

**HALL COUNTY PLANNING COMMISSION
RECOMMENDATION REPORT**

Applicant 3655 Friendship Rd., LLC

Request Rezone from Agricultural Residential-III (AR-III, [17.110](#)) to Planned Residential Development (PRD, [17.180.060](#))

Proposed Use 22-lot single-family development

Size 10.76± acres

Zoning Current Agricultural Residential-III (AR-III, [17.110](#))
| Proposed Planned Residential Development (PRD, [17.180.060](#))

Location **3655 Friendship Road** | Tax Parcel 15048 000025

Commission District One

Planning Commission Date February 5, 2024

Staff Recommendation **Approval, with conditions** as the development is consistent with the Revitalization Corridor future land use in the [Comprehensive Plan](#)

Planning Commission Recommendation.....Approval, with conditions

Vote: 5-0

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan submitted on December 5, 2023 and as described in the project narrative submitted on December 7, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 22 units.
3. The minimum heated floor area (HFA) shall be 2,100 square feet.
4. Building elevations shall be composed of a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front of the homes. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited. Homes shall be consistent with the submitted renderings. Final review and approval of building elevations is subject to the Director of Community Development and Infrastructure, or their designee.

5. Front-entry garage orientation may be semi-flush with the front façade, measuring no greater than 8 feet beyond the front façade. Garage door width shall not exceed 40% of the width of the front façade of the residence.
6. A 5-foot walking path shall be required through the common area to connect each section of open space. An access easement a minimum of 5 feet in width shall be reserved for off-street pedestrian circulation to accommodate connectivity between the common spaces. Access easements are required to be recorded prior to the sale of any home sites adjacent to points of access. Prior to the sale of any home sites in the project, it shall be clearly stated the intent to make the connection so potential buyers are made aware. The easement shall be owned and maintained by the Developer and then transferred to the HOA once established.
7. All designated open space within the development shall be commonly held, and not by any individual homeowner(s).
8. All stream buffers must be fully maintained by the HOA, be completely contained within the common space and shall not encroach onto any individual building lot.
9. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
10. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property:
"Owners, occupants and users of the property shown on this plat are hereby informed of the impacts associated with the existing commercial and industrial practices which take place on the adjacent and nearby properties that include, but are not limited to noise, odors, dust, and the operation of machinery and motor vehicles. The owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
11. No variances or development exceptions are granted as part of this request that are not explicitly listed in these conditions. The development shall be compliant with the Official Code of Hall County.
12. All conditions of zoning shall be made part of any plat(s) created for the subdivision.
13. A 50 foot transitional buffer per 17.260.020 along with a 6 foot high fence shall be maintained along the eastern boundary of the development which separates it from the existing Willow Brook subdivision. This 50 foot buffer shall also apply to any common area parcel which includes a stormwater pond. There shall be a 25 foot transitional buffer along all other external boundaries of the development, excluding that which adjoins Friendship Road right-of-way.
14. 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."

Staff Recommended Conditions:

1. The property shall be developed in accordance with the site plan submitted on December 5, 2023 and as described in the project narrative submitted on December 7, 2023, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. The development shall be limited to 20 units or a maximum density of 2 dwelling units per acre.
3. The minimum heated floor area (HFA) shall be 2,100 square feet.
4. Building elevations shall be composed of a mixture of cement siding, stone, and/or brick façade, with a minimum of brick or stone accents on the front of the homes. The balance of the home may be the same material or of fiber-cement material. Vinyl siding is prohibited. Homes shall be consistent with the submitted renderings. Final review and approval of building elevations is subject to the Director of Community Development and Infrastructure, or their designee.
5. Front-entry garage orientation may be semi-flush with the front façade, measuring no greater than 8 feet beyond the front façade. Garage door width shall not exceed 40% of the width of the front façade of the residence.
6. A 5-foot walking path shall be required through the common area to connect each section of open space. An access easement a minimum of 5 feet in width shall be reserved for off-street pedestrian circulation to accommodate connectivity between the common spaces. Access easements are required to be recorded prior to the sale of any home sites adjacent to points of access. Prior to the sale of any home sites in the project, it shall be clearly stated the intent to make the connection so potential buyers are made aware. The easement shall be owned and maintained by the Developer and then transferred to the HOA once established.
7. All designated open space within the development shall be commonly held, and not by any individual homeowner(s).
8. All stream buffers must be fully maintained by the HOA, be completely contained within the common space and shall not encroach onto any individual building lot.
9. The development shall be served by public sewer, with the obtainment of all required easements and other construction costs such as a lift station and force main to be the responsibility of the developer.
10. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property:
"Owners, occupants and users of the property shown on this plat are hereby informed of the impacts associated with the existing commercial and industrial practices which take place on the adjacent and nearby properties that include, but are not limited to noise, odors, dust, and the operation of machinery and motor vehicles. The owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
11. No variances or development exceptions are granted as part of this request that are not explicitly listed in these conditions. The development shall be compliant with the Official Code of Hall County.
12. All conditions of zoning shall be made part of any plat(s) created for the subdivision.

The following should be considered as exceptions to the Official Code of Hall County, and shall warrant further determination by the Board should it choose to approve the submitted narrative and site plan:

- [17.180.060.B.2.A](#) Lot area.
 - The minimum lot area for lots with access to sanitary sewer shall be 8,000 square feet. The overall gross density is not to exceed 2 units per acre. The minimum lot area for lots without access to sanitary sewer shall be determined by the requirements of the county environmental health department.
 - The applicant proposes a gross density of 2.17 units per acre, which exceeds the recommended 2 units per acre.
- [17.180.060.B.5](#) Buffers.
 - A minimum 50-foot planted buffer shall be established along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts to ensure that the planned residential development is appropriately screened. The planted buffers shall conform to the requirements as described in section 17.260.020 titled vegetation buffers and vision clearance. In conditions where required stream buffers exist along a perimeter property boundary, the planning director may grant exemptions from the 50 foot planted buffer if a stream buffer meets or exceeds the 50 foot planted buffer width.
 - The applicant proposes a 25-foot planted buffer with 6-foot high solid opaque fence on the eastern property line.
 - The applicant is proposing a zero-foot buffer on all other property lines.
- [17.180.060.B.9](#) Architectural Standards.
 - Side-loaded. Garage doors shall be oriented perpendicular to the front wall plane of the residence. Any wall of the garage shall be located at least three feet behind the front wall plane of the residence. The garage door placement requirements are described in section [17.180.060.B.9\(b\)](#) titled Architectural standards - Single-family and two-family residence garage.
 - The applicant proposes front and side-loaded garage placements, with the garage doors positioned no more than 8 feet in front of the wall plane of the residence, and extending no more than 40 percent of the width of the residence.
- [17.250.020](#) Off-Street Parking.
 - On-street parking by residents of districts V-C, R-I, R-II, R-TF, R-MF, AR-III, AR-IV and