



AGENDA ITEM

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

REPORT TO: Work Session (04/10/23)

REPORT TO: Voting Meeting (04/13/23)

ITEM NO: 157/2023

SUBJECT: **1563 Calvary Church Road | Use Subject to County Commission approval |** on a 12.76± acre tract located on the east side of Calvary Church Road approximately 253 feet from its intersection with Calvary Industrial Drive | Zoned I-II; Tax Parcel 15031 000097 | **Proposed use: inert landfill | Commission District 4 | Southern Utility Group, applicant.**

Meetings:

Work Session Date: 04/10/23

Voting Meeting Date: 04/13/23

Executive Summary:

Presenter: RD
Recommendation:

Approval, with 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.

Purpose of Request:

1563 Calvary Church Road | Use Subject to County Commission approval | on a 12.76± acre tract located on the east side of Calvary Church Road approximately 253 feet from its intersection with Calvary Industrial Drive | Zoned I-II; Tax Parcel 15031 000097 | **Proposed use: inert landfill** | Commission District 4 | **Southern Utility Group, applicant.**

History:

Facts and Issues:

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:

Options:

Submit	Approve	Budget	Finance
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Submit	Approve	Budget	Finance
AD	RD	EW	WG
Attorney	Administration		Clerk
WLI	CR		JR

Attachments:

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