



AGENDA ITEM

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

REPORT TO: Work Session (07/06/26)

REPORT TO: Voting Meeting (07/09/26)

ITEM NO: 404/2026

SUBJECT: **1161 Candler Road | Variance to Article 8 |** site development standards | on a 4.58± acre tract located on the east side of Candler Road at its intersection with I985 Exit 20 Northbound | Zoned I-2; Tax Parcel 15035 000056 | **Proposed Use: Commercial addition |** Commission District 3 | **Carroll Daniel Construction, applicant**

Meetings:

Work Session Date: 07/06/26

Voting Meeting Date: 07/09/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends **DENIAL** of the applicant's request as no hardship exists pursuant to the criteria of 11.1.1.D.11.. However, if the Commission chooses to approve this request, staff recommends the following condition:

1. The property shall be developed in accordance with the site plans dated April 6, 2026, and April 22, 2026, and as described in the project narrative dated May 6, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

Purpose of Request:

1161 Candler Road | Variance to Article 8 | site development standards | on a 4.58± acre tract located on the east side of Candler Road at its intersection with I985 Exit 20 Northbound | Zoned I-2; Tax Parcel 15035 000056 | **Proposed Use: Commercial addition |** Commission District 3 | **Carroll Daniel Construction, applicant**

History:

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	LT	JL	CR
Clerk			
AD			

Attachments:

Staff Report
Application
Statement of Hardship
Site Plan
Plat
Maps
Deed
Water Availability
Environmental Health Comment
GDOT Comment
Public Works Comment
Fire Comment
Notice Sign