



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Director of Planning & Development

Date: January 22, 2024

Subject: **2955 Candler Road | Use Subject to County Commission Approval | 17.170.020.13 Manufacture of cement, cement products, concrete, clay products, lime, gypsum, brick, tile or plaster of Paris | on a 33.46± tract | Proposed Use: concrete plant | Steve Gilliam, applicant.**

The request before you is the request of Steve Gilliam for a Use Subject to County Commission Approval 17.170.020.13 Manufacture of cement, cement products, concrete, clay products, lime, gypsum, brick, tile or plaster of Paris to allow a concrete plant. This item is located within Commission District 3.

At their January 2, 2024 meeting, the Hall County Planning Commission voted to recommend approval with six (6) conditions **(5-0)**.

There were **no comments submitted** in advance of the Planning Commission meeting and **no one spoke during the public hearing**.

There have been no changes to the request since the Planning Commission took action.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan and as described in the project narrative submitted on November 2, 2023 modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Designated employee and truck parking shall be provided per 17.250.020(A) – Off-Street Parking, Storage and Loading Requirements for Industrial uses.
3. Standard Hall County Development Review and permitting processes shall be followed. Approval of this request does not supersede development standards or processes in effect when the plans are

submitted for review. Such standards include, but are not limited to, stormwater management and emergency access requirements.

4. The developer shall coordinate with the Georgia Department of Transportation (GDOT) and Hall County Engineering to obtain the necessary driveway permits for access to the site.
5. Pursuant to [2.60.060](#), all applications approved by the board, whether a request for variance from the terms of [Title 17](#), a request for conditional use, a request for the enlargement, change or continuance of a nonconforming use or a request to appeal a decision by an administrative official in the enforcement of [Title 17](#), shall be effective for a period of six months. If no action is taken by the applicant to implement the purpose of the application by obtaining the proper permit and/or license and proceeding with the building, occupancy, or establishment of business within six months from the date of approval by the board, said approval shall become null and void.
6. All conditions of zoning shall be made a part of any plats or construction plans created for the facility.