



NARRATIVE REPORT
REQUEST FOR CONDITIONAL USE
HALL COUNTY, GEORGIA

RE: 4.85 acres located at 1546 Candler Road, Gainesville, GA 30507
Parcel ID 15031 000036
4.86 acres located at 1558 Candler Road, Gainesville, GA 30507
Parcel ID 15031 000035

Pride Property Group, LLC (the “Applicant”) respectfully submits this Narrative Report to the Hall County Board of Commissioners in support of an application for a conditional use approval for an outdoor storage area in the Gateway Corridor Overlay district.

The primary use of these parcels is planned and intended to be used as outdoor storage on a gravel surface. The storage will be for construction trucks and equipment, and materials such as pipe. The applicant desires to have more outdoor storage for his business located at 1576 Candler Rd. This will not be a “pay lot”. At this time, no access is proposed off Candler Rd.

The proposed storage area is approximately 4.45 acres and will be accessed from 1576 Candler Rd. A security fence and gate fence are proposed around the perimeter. It is understood that a portion of the fence will most likely need to be opaque due to the requirements of the Gateway Corridor Overlay. The property will be unmanned and no office is necessary. Lighting will be LED security non-spill lighting and signage will concur with Hall County regulations. A tree replacement plan will be required and provided by the applicant before any land disturbance occurs. The proposed use will adhere to the hall county storm water management regulations. The hours of operations will be 8 am – 5 pm, Monday-Friday.

The proposed use is consistent with recent industrial growth in the immediate vicinity. The proposed use will not have any adverse impacts to the environment and the current stormwater management regulations will be followed.

Sincerely,

James Irvin, PE
Engineer for Applicant
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