



AGENDA ITEM

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

REPORT TO: Work Session (06/20/22)

REPORT TO: Meeting (06/22/22)

ITEM NO: 299/2022

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.

Meetings:

Work Session Date: 06/20/22

Voting Meeting Date: 06/22/22

Executive Summary:

Presenter: RD

Recommendation:

Approved, with 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 (Â§17.420.050.E.3). ii There shall be a 30 foot front setback variance (Â§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 (Â§17.420.050.H.2). 2. All development of the property shall conform with Â§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.

Purpose of Request:

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.

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	Budget	Finance
AD	RD	EW	WG
Attorney	Administration		Clerk
WLI	LJ		JR

Attachments:

- Board Memo
- Recommendation Report
- Application
- Narrative
- Site Plan
- Maps
- Renderings
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Notice Sign Photos