



Hall County Government

BOARD OF COMMISSIONERS

June 13, 2022

James E. & Greg S. Simpson
1364 Candler Road
Gainesville, GA 30507

RE: **Application to Rezone**

Dear James E. & Greg S. Simpson:

Please be advised that in its Voting Meeting on June 9, 2022, the Hall County Board of Commissioners voted to approve with conditions the following application.

Application of James E. and Greg S. Simpson to rezone from Agricultural Residential-IV (AR-IV) to Light Industrial (I-I) on a 37.30± acre tract located on the north side of Dale Road at its intersection with Candler Road; a.k.a. 3024 Dale Road; Zoned AR-IV; Tax Parcel 15025 000006. Proposed Use: light industrial uses. Commission District 3.

Conditions:

1. The development shall conform substantially to the updated site plan.
2. The development shall be allowed two curb cuts on Candler Road, subject to GDOT approval. No driveway will be allowed on Dale Road.
3. Any proposed uses not permitted based on the regulations of the I-I and Gateway Corridors Overlay Districts shall only be authorized in accordance with the process(es) identified in the Zoning Ordinance, except as shown on the site plan and amended through final zoning conditions approved by the Board of Commissioners.
4. Applicant proposes to utilize building materials and height as follows:
 - a. Main Building – concrete tilt-up construction or steel frame construction with 3-sided brick similar to submitted photos. Maximum Height of 55’.
 - b. Smaller Building - 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’.
5. Applicant agrees to a 50’ undisturbed buffer along the right-of-way of Dale Road, as shown on the site plan. The buffer will reduce to a 25’ landscape buffer where it intercepts the re-located Jackson EMC easement and will be located on the development side of the easement.
6. Applicant agrees to a 100’ undisturbed buffer along the southwestern property line, as shown on the site plan.
7. Outdoor storage areas, located within the Gateway Corridor as shown on the site plan, will be screened to Hall County buffer requirements along the

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roadway frontages. Outdoor storage areas, located at the rear of buildings shall not require screening.

8. The developer will utilize non-spill lighting on the site.
9. The developer will install a 6' vinyl coated chain link fence with opaque slats or alternative fencing with the same degree of opacity along the Dale Road frontage at the development side of the edge of the buffer specified in condition #5 above and along the top of the slope of the proposed outdoor storage area, as shown on the site plan. The developer will also install a 6' vinyl coated chain link fence with opaque slats or alternative fencing with the same degree of opacity along the top of the slope on one side of outdoor storage area above the detention pond behind the main building, as shown on the site plan. All other fencing may be galvanized chain link. Installation and location of additional fencing shall be at the developer's discretion.
10. During construction of the site, the developer shall conduct any required blasting operations in accordance with all state and local ordinances.
11. To improve site distance, the developer shall clear the corner of the site, between the relocated Jackson EMC transmission line and Dale Road right-of-way, as shown on the site plan.

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