

**HALL COUNTY BOARD OF COMMISSIONERS  
STAFF REPORT**

**Applicant** ..... Matthew Pridemore

**Request** ..... (A) **Rezone** | from Agricultural Residential 1 (AR-1) to Light Industrial (I-1)  
(B) **Special Use** | Outdoor storage in GCOD  
(C) **Variance** | to GCOD standards

**Proposed Use** ..... (A) Uses permitted in I-1  
(B) Outdoor storage  
(C) Uses permitted in I-1

**Size** ..... 9.71± acres

**Zoning** ..... **Current:** Agricultural Residential 1 (AR-1)  
**Proposed:** Light Industrial (I-1)

**Location** ..... **1546 & 1558 Candler Road** | Tax Parcels 15031 000036; 15031 000035

**Commission District** ..... Four

**Commission Date** ..... September 22, 2026

**Staff Recommendation** ..... (A) **Approval, with conditions**, as the proposed zoning is consistent with the “Employment Nodes & Corridors” future land use classification within the Comprehensive Plan.  
(B) **Approval, with conditions**, as the proposed use is consistent with the “Employment Nodes and Corridors” future land use classification within the Comprehensive Plan.  
(C) **Approval**, as hardship exists pursuant to the criteria of 11.1.1.D.11.

**Record Number**..... (A) HZON26-0026  
(B) HZCU26-0026  
(C) HVAR26-0040

**(A) (B) & (C) Staff recommends APPROVAL of the applicant’s requests with the following conditions:**

1. The property shall be developed in accordance with the site plan dated July 24, 2026, and as described in the project narrative received August 14, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.

2. Prior to issuance of a business license, the applicable demolition permits and building permits shall be obtained from the Hall County Building Inspection department. Final determination of compliance with this condition shall be at the discretion of the Director of Development Services, or their designee.
  3. The property fence along shall be a solid fence and meet all GCOD standards.
  4. No variances or development exceptions are granted as part of this request that are not explicitly granted by board approval.
  5. All conditions of zoning shall be made a part of any plats or construction plans created for the property.
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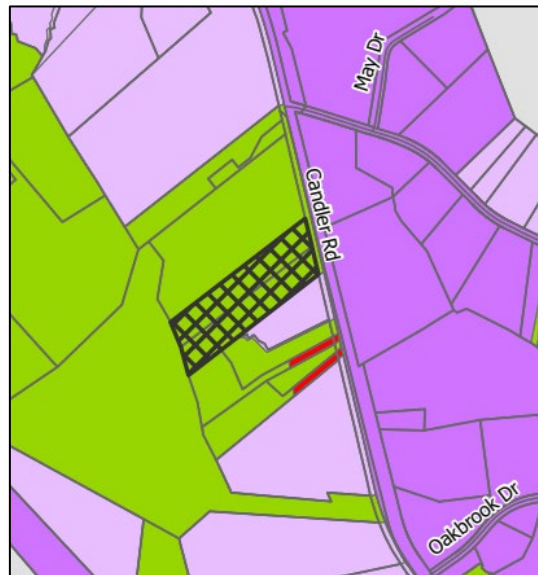
### **Summary Analysis**

The applicant has submitted three concurrent requests: (A) to rezone a 9.71± acre tract from Agricultural Residential 1 (AR-1) to Light Industrial (I-1) for outdoor storage; (B) a Special Use to allow outdoor storage within the Gateway Corridor Overlay District (GCOD); and (C) a variance to the Gateway Corridor Overlay District (GCOD) standards.

According to the Hall County Tax Assessor records, the property is currently developed with three residences constructed in 1961, 1980, and 1983. The 1983 residence is currently in the process of being demolished (HRNEW26-1032). Water service is currently provided by the City of Gainesville and sanitary sewer services are provided by private septic.

