



Hall County Government

PLANNING & DEVELOPMENT

POST OFFICE DRAWER 1435
GAINESVILLE, GA 30503

t: 770.531.6809 | f: 770.531.3902

DIRECTOR
Randi Doveton

To: Richard Higgins, Chairman
Kathy Cooper, District 1
Billy Powell, District 2
Gregg Poole, District 3
Jeff Stowe, District 4

From: Randi Doveton, Director

Date: December 13, 2022

Subject: **6541 Henry Smith Road | Appeal a Planning Commission Approval |** for a Use Subject to Planning Commission approval on a 5.65± acre tract to allow a rural business | Gary Copeland, applicant.

The request before you is the application of Gary Copeland to appeal a 12-05-2022 Planning Commission decision to approve the appeal of a staff decision to allow a rural business. The applicant is appealing the Planning Commission decision to the Board of Commissioners. This item is located within Commission District 3.

At their December 5, 2022 meeting, the Hall County Planning Commission voted to approve an appeal to an administrative decision which determined that the proposed machine shop did not meet the definition of a Rural Business per [sections 17.20.960](#) and [17.350.140](#). The Planning Commission approved the Tyler Crawford's appeal to allow a machine shop as a rural business with eleven (11) conditions. **(4-1, Braswell opposed)**.

There were no written comments submitted in advance of the Planning Commission meeting and **three (3) individuals spoke in favor and four (4) individuals spoke in opposition** during the public hearing. Mr. Copeland, the appellant, was one.

Mr. Crawford has made no changes to his proposal since the Planning Commission meeting.

Planning Commission Approval Conditions:

1. The interior shop area is limited to no more than 1,000 sq. ft. and a divider wall shall be installed between the 1,000 sq. ft. and the remaining 4,000 sq. ft. of the building, per Hall County Code requirements. No storage of materials, finished products and no signage for the business can be outside the 5,000 sq. ft. building (unless required by Code, e.g., ADA Handicap Parking Sign). All aspects related

to the operation of the business must be contained within 1,000 sq. ft. of the interior of the building.

2. The applicant shall comply with requirements from the Hall County Fire Marshal.
3. All materials for set business must be stored inside, no materials shall be allowed to be stored outside.
4. The applicant must have the 1,000 sq. ft. shop area permitted and inspected by Hall County Building Inspection to assure that applicable codes are met.
5. Only one (1) employee other than family members residing on the premises shall be permitted.
6. No signage shall be allowed on the property.
7. No more than two (2) parking spaces shall be allowed on the site.
8. The only entrance to the building shall be from Henry Smith Road and no traffic is allowed from the business onto Edwards Road.
9. No clients shall be allowed to pick up manufactured merchandise, only shipped.
10. This conditional use is approved for two (2) years only, starting from the day a final certificate of occupancy from Hall County is received. In two years the applicant shall come back to Hall County and apply for an additional conditional use to assure zoning compliance.
11. The site shall adhere to all Hall County Engineering and stormwater management requirements.