



## AGENDA ITEM

**Public Hearing to amend Hall County's Zoning Map as follows:**

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**REPORT TO:** Work Session (12/11/23)

**REPORT TO:** Voting Meeting (12/14/23)

**ITEM NO:** 682/2023

**SUBJECT:** **0 Candler Road | Rezone** | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV (GCOD); Tax Parcel 15031A000001 | **Proposed use: welding service** | Commission District 3 | **Paden M. Dunagan, applicant.**

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### Meetings:

**Work Session Date:** 12/11/23

**Voting Meeting Date:** 12/14/23

### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval.

Conditions:

1. The development shall occur as depicted on the site plan dated April 14, 2021 and described in the project narrative, modified for compliance with zoning conditions and Hall County regulations at the time of permit application. Minor changes can be approved by the Planning Director provided there are no reductions in buffers, no changes in the structural design and materials, and the changes do not create the need for a variance from the Hall County development standards. No variances are granted as part of this request other than those specifically granted herein.
2. As the proposed structure crosses the common property line between the subject property tax parcel 15031A000001 and tax parcel 15031A000002 to the north, a combination plat shall be recorded prior to the approval of any development permits.
3. The storage or disposal of junk material and construction debris on the subject property is prohibited. Any areas where junk or debris has been stored on the property shall be properly disposed of or stored in accordance with applicable regulations.
4. All parking and storage areas shall be paved with either asphalt or concrete, if located within the 300 feet that defines the Gateway Corridor Overlay District.
5. All plans for improvements and/or further development of the property shall be submitted for review and appropriate permits obtained.
6. All conditions of zoning shall be made part of any plats created for the property.
7. The extended driveway shall meet Gateway Corridor Overlay District standards for a minimum distance of 300 feet from the centerline of the road, as well as Georgia Department of Transportation (GDOT) requirements. The driveway paving (concrete or asphalt) shall extend the entire length of the drive from Candler Road to the parking area for the welding business.
8. The parking area shall either be paved with concrete or asphalt, or a combination of the two.
9. All signage within 300 feet of the centerline of Candler Road shall adhere to Gateway Corridor Overlay District standards.
10. Gateway Corridor Overlay District architectural standards shall not apply to the building, so long as the building is located at least 300 feet from the centerline of Candler Road.
11. All previous conditions of zoning set forth by the 2021 Board of Commissioners approval letter shall be repealed, and are replaced by the zoning conditions herein.

**Purpose of Request:**

**0 Candler Road | Rezone** | from Agricultural Residential-IV (AR-IV) to Heavy Industrial (I-II) on a 51.47± acre tract located on the west side of Candler Road approximately 1840 feet from its intersection with Lee Land Road | Zoned AR-IV (GCOD); Tax Parcel 15031A000001 | **Proposed use: welding service** | Commission District 3 | **Paden M. Dunagan, applicant.**

**History:**

**Facts and Issues:**

**Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

Approvals:

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

**Attachments:**

Board Memo  
Recommendation Report  
Application  
Narrative  
Site Plan  
Maps  
Deed  
Environmental Health Comments  
GDOT Comments  
Public Works Comments  
Fire Comments  
Notice Sign Photos