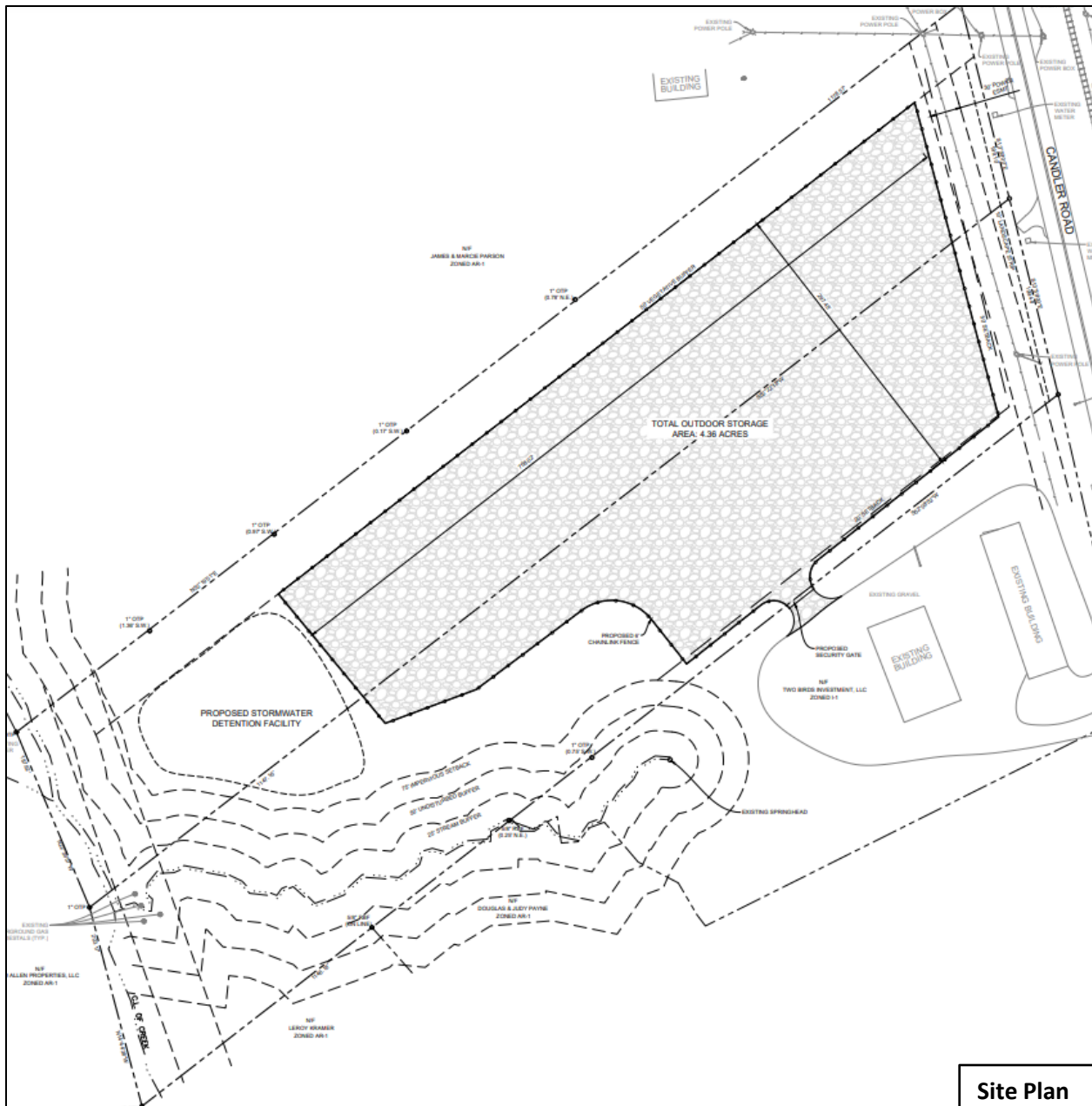
The surrounding properties are zoned and developed as outlined below:

- North: Agricultural Residential (AR-1): single-family residence
- East: Heavy Industrial (I-2): scrap metal recycling & chemical manufacturing
- South: Light Industrial (I-1): utility contractor;  
Agricultural Residential 1 (AR-1): single-family residences
- West: Agricultural Residential 1 (AR-1): single-family residence



Per the submitted narrative, the applicant is proposing to use the subject parcels for outdoor storage on a gravel surface. Stored items will include construction trucks, equipment, and materials such as pipe. The parcels are adjacent to the applicant's existing business, Primoris Distribution Services, located at 1576 Candler Road, and will serve as additional area to accommodate outdoor storage needs. The site will not operate as a pay lot, and no access from Candler Road is proposed at this time. Hours of operation will be Monday through Friday, 8 a.m. to 5 p.m.

Per the submitted site plan, the subject parcels will be accessed exclusively through the adjacent property at 1576 Candler Road. The existing driveway along Candler Road, which served the residences, will no longer be utilized. The Georgia Department of Transportation (GDOT) will require this residential driveway to be removed per their comments outlined in this report. A security fence and gate are proposed around the perimeter of the subject parcels, as well as 10-foot landscape strip along the frontage. The required 50-foot transitional buffer is shown along the northern boundary adjacent to the AR-1 property. A stream runs along the southern and western boundaries, where the required 75-foot impervious setback is identified. A stormwater detention facility is proposed on the western side of the site.



