



AGENDA ITEM

Planning & Zoning

REPORT TO: Work Session (03/09/26)

REPORT TO: Voting Meeting (03/12/26)

ITEM NO: 84/2026

SUBJECT: **1780 Candler Road | Variance to Section 6.2** | Gateway Corridor Overlay District (GCOD) standards | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | **Proposed Use: Equipment sales and repair** | Commission District 4 | **JenSto Equipment LLC, applicant**

Meetings:

Work Session Date: 03/09/26

Voting Meeting Date: 03/12/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends APPROVAL of the applicant's request with the following conditions:

1. The property shall be developed in accordance with the site plan dated February 16, 2026, and as described in the project narrative dated February 15, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The storage of wrecked, junk, and/or inoperable vehicles shall be prohibited.
3. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval. The development shall be compliant with the Unified Development Code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
4. All conditions of zoning shall be made a part of any plats or construction plans created for the property.

Purpose of Request:

History:

1780 Candler Road | Variance to Section 6.2 | Gateway Corridor Overlay District (GCOD) standards | on a 2.23± acre tract located on the southwest side of Candler Road approximately 340 feet south of its intersection with Construction Drive | Zoned I-1 and AR-1; Tax Parcel 15031A000058 | Proposed Use: Equipment sales and repair | Commission District 4 | JenSto Equipment LLC, applicant

Facts and Issues:

Options:

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

Approvals:

Submit	Approve	Attorney	Administration
KE	KA	JL	CR
Clerk			
JR			

Attachments:

- Staff Report
- Application
- Narrative
- Site Plan
- Plat
- Maps
- Deed
- Environmental Health Comment
- GDOT Comment
- GHMPO Comment
- Public Works Comment
- Fire Comment
- Notice Sign