



AGENDA ITEM

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

REPORT TO: Voting Meeting (09/22/26)

ITEM NO: 619/2026

SUBJECT: **1546 & 1558 Candler Road | Rezone** | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in Light Industrial (I-1)** | Commission District 4 | **Matthew Pridemore, applicant**

Meetings:

Work Session Date:

Voting Meeting Date: 09/22/26

Executive Summary:

Presenter:

KA

Recommendation:

Staff recommends **approval, with conditions**, as the proposed zoning is consistent with the “Employment Nodes & Corridors” future land use classification within the Comprehensive Plan.

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.

Purpose of Request:

1546 & 1558 Candler Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on a combined 9.71± acre tract located on the west side of Candler Road approximately 790 feet south of its intersection with Fulenwider Road | Zoned AR-1; Tax parcels 15031 000036; 15031 000035 | **Proposed use: Uses permitted in Light Industrial (I-1)** | Commission District 4 | **Matthew Pridemore, 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			
JR			

Attachments:

Staff Report
 Application
 Narrative
 Statement of Hardship
 Site Plan
 Plat
 Maps
 Deeds
 Water Availability
 Environmental Health Comment
 GDOT Comment
 GHMPO Comment
 Public Works Comment
 Fire Comment
 Building Inspections Comment
 Notice Sign