One (1) variance related to Gateway Corridor Overlay District (GCOD) standards will be required if the site plan as presented is approved.

- **Section 6.2.5.C.2.d – Parking Lot Design – Surface** – All parking areas must be paved with asphalt, concrete or pervious materials as approved by the Director.
  - Gravel surface is proposed within the outdoor storage yard area.

The development standards for the project are identified in the table below and compared to the GCOD requirements:

#### GCOD Analysis

| <u>Standard</u>                                   | <u>Proposed</u>                                       | <u>Notes</u>                                                                                                                             | <u>Compliance</u> |
|---------------------------------------------------|-------------------------------------------------------|------------------------------------------------------------------------------------------------------------------------------------------|-------------------|
| <b>6.2.5.A.2.b – Transitional buffers</b>         | 50-foot buffer along the northern property boundary.  | Where an industrial zoning district abuts property zoned for residential or agricultural use, the buffer width must be at least 50 feet. | Complies          |
| <b>6.2.5.C.2.d – Parking Lot Design - Surface</b> | Gravel surface within the storage yard area.          | All parking areas must be paved with asphalt, concrete or pervious materials as approved by the director.                                | Deficient         |
| <b>6.2.5.C.3.b – Perimeter Landscaping</b>        | 10-foot landscape strip provided along road frontage. | The required depth of such strip is 10 feet for industrial zoned property.                                                               | Complies          |

#### Comprehensive Plan Analysis

Based on the future land use plan, staff finds the rezoning request ***is consistent*** with the Hall County Comprehensive Plan and the future land use designation of Employment Nodes and Corridors within the Gainesville character area. The intent of this future land use designation is for development to consist of industrial and/or office uses housed in either formalized campuses or along major road corridors that have existing or future access to water and sewer. These areas may also include higher density residential uses, where appropriate. Site design should use quality development principals to the fullest extent possible.

#### (A) & (B) Zoning Analysis – Rezone and Special Use

When considering a zoning amendment to the zoning maps and use subject to approval of the County Commission, the Commission must study the need and justification for the change based on a determination of the facts applicable to the particular case, and the following general lines of inquiry must be considered:

- a) Whether the zoning proposal will permit a use that is suitable in view of the use, development and zoning of adjacent and nearby property; **The requested use may be suitable in view of the**

**use and development of adjacent and nearby properties as the surrounding area consists of light and heavy industrial uses.**

- b) Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed rezoning or special use will adversely affect the existing use or usability of adjacent or nearby properties as the buffer requirement from adjacent residential properties is being met.**
- c) Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned; **The property has reasonable economic use as currently zoned, however, the applicant cannot develop the property as proposed without approval by the Board of Commissioners.**
- d) Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, utilities, schools, police protection, fire protection, public health facilities or emergency medical service; **If approved and in compliance with all Georgia Department of Transportation and Hall County standards, the use is not anticipated to cause an excessive or burdensome use of the existing streets, transportation facilities, utilities, schools, police protection, fire protection, public facilities, or emergency medical service.**
- e) Whether the zoning proposal is in conformity with the policy and intent of the future land use plan for the physical development of the area; **The proposed zoning and use is consistent with the intent of the Employment Nodes and Corridors future land use designation in the Comprehensive Plan and buffer and landscaping requirements are being met.**
- f) The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are affected by the existing zoning restrictions.**
- g) The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property values including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
- h) The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
- i) The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property. **The property is developed with three residences constructed in 1961, 1980, and 1983. The current request is to rezone the property to Light Industrial (I-1) to allow for an outdoor storage area associated with an adjacent light industrial business.**

- j) Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions affecting the use or development of the property.**
- k) Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning would not create an isolated district unrelated to the surrounding developments and districts. The adjacent parcel to the south is zoned Light Industrial (I-1) and adjacent parcels across Candler Road are zoned Heavy Industrial (I-2).**
- l) Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
- m) Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The request does not appear to be out of scale with the needs of the county as a whole or the immediate neighborhood.**
- n) Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support light industrial uses based on the Future Land Use Map; however, the current development requires rezoning approval by the Board of Commissioners.**
- o) Whether the need for rezoning could be handled instead by a variance request to the Planning Commission; **The request could not be handled alternatively as a variance.**
- p) Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process, and as a result are subject to local, state, and federal regulations. As a result, there are no anticipated ecological or pollution impacts resulting from any modification to the land if the request is granted.**
- q) Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

