



Hall County Government

PLANNING & DEVELOPMENT

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To: Richard Higgins, Chairman
Kathy Cooper, District 1
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Shelly Echols, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: June 2, 2022

Subject: Application of Jay Wilhoite for a Use Subject to County Commission approval on a 4.75± acre tract located on the west side of Candler Road approximately 175 feet from its intersection with Roy Parks Road; a.k.a. 2654 Candler Road; Zoned H-B; Tax Parcel 15030 000008. Proposed Use: retail units and self-storage warehouses. Commission District 3.

Application of Jay Wilhoite for a Use Subject to County Commission approval on a 4.75± acre tract located on the west side of Candler Road approximately 175 feet from its intersection with Roy Parks Road; a.k.a. 2654 Candler Road; Zoned H-B; Tax Parcel 15030 000008. Proposed Use: retail units and self-storage warehouses. Commission District 3.

At their May 16, 2022 meeting, the Hall County Planning Commission voted to recommend approval (5-0) of this request with the following six (6) conditions:

1. *The development shall conform substantially with the proposed site plan and narrative with approved variances as follows:*
 - i *RV and boat storage shall be allowed to be gravel surface (§17.420.050.E.3).*
 - ii *There shall be a 30 foot front setback variance (§17.240.040).*
 - iii *Buildings 1-3 closest to Candler Road shall be non-metal three sided and buildings 4-6 shall have non-metal sides only (§17.420.050.H.2).*
2. *All development of the property shall conform with §17.420, Gateway Corridors Overlay District (GCOD) standards with the exception of variances granted.*
3. *All conditions of zoning shall be made a part of any plat of the property.*
4. *All exterior colors and materials shall be approved by the Director of Planning and Development.*
5. *This conditional use approval shall be granted for this applicant only and shall be applicant specific.*
6. *All external lighting shall meet Hall County standards specified in code.*

There were zero (0) written comments in opposition submitted in advance of the Planning Commission meeting and zero (0) people spoke in opposition during the public hearing on May 16, 2022.

There have been no changes to the request since the Planning Commission took action.