



## AGENDA ITEM

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

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**REPORT TO:** Work Session (02/05/24)

**REPORT TO:** Voting Meeting (02/08/24)

**ITEM NO:** 26/2024

**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 on the east side of Candler Road, approximately 407 feet from its intersection with Dale Road | Zoned I-II; Tax Parcel 15025 000011 | **Proposed Use: concrete plant |** Commission District 3 | **Steve Gilliam, applicant.**

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#### Meetings:

**Work Session Date:** 02/05/24

**Voting Meeting Date:** 02/08/24

#### Executive Summary:

**Presenter:** RD

**Recommendation:**  
Approval.

#### 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.

**Purpose of Request:**

**History:**

**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 on the east side of Candler Road, approximately 407 feet from its intersection with Dale Road | Zoned I-II; Tax Parcel 15025 000011 | **Proposed Use: concrete plant** | Commission District 3 | **Steve Gilliam, applicant.**

**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
<b>Clerk</b>			
JR			

**Attachments:**

- Updated Board Memo as of 2-1-2024
- Recommendation Report
- Application
- Updated Narrative
- Original Narrative
- Site Plan
- Maps
- Lease Agreement
- Legal Description
- Environmental Health Comment
- GDOT Comments
- Public Works Comments
- Fire Comments
- Notice Sign Photo