#### **(C) Zoning Analysis – Variance**

The Commission may grant variances in individual cases of unnecessary hardship upon a finding of the board that:

1. There are extraordinary and exceptional conditions pertaining to the particular lot in question because of its size, shape, or topography (the hardship must relate to the physical character of the lot and not to a personal or economic hardship); **The applicant intends to use the area for outdoor storage of equipment and construction materials for which a paved surface is not durable. The outdoor storage area will be screened meeting the intent of the GCOD.**
2. The application of the requirements of this UDC to this particular piece of property would create an unusual hardship; **The applicant states that the nature of proposed operation on the site**

**involves frequent handling of construction materials and equipment. These activities typically degrade asphalt and concrete surfaces. A compacted aggregate surface provides greater durability under such conditions and can be maintained through routine regrading, whereas a paved surface would require frequent repair or replacement.**

3. Such conditions are peculiar to the property involved and are not common to other properties in the neighborhood; **There are no conditions peculiar to the property involved that are not common to other properties in the neighborhood. The property is contiguous with the applicant's existing gravel storage yard and will function as an extension of that use as it is specific to the proposed business operations.**
4. Such conditions are not the result of any actions of the property owner; **The need for gravel surfacing arises from the operational requirements of the proposed business.**
5. Relief, if granted, would not cause substantial detriment to the public good or impair the purposes and intent of this UDC; provided, however, that no variance may be granted for a use of land or building or structure that is prohibited by this UDC or for a Conditional Use Permit which has been denied by the Planning Commission; **Based on the information provided, the requested variance is consistent with the purposes and intent of the Unified Development Code, specifically the standards of the Gateway Corridor Overlay District standards for site design and development character as the outdoor storage will be screened from the roadway. Granting relief in this case not cause substantial detriment to the public good or impair the purposes and intent of this UDC.**

#### **Development Support and Constraints**

##### **Hall County Environmental Health**

In a memorandum dated August 25, 2026, the Hall County Environmental Health Department stated: "Must meet all Environmental Health commercial septic system permitting requirements. A detailed business plan must be submitted to Hall County Environmental Health for review. Additional items, including, but not limited to: recorded plat, soil evaluation, and septic system installation/modification may be required after review of business plan. Please note that BOC approval does not imply approval from other county departments. Any abandoned well shall be properly closed as per Water Standards Act. Any abandoned septic tank shall be pumped by a State certified pumper/hauler and crushed/ filled."

##### **Georgia Department of Transportation**

In an email dated August 20, 2026, Christopher Hash, D1 Traffic Operations Supervisor, stated: "On-System. Minor Improvements to existing access. Remove existing residential access from the State Highway."

##### **Gainesville-Hall Metropolitan Planning Organization**

In a memorandum dated August 17, 2026, Joseph Boyd, Director, provided the following comments: "These parcels are along State Route 60/Candler Road, which is scheduled to be widened to four lanes in the MPO's Metropolitan Transportation Plan (GH-111B). Construction is currently not scheduled to begin until after 2055. Right-of-way impacts will not be known until the Preliminary Engineering (PE) phase is initiated, which is currently scheduled for 2042."

### **Hall County Public Works and Utilities**

In a memorandum dated August 26, 2026, Jorge Gomez, Director of Public Works and Utilities, provided the following comments:

#### **Engineering:**

Show FEMA and Hall County studied Flood plains that are present on site.

Show Stream buffer and impervious setback from wrested vegetation not centerline of stream.

This site may require a storm water management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

#### **Traffic:**

Access is shown from the existing business site so there are no traffic issues with the rezoning request for parking. If future access to SR 60 is pursued, approval from GDOT is required.

#### **Utilities:**

Property is located in the Gainesville sewer district.

### **Hall County Fire Marshal**

In a memorandum dated August 25, 2026, the Hall County Fire Marshal's Office provided the following comments:

"The Hall County Fire Marshal's Office considers the plan conceptual and if approved may require modifications during the development review process to meet fire code such as the installation of additional fire hydrant(s) and fire apparatus route with turnaround inside the storage enclosure."

### **Hall County Building Inspections**

In a memorandum dated August 25, 2026, Barry Shaw, Interim Director of Development Services, provided the following comment:

"There are multiple structures scattered between the properties that will need to be demolished. A permit is in place for 1558 Candler Road (HRNEW26-1032) and is currently in Inspection stage. All other structures will need to be demolished, and permits pulled through Building Inspection permitting. Building Inspection has no additional comments"