Submitted with the Zoning Amendment Application, Hall County Planning & Zoning (checklist rev. 8.3.2026)

Zoning Amendment Narrative

Rezoning from AR-1 (Agricultural Residential) to I-1 (Light Industrial)

Tax Parcel No.	15031 000027 · J T Benefield Est, Pt Lt 8
Location	~~1646 Candler Road~~, Gainesville, GA 30507 — site access from Calvary Church Road 1555C Calvary Church Rd
Owner / Applicant	JD Allen Properties LLC, P.O. Box 2937, Gainesville, GA 30503
Agent	Chris Patton, Patton Land Surveying, LLC
Property Size	41.98 acres (Tract 2, 40.64 ac, and Tract 3, 1.34 ac, per survey by Patton Land Surveying, LLC)
Request	Rezone from AR-1 to I-1 to permit a Truck Yard (UDC §7.6.6.E)

1. Existing Conditions

The property is largely wooded, with existing structures as shown on the site plan, and no active agricultural use. It reaches Calvary Church Road, a County-maintained road, through a 100-ft-wide access strip. The parcel lies in FEMA Zone X (Panel 13139C0195H, eff. December 1, 2022); no Special Flood Hazard Area is mapped on the property. The creek along the northeast property line is shown on the site plan with its stream buffer; nothing is proposed within it.

2. Current and Proposed Zoning; Applicable Overlay Districts

Current zoning	AR-1 — Agricultural Residential 1
Proposed zoning	I-1 — Light Industrial

Adjoining Tax Parcels 15031 000048 and 15031 000029A are zoned I-1 (conditional), and a comparable trailer storage facility operates immediately south on Calvary Industrial Drive. The request extends an established industrial pattern at this location.

3. Proposed Use

Truck Yard (UDC §7.6.6.E), permitted in I-1 under Allowed Use Table §7.2.1: a long-term trailer drop lot with **401 marked spaces** for over-the-road trailers. Trailers are dropped and retrieved on an extended-duration basis, not cycled daily.

Hours / staffing	Open 24 hours, 7 days; unmanned
Security	Perimeter security fence with three-strand barbed wire; slide gate on key fob or keypad, not left open; security cameras
Buildings	None proposed
Surfacing	Asphalt paving throughout
Access	One entrance on Calvary Church Road

Submitted with the Zoning Amendment Application, Hall County Planning & Zoning (checklist rev. 8.3.2026)

4. Proposed Development Standards

Buildings / architectural materials	None proposed; no architectural submittal applicable
Parking	401 trailer spaces with internal drive aisles, asphalt; no separate employee or visitor parking demand
Access	Single entrance on Calvary Church Road, permitted through Hall County Public Works
Setbacks / coverage	I-1 (Table 5.5.1): no buildings; paved area ≥ 20 ft from side and rear lines; site coverage ±28% (pavement) of 80% permitted
Landscaping	10-ft frontage landscape strip with one tree per 40 ft of street frontage (§8.1.3); tree density and Tree Protection Plan at the land disturbance permit (§8.3.9)
Buffers	Truck yard: 50-ft landscape buffer along the AR-1 property lines (Table 8.2.1, industrial with outdoor activity), with grading permitted and graded areas replanted. Access strip: a 6-ft solid wood privacy fence along both of the strip's property lines in place of the landscape buffer (§8.2.4.B.4). Both by variance; see Section 6.
Lighting	Full-cutoff fixtures, mounting height not exceeding 30 ft, no light spill across property lines
Signage	One monument sign at the Calvary Church Road entrance per §8.6.12
Water / sewer	Public water for fire protection only, as required by the Hall County Fire Marshal; no domestic water or sanitary sewer demand

5. Traffic

A Traffic Assessment Memorandum by David Mills, P.E. (TTL, September 15, 2026) is submitted with this application. The use generates **160 weekday trips** (AM peak 18, PM peak 16). Calvary Church Road remains LOS C with the project; no peak-hour volume approaches GDOT thresholds for turn-lane or driveway improvements.

6. Requested Variances

Requested with this application at staff's direction (September 28, 2026), under a separate Variance Application and Statement of Hardship:

Access strip buffer	Table 8.2.1 buffer reduced from 50 ft to 0 ft on each side of the 100-ft access strip, with a 6-ft solid wood privacy fence along the strip's property lines (§8.2.4.B.4). Both adjoining parcels are owned by the applicant.
Truck yard buffer	50-ft width kept along the AR-1 property lines; grading permitted within it (§8.2.4) and disturbed areas replanted.

Both variances are shown on Exhibit ZA-2 (Buffer Variance Exhibit) and in the site data table on ZA-1.