



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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PLANNING AND ZONING
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To: David Gibbs, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: March 10, 2025

Subject: **0 & 2010 Candler Road | Amend conditions of zoning | to allow additional office/warehouse buildings | on a combined 59.62± acre tract | Zoned I-2 (GCOD), Tax Parcels 15031A000001 & 000002 | Proposed Use: Industrial uses | Paden Dunagan, applicant**

The request before you is for Paden Dunagan to amend the conditions of zoning to allow for industrial uses. This item is located within Commission District 3.

At their February 17, 2025 meeting, the Hall County Planning Commission voted to recommend **approval, with eleven (11) conditions (4-0, Varner absent).**

Staff recommendation: **Approval, with conditions**, as the proposed rezoning is consistent with the Employment Corridor land use designation in the Comprehensive Plan.

There were **no comments submitted** in advance of the Planning Commission meeting and **one (1) person spoke in opposition during the public hearing.**

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated December 18, 2024, and as described in the project narrative dated December 20, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Access to the development shall be approved by the Georgia Department of Transportation. The developer shall be responsible for all costs associated with improvements necessary for access to the development.
3. The internal drive shall be paved with asphalt or concrete; graded aggregate base (GAB) may be used for the outdoor storage and parking areas around

each building subject to final review and approval of the Hall County Engineering Department and Fire Marshal.

4. Any building proposed within the 300 foot limits of the Gateway Corridors Overlay District (GCOD) shall comply with GCOD architectural standards. Final review and approval of building elevations is subject to the Director of Planning and Zoning, or their designee.
5. Outdoor storage may be permitted outside of the 300 foot GCOD limits only if it is screened from view from Candler Road with a 6-foot tall opaque fence. Screening is subject to final review and approval by the Director of Planning and Zoning or their designee.
6. There shall be a 25 foot wide undisturbed buffer adjacent to the right-of-way of Candler Road. The existing mature landscape shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.
7. A 50 foot wide landscape buffer, undisturbed or planted, shall be required along all property lines abutting property zoned for agricultural or residential use. The existing mature landscape shall be supplemented with additional planted evergreens with an installation height of no less than 6 feet to provide sufficient screening of the development. Final review of the landscape plan shall be subject to the approval of the Director of Planning and Zoning, or their designee.
8. Retroactive building permits shall be obtained for all structures currently on-site that do not currently have a commercial building permit. Final determination is subject to the Hall County Building Official or their designee. No new buildings shall be permitted for the development until all retroactive permits have been obtained.
9. No business license shall be approved for the property until the site is brought into compliance with county permitting requirements.
10. No variances to GCOD standards and no additional variances or development exceptions are granted as part of this request that are not explicitly granted herein. The development shall comply with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to the Fire Marshal and Hall County Engineering. Where there are discrepancies between the proposed standards and County regulations, the County regulations shall overrule unless otherwise approved.
11. All conditions of zoning shall be made a part of any plats or construction plans created for the property.