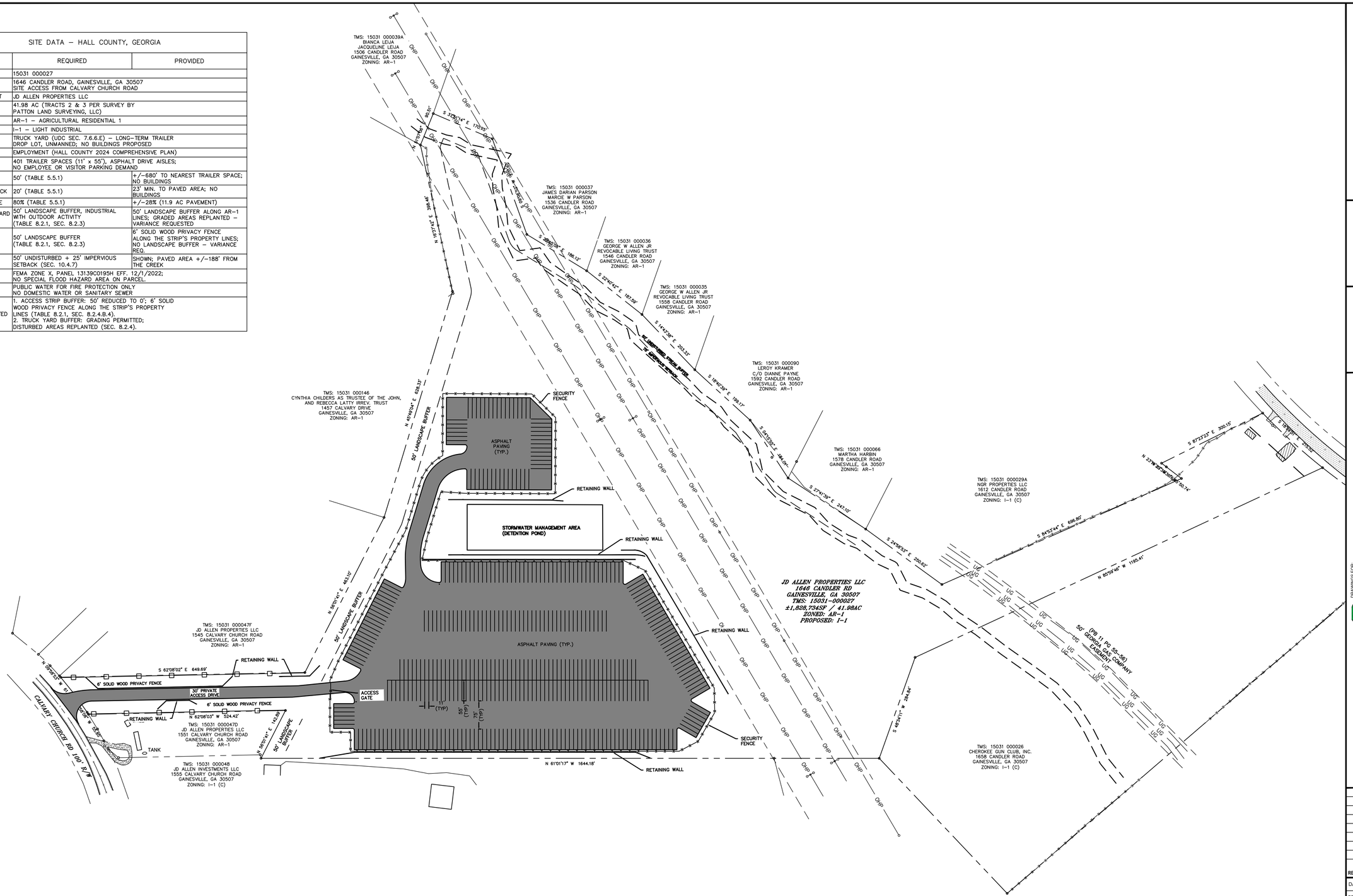
SITE DATA – HALL COUNTY, GEORGIA		
ITEM	REQUIRED	PROVIDED
TAX PARCEL	15031 000027	
LOCATION	1646 CANDLER ROAD, GAINESVILLE, GA 30507 SITE ACCESS FROM CALVARY CHURCH ROAD	
OWNER / APPLICANT	JD ALLEN PROPERTIES LLC	
SITE AREA	41.98 AC (TRACTS 2 & 3 PER SURVEY BY PATTON LAND SURVEYING, LLC)	
EXISTING ZONING	AR–1 – AGRICULTURAL RESIDENTIAL 1	
PROPOSED ZONING	I–1 – LIGHT INDUSTRIAL	
PROPOSED USE	TRUCK YARD (UDC SEC. 7.6.6.E) – LONG–TERM TRAILER DROP LOT, UNMANNED; NO BUILDINGS PROPOSED	
FUTURE LAND USE	EMPLOYMENT (HALL COUNTY 2024 COMPREHENSIVE PLAN)	
PARKING	401 TRAILER SPACES (11' x 55'), ASPHALT DRIVE AISLES; NO EMPLOYEE OR VISITOR PARKING DEMAND	
FRONT SETBACK	50' (TABLE 5.5.1)	+/–680' TO NEAREST TRAILER SPACE; NO BUILDINGS
SIDE / REAR SETBACK	20' (TABLE 5.5.1)	23' MIN. TO PAVED AREA; NO BUILDINGS
MAX. SITE COVERAGE	80% (TABLE 5.5.1)	+/–28% (11.9 AC PAVEMENT)
BUFFER – TRUCK YARD (ADJACENT AR–1)	50' LANDSCAPE BUFFER, INDUSTRIAL WITH OUTDOOR ACTIVITY (TABLE 8.2.1, SEC. 8.2.3)	50' LANDSCAPE BUFFER ALONG AR–1 LINES; GRADED AREAS REPLANTED – VARIANCE REQUESTED
