



## AGENDA ITEM

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

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**REPORT TO:** Work Session (01/22/24)

**REPORT TO:** Voting Meeting (01/25/24)

**ITEM NO:** 4/2024

**SUBJECT:** **2595 Gillsville Highway | Use Subject to County Commission Approval |** 17.110.040(M) for a commercial kennel | on a 10.14± acre parcel located on the north side of Gillsville Highway, approximately 1,300 feet west of its intersection with Jack Bryant Circle | Zoned AR-III & AR-IV; Tax Parcel 15023 000015 | **Proposed use: commercial kennel |** Commission District 3 | **Sue Ann Buchanan, applicant.**

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### Meetings:

**Work Session Date:** 01/22/24

**Voting Meeting Date:** 01/25/24

### Executive Summary:

**Presenter:** RD

**Recommendation:**

Approval, with conditions:

1. Development shall be as generally depicted on the revised plan and narrative submitted, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. Hours of operation shall be limited to proposed business hours only. Monday to Wednesday closed to customers, Thursday through Saturday 9:00am - 5:00pm, Sunday 1:00pm - 5:00pm.
3. Any site improvements related to the commercial kennel shall be subject to the Hall County Development Review process along with any applicable regulations at the time of development.
4. The applicant shall obtain a retroactive building permit for all unpermitted structures associated with the commercial kennel.
5. Any and all further expansion of the facility or kennel activity will be subject to further review and approval of the Board of Commissioners, and appropriate permits obtained upon approval.
6. The existing vegetative buffer as described in the submitted narrative, shall be maintained.
7. All conditions of zoning shall be made a part of any plat created for the property.
8. The following statement regarding the potential impacts of agricultural operations in the area shall be made a part of any plat recorded on the property: "Owners, occupants, and users of property shown on this plat are hereby informed of the impacts associated with normal farming practices which may take place on adjacent and nearby property including, but not limited to, noise, odors, dust, the operation of machinery of any kind, the storage and disposal of manure, and the application of fertilizers, herbicides, and pesticides. Therefore, owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
9. Pursuant to section 17.380.13 of the Official Code of Hall County, the approval of any application for a use subject to approval of the County Commission shall be effective for a period of no longer than 12 months from the date of approval unless action is taken by the applicant to implement the use proposed in the application by obtaining the proper permit and/or license, and development plat approval, and proceeding with the building, occupancy or establishment of business.
10. The 36 foot by 60 foot building which encroaches on the western property line shall not be used for kennel business, including housing of dogs and/or supplies. Hall County personnel is required to inspect the building annually prior to the renewal of the business license.

**Purpose of Request:**

**2595 Gillsville Highway | Use Subject to County Commission Approval | 17.110.040(M) for a commercial kennel | on a 10.14± acre parcel located on the north side of Gillsville Highway, approximately 1,300 feet west of its intersection with Jack Bryant Circle | Zoned AR-III & AR-IV; Tax Parcel 15023 000015 | Proposed use: commercial kennel | Commission District 3 | Sue Ann Buchanan, applicant.**

**History:**

**Facts and Issues:**

**Options:**

<b>Funding Requested</b>	\$ 0.00
<b>Are funds within current budget?</b>	No
<b>Source of Funds</b>	
<b>Does the action involve a Resolution, Ordinance, Contract, Agreement, etc.?</b>	No
<b>Has it been reviewed by the County Attorney?</b>	Yes
<b>Is there a deadline for this item?</b>	

**Approvals:**

Submit	Approve	Attorney	Administration
AD	RD	WLI	CR
Clerk			
JR			

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**Attachments:**

Board Memo

Recommendation Report

Application

Updated Narrative

Original Narrative

Updated Site Plan

Original Site Plan

Maps

Environmental Health Comments

GDOT Comments

Public Works Comments

Fire Comments

Notice Sign Photo