plan
Environmental Health Comment
GDOT Comment
Public Works Comments
Fire Comment
GHMPO Comment
Notice Sign
Proffered Conditions
Applicant's Presentation