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August 14, 2026

RE: Application for Rezone and Special Use to Subdivide - 3004 Candler Road, Parcel 15025 000006A

Letter of Intent and Narrative

On behalf of the owner, JD Shuler Contracting, we respectfully submit this request to rezone the property located at 3004 Candler Road, Hall County, Georgia, from AR-1 to I-1 and for approval of a Special Use to subdivide the property into five light industrial lots.

The subject property consists of approximately 8.19 acres at the southern corner of Candler Road (SR 60) and Dale Road. The proposed development consists of five light industrial lots served by a shared internal access drive, utility easement, and master stormwater management facility. Required setbacks, transitional buffers, and landscape areas are also proposed.

The property is currently developed with an existing residential structure and two existing driveway connections. The residential structure will be removed and the site will be cleared and cleaned prior to development. Both existing driveway connections will also be permanently closed. Due to their proximity to the intersection of Candler Road/SR 60 and Dale Road, the existing driveway locations do not meet current County and State access standards. The proposed development will relocate access to the southern portion of the property, providing a safer and more appropriate means of ingress and egress. The new entrance will also include a deceleration lane designed in accordance with applicable GDOT standards and subject to GDOT review and approval.

The proposed buildings will be developed as speculative light industrial buildings, and the final tenants, building configurations, and specific uses are not known at this time. Any future use of the property will be limited to uses permitted within the I-1 zoning district and will be required to satisfy all applicable Hall County development standards and use-specific requirements. All proposed structures will also comply with the architectural and design standards of the Gateway Corridor Overlay District.

The property is located within the Chestnut Mountain/Candler Character Area and is designated Rural Scenic Nodes & Corridors on the Hall County Future Land Use Map. While I-1 is not specifically identified as a compatible zoning district within this future land use category, the requested rezoning should be considered in the context of the existing development pattern and the specific characteristics of this location.

The subject property is located along SR 60/Candler Road within the Gateway Corridor Overlay District and at an intersection already characterized by substantial industrial activity. An I-1 industrial property directly adjoins the area to the north, while a large I-2 industrial rock quarry is located immediately across Candler Road. As a result, the proposed I-1 zoning would not introduce an isolated industrial use into an otherwise

rural setting, but rather would represent a logical continuation of the established character of this particular intersection along this state route.

The Comprehensive Plan also specifically directs Hall County to continue planning for commercial and industrial growth along SR 60/Candler Road. In addition, the proposed development provides 50-foot transitional buffers where required, roadway landscaping, shared access, and centralized stormwater management. Combined with the enhanced architectural, landscaping, and site development requirements of the Gateway Corridor Overlay District, these measures provide an appropriate transition to surrounding properties and allow the development to remain compatible with the character and existing development pattern of the area.

Hall County Rezoning Criteria - Sec. 11.2.6.F.3

Pursuant to Sec. 11.2.6.F.3 of the Hall County Unified Development Code, the following responses address the general lines of inquiry for consideration of a zoning map amendment:

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.

Yes. The site is located at an intersection already anchored by a large I-1 industrial property immediately to the north and an I-2 quarry directly across Candler Road to the northeast. I-1 provides an appropriate lower-intensity industrial transition at this location. Future uses will be limited to those permitted within the I-1 zoning district and will be required to comply with all applicable development standards.

b. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property.

No. The concept plan provides the required 50-foot transitional buffers where the industrial property adjoins residential or agricultural zoning, together with GCOD landscaping, screening, lighting, and architectural requirements. These measures are intended to protect the continued use and enjoyment of nearby property.

c. Whether the property to be affected by the zoning proposal has a reasonable economic use as currently zoned.

The property can continue in a limited residential or agricultural-residential capacity; however, the current AR-1 zoning does not reasonably reflect the site's frontage on SR 60, its location at a major intersection, or the industrial zoning and uses already established immediately north and east of the property. The requested I-1 district provides a more practical long-term use of the site.

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.

No. The proposal is limited to five light industrial lots and will not create residential demand on schools. The two existing driveway connections near the Dale Road/SR 60 intersection will be permanently closed and replaced with a new access point located farther south on the property. The proposed entrance will include a deceleration lane designed in accordance with GDOT standards, improving the overall safety and function of access to the property. Final driveway, utility, fire-protection, stormwater, and development improvements will be reviewed by the applicable County and State agencies.

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.

Yes, when considered in the context of the adopted Chestnut Mountain/Candler corridor strategy and the existing development pattern. Hall County Forward specifically directs the County to continue planning for commercial and industrial growth along SR 60/Candler Road. This request places light industrial development at an intersection where I-1 and I-2 zoning already exists and incorporates GCOD standards intended to ensure quality development.

f. The extent to which property values are diminished by the existing zoning restrictions.

The existing AR-1 classification limits the property to uses that do not take full advantage of its highway frontage, visibility, industrial surroundings, and location at the Dale Road/SR 60 intersection. Continued AR-1 zoning substantially limits the property's ability to respond to the land-use transition that has already occurred around the site.

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.

Maintaining AR-1 zoning at this specific industrialized intersection provides limited public benefit. The proposed I-1 zoning can accommodate productive economic use while the GCOD and required buffers provide the safeguards necessary to protect nearby lower-intensity properties and the public welfare.

h. The relative gain to the public as compared to the hardship imposed upon the individual property owner.

Approval provides a logical extension of the existing industrial node, additional opportunities for employment and tax-base growth, redevelopment subject to current GCOD standards, and an opportunity to replace two existing non-compliant driveway locations with a safer access configuration meeting current GDOT standards. Denial would leave the property constrained by residential zoning despite its immediate industrial context and highway location.

i. The length of time the property has been vacant as zoned considered in the context of land development in the vicinity of the property.

The property is not presently vacant and contains an existing residential structure. The existing residential structure will be removed as part of the redevelopment of the property. More significant than the property's current use is the change in surrounding land use and zoning at the Dale Road/SR 60 intersection since the property was originally developed.

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.

Yes. The existing I-1 zoning immediately north, the I-2 quarry across Candler Road, the SR 60 highway frontage, the parallel railroad corridor, the Comprehensive Plan's express strategy for commercial and industrial growth along SR 60, and the opportunity to replace the existing driveway configuration with a safer GDOT compliant entrance are all existing or changing conditions supporting approval.

k. Whether the change would create an isolated district unrelated to the surrounding districts.

No. The requested I-1 district would be directly related to the existing I-1 industrial property at the same intersection and the I-2 industrial property across Candler Road. The rezoning would strengthen an existing industrial node rather than create spot zoning.

l. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area.

Yes, to the extent the subject parcel remains AR-1 while major properties immediately north and east of the intersection are already zoned and used for industrial purposes. Rezoning this corner to I-1 would

create a more logical transition between the established industrial node and the residential/agricultural properties farther south and west.

m. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood.

No. The request involves approximately 8.19 acres and five relatively small light industrial lots. I-1 is less intensive than the I-2 zoning already present across Candler Road, and the concept is appropriately scaled to serve small and mid-sized businesses while retaining required buffers.

n. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned.

Other I-1 sites may exist in Hall County, but the subject property is particularly appropriate because of its SR 60 frontage, existing industrial adjacency, railroad/highway context, and location within a corridor where the Comprehensive Plan directs continued planning for industrial growth. The suitability of other sites does not eliminate the land-use logic of this property.

o. Whether the need for rezoning could be handled instead by a variance request to the Planning Commission.

No. A variance cannot authorize light industrial uses within the AR-1 district. A zoning map amendment to I-1 is the appropriate mechanism to allow the proposed use.

p. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted.

No unreasonable ecological or pollution impact is anticipated. The concept includes a master stormwater detention facility and required buffers, and final development will comply with Hall County and State erosion control, stormwater, environmental, and pollution-prevention requirements. The concept plan also identifies no FEMA flood hazard area on the site.

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.

A finding of an original zoning mistake is not necessary to support this request. The stronger basis for approval is the substantial change in conditions surrounding the property, including the establishment of I-1 and I-2 zoning at the intersection and the adopted Comprehensive Plan strategy encouraging commercial and industrial growth along SR 60/Candler Road.

Legal Rights Reservation

This letter and application are submitted without prejudice to any legal or equitable rights of the property owner. By submitting this request, the property owner does not waive any right to seek administrative review, appeal, or other relief available under applicable law should the rezoning request be denied or conditioned in a manner not accepted by the property owner. All such rights are expressly reserved.

Conclusion

The proposed rezoning to I-1 and Special Use to subdivide the property into five light industrial lots represents a reasonable and orderly extension of the industrial development already established at the Dale Road and SR 60/Candler Road intersection. The existing residential structure will be removed, the site will be cleaned up for redevelopment, and both existing driveway connections will be permanently closed. A new access point will be provided farther south on the property with a deceleration lane designed in accordance with GDOT standards, resulting in a safer means of ingress and egress.

The five proposed lots will be developed as spec-build sites, with final tenants and uses to be determined. All future uses will be limited to those permitted within the I-1 district and will comply with all applicable code requirements. All structures will also comply with the architectural requirements of the Gateway Corridor Overlay District. The project incorporates required transitional buffers and site-design controls and directly supports the Comprehensive Plan's strategy to plan for commercial and industrial growth along SR 60. For these reasons, we respectfully request approval of the rezoning from AR-1 to I-1 and the associated Special Use to subdivide the property.

Thank you for your consideration. Please contact our office if additional information is required.

Sincerely,



Matthew W. Sullins, P.E.

GA Registration No. 28445