Jennifer Rivera (Administration)

From: Katie G. Ahmed (Planning)
Sent: Wednesday, October 7, 2026 4:17 PM
To: Kaitlyn Elliott (Planning)
Cc: Jennifer Rivera (Administration)
Subject: Fw: ZONING CONDITION
Attachments: 3332 CONC4-Layout1.pdf

Kaitlyn,

Please add to packet. I will email out to BOC.

Katie Ahmed
Director of Planning and Zoning
Hall County Government
(office) 770-297-2649
(mobile) 678-971-8816
kahmed@hallcounty.org

From: Wes Robinson <twr@homlaw.com>
Sent: Wednesday, October 7, 2026 4:13 PM
To: Katie G. Ahmed (Planning) <kahmed@hallcounty.org>
Subject: ZONING CONDITION

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Katie,

This is in regards to the Sullins Engineering application regarding 3004 Candler Rd.

They are willing to agree to a 100' foot buffer on the portion of the property depicted on the attached.

We can't do 100' on the entire tract, because of the size and configuration of the tract. We also want to try an keep the drive as far from Dale Rd. as possible for safety reasons.

Let me know if you have any questions.

HULSEY, OLIVER & MAHAR, LLP
EST. 1914

Wesley Robinson

200 E. E. Butler Parkway
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Gainesville, GA 30503
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twr@homlaw.com

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FLOOD NOTE:

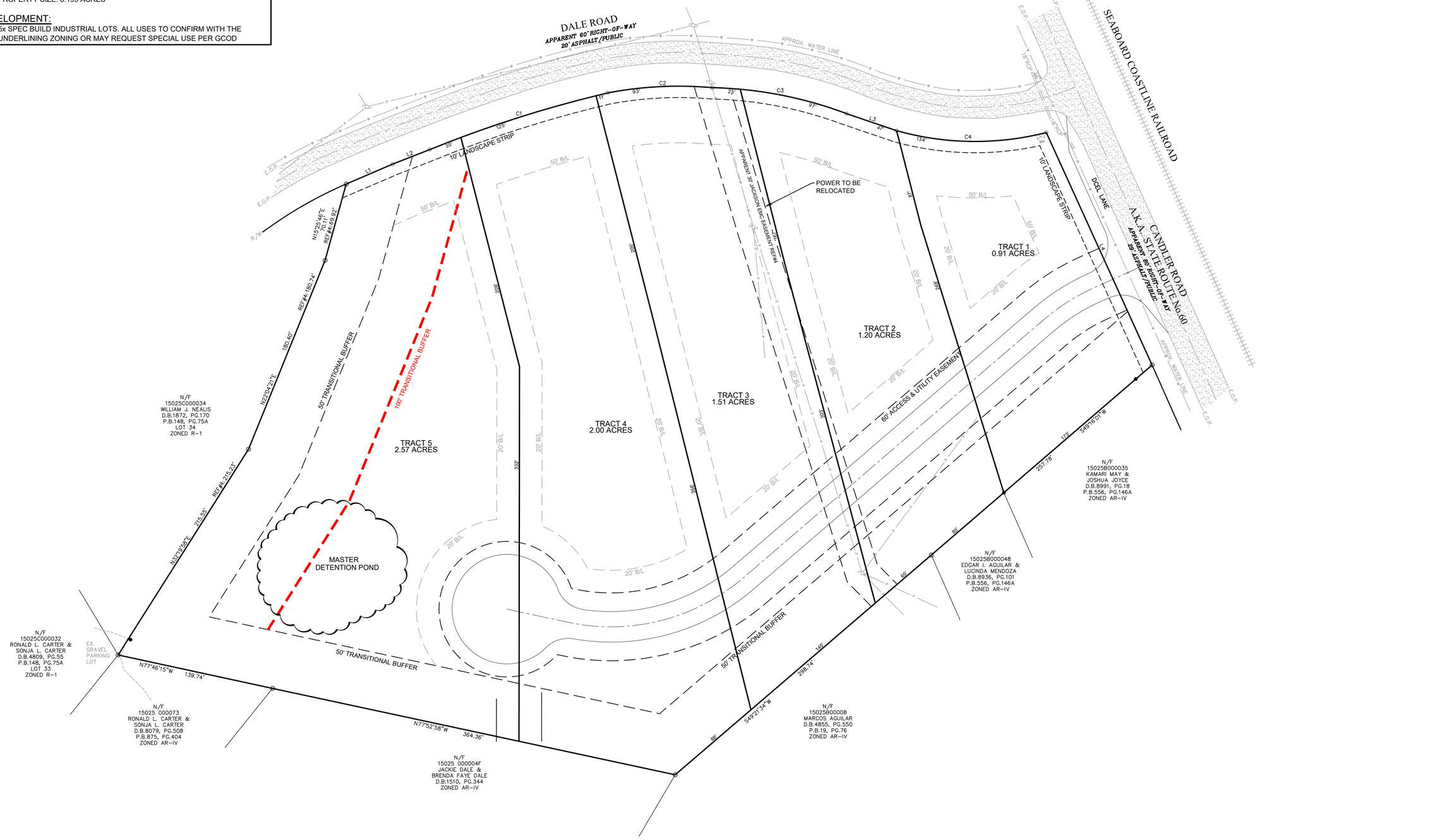
- FLOOD HAZARD AREA DOES NOT EXIST ON SITE AS PER F.I.R.M. COMMUNITY PANEL No. 13139C0310G, DATED 12/1/2022.

