



Hall County Government

COMMUNITY DEVELOPMENT AND INFRASTRUCTURE
PLANNING AND DEVELOPMENT

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To: Richard Higgins, Chairman
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Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Randi Doveton, Planning and Development Director

Date: April 4, 2023

Subject: **1563 Calvary Church Road | Use Subject to County Commission approval | on a 12.76± acre tract | Proposed use: inert landfill | Southern Utility Group, applicant.**

The request before you is the request of Southern Utility Group for a conditional use on 12.76± acres to allow an inert landfill. This item is located within Commission District 4.

At their April 3, 2023 meeting, the Hall County Planning Commission voted to recommend **approval with twelve (12) conditions (4-0, Sosebee absent).**

There were **no written comments** submitted in advance of the Planning Commission meeting and **three (3) people spoke in opposition during the public hearing.**

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

Planning Commission Approval Conditions:

1. The development shall be generally consistent with the submitted site plan and narrative modified for compliance with Hall County regulations at time of development permit application.
2. Any business operating at the subject property shall obtain a Business License from Hall County.
3. Proposed pond for hydro-excavating services shall be limited to only waste consisting of soil and water. No other materials shall be accepted for disposal on the property. These materials shall be considered recoverable and/or reusable as per the Georgia Environmental Protection Division (EPD) dated January 23, 2017.
4. Owner shall provide written documentation from Georgia Environmental Protection Division (EPD) regarding pond design and use prior to acceptance of disposal of waste materials on the property.

5. Hall County shall conduct monthly routine compliance inspections.
6. The owner shall maintain logs and manifests of all materials accepted for disposal on the property. These records shall be made available for review upon request by Hall County.
7. Any change in use shall be subject to Hall County Board of Commissioners approval.
8. The access point to the pit area shall be closed and locked after hours.
9. The applicant shall contract with a third party environmental testing consultant who shall prepare a monitoring, inspection, and testing plan to include: on-site and downstream water quality testing and testing of on-site waste materials. Both the consultant and the plan shall be subject to the approval of Hall County Engineering for verification that waste materials contain no prohibited waste and only consist of water and soil as the applicant's proposal outlines.
10. The business license associated with this use shall go before the Board of Commissioners approval on an annual basis for renewal. As part of this renewal the owner shall provide the maintenance logs and manifests, as described in condition 6 and the inspection and testing results as described in condition 9.
11. In the event of any violation of the conditions, the Director of Planning and Development shall bring such violations before the Hall County Board of Commissioners, in accordance with the provisions of [\[§5.10.490\]](#), hearing on revocation of business license, of the Official Code of Hall County.
12. Erosion control measures sand a double row of silt fence shall be installed and maintained.