BUFFER – ACCESS STRIP (ADJACENT AR–1)	50' LANDSCAPE BUFFER (TABLE 8.2.1, SEC. 8.2.3)	6' SOLID WOOD PRIVACY FENCE ALONG THE STRIP'S PROPERTY LINES; NO LANDSCAPE BUFFER – VARIANCE REQ.
STREAM BUFFER	50' UNDISTURBED + 25' IMPERVIOUS SETBACK (SEC. 10.4.7)	SHOWN; PAVED AREA +/–188' FROM THE CREEK
FLOOD ZONE	FEMA ZONE X, PANEL 13139C0195H EFF. 12/1/2022; NO SPECIAL FLOOD HAZARD AREA ON PARCEL.	
WATER / SEWER	PUBLIC WATER FOR FIRE PROTECTION ONLY NO DOMESTIC WATER OR SANITARY SEWER	
VARIANCES REQUESTED	1. ACCESS STRIP BUFFER: 50' REDUCED TO 0'; 6' SOLID WOOD PRIVACY FENCE ALONG THE STRIP'S PROPERTY LINES (TABLE 8.2.1, SEC. 8.2.4.B.4). 2. TRUCK YARD BUFFER: GRADING PERMITTED; DISTURBED AREAS REPLANTED (SEC. 8.2.4).	



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GEORGIA REGISTERED No. PE0046708 PROFESSIONAL ENGINEER WILLIAM C HAY

Preview
10/01/2026 11:56 AM

DRAWINGS FOR:
Peachstone TRUCK BROKERS, INC.

Hall County Truck Parking

1646 Candler Road
Gainesville, GA
TMS: 15031 000027

REV	DATE	DESCRIPTION

DATE:	October 1, 2026
PROJECT #:	26-005
DRAWN BY:	William C Hay, PE
SCALE:	1" = 120'

SHEET TITLE:
Zoning Amendment Site Plan

SHEET NUMBER:
ZA-1

120 60 0 120 240 360
SCALE IN FEET
1" = 120'