GENERAL NOTES:

- FRONT SETBACK: 50'
- SIDE SETBACK: 20'
- REAR SETBACK: 20'
- MAXIMUM BUILDING HEIGHT: 65'
- MINIMUMLOT FRONTAGE: 100'
- MINIMUM LOT AREA: 15,000sf
- MAXIMUM SITE COVERAGE: 80%
- MINIMUM OPEN SPACE: 20%
- GATEWAY CORRIDOR OVERLAY DISTRICT APPLIES
- PROPERTY SIZE: 8.199 ACRES

DEVELOPMENT:

- 5x SPEC BUILD INDUSTRIAL LOTS. ALL USES TO CONFIM WITH THE UNDERLINING ZONING OR MAY REQUEST SPECIAL USE PER GCOD



ALL MATERIAL, CONSTRUCTION, AND WORKMANSHIP ON THIS PROJECT SHALL BE IN STRICT CONFORMANCE WITH THE APPROVED PLANS, SPECIFICATIONS AND REQUIREMENTS AND SHALL BE PERFORMED IN A WORKMANLIKE MANNER.

THE CONTRACTOR SHALL BE RESPONSIBLE FOR NOTIFYING ALL UTILITY OWNERS, DETERMINING THE LOCATION OF ALL EXISTING UNDERGROUND UTILITIES, INCLUDING ALL UTILITIES NOT CONTROLLED BY GEORGIA POWER, PRIOR TO CONSTRUCTION AND SHALL BE LIABLE FOR ANY DAMAGES DUE TO HIS OPERATION.

THE DESIGNER DISCLAIMS ANY RESPONSIBILITY FOR DESIGN CHANGES MADE BY OTHERS.

THE CONTRACTOR SHALL CALL THE UTILITIES PROTECTION CENTER THREE WORKING DAYS BEFORE DIGGING IN METRO ATLANTA DIAL 404-525-5000 THROUGHOUT GEORGIA DIAL 800-282-7411.

DATE:	REVISION:

26 EAST ATHENS STREET
WINDER, GA 30680
PHONE: (678) 687-6219
mattsullins@gmail.com

Sullins Engineering,LLC
CONTACT: MATTHEW SULLINS
CIVIL ENGINEERS ~ LAND PLANNERS

CONCEPT PLAN FOR:

3004 CANDLER ROAD

LOCATED IN:
PARCEL: 15025 000006A
HALL COUNTY, GEORGIA

GEORGIA REGISTERED No. 33448 PROFESSIONAL ENGINEER MATTHEW W. SULLINS

GSWCC #0939
EXP. 10/01/2026

DATE	JOB #
10/7/2026	3332

SHEET 1