AGENDA ITEM

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

REPORT TO: **Work Session (10/05/26)**

REPORT TO: **Voting Meeting (10/08/26)**

ITEM NO: 639/2026

SUBJECT: **3004 Candler Road | Rezone |** from Agricultural Residential (AR-1) to Light Industrial (I-1) | on an 8.19± acre tract located on the southwest corner of Candler Road and Dale Road | Zoned AR-1; Tax Parcel 15025 000006A **| Proposed Use: Uses permitted in I-1 |** Commission District 3 **| Sullins Engineering, LLC, applicant**

Meetings:

Work Session Date: 10/05/26 **Voting Meeting Date:** 10/08/26

Executive Summary:

Presenter: KA

Recommendation:

Staff recommends DENIAL of the applicant's request, as the proposed zoning is inconsistent with the "Rural Scenic Corridors" future land use classification within the Comprehensive Plan. However, if the Commission chooses to approve these requests, staff recommends the following conditions:

1. The property shall be developed in accordance with the site plan dated August 11, 2026 and narrative dated August 14, 2026, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. 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.
3. All conditions of zoning shall be made a part of any plats or construction plans created for the property

Purpose of Request:

3004 Candler Road | Rezone | from Agricultural Residential (AR-1) to Light Industrial (I-1) | on an 8.19± acre tract located on the southwest corner of Candler Road and Dale Road | Zoned AR-1; Tax Parcel 15025 000006A **| Proposed Use: Uses permitted in I-1 |** Commission District 3 **| Sullins Engineering, LLC, 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
Site Plan
Plat
Maps
Driveway Photo
Deed
Water Availability
Environmental Health Comment
GDOT Comment
GHMPO Comment
Public Works Comment
Fire Comment
Building Inspection Comment
Notice Sign
Email from Applicant - Conditions (Rec'd 10/7/2026)