



AGENDA ITEM

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

REPORT TO: Work Session (02/20/23)

REPORT TO: Voting Meeting (02/23/23)

ITEM NO: 19/2023

SUBJECT: **6541 Henry Smith Road | Appeal a Planning Commission Decision** | for a Use Subject to Planning Commission approval on a 5.65± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road | Zoned AR-IV; Tax Parcel 11023 000024 | **Proposed use: rural business** | Commission District 3 | **Gary Copeland, applicant.** NOTE: Tabled at the January 12, 2023 Voting Meeting until the February 23, 2023 Voting Meeting.

Meetings:

Work Session Date: 02/20/23

Voting Meeting Date: 02/23/23

Executive Summary:

Presenter: RD

Recommendation:

Approval, with 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.

Purpose of Request:

History:

6541 Henry Smith Road | Appeal a Planning Commission Decision | for a Use Subject to Planning Commission approval on a 5.65± acre tract located on the west side of Henry Smith Road at its intersection with Edwards Road | Zoned AR-IV; Tax Parcel 11023 000024 | Proposed use: rural business | Commission District 3 | Gary Copeland, applicant.

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
JR	JR	JR	JR
Attorney	Administration		Clerk
JR	JR		JR

Attachments:

- Updated Board Memo - as of 2/8/23
- Board Memo
- Recommendation Report
- Application
- Site Plan
- Maps
- Renderings
- Docs provided at PC
- Environmental Health Comments
- GDOT Comments
- Public Works Comments
- Fire Rescue Comment - 1/4/2023
- Fire Comments
- Online Comment - Support
- Notice Sign Photos
- Updated Notice Sign -as of 2/3/23
- Letter of Support - Niclas Jancic
- Letter of Support - Anthony Cravens w/True American Classics
- Letter of Support - Courtney Ryan w/North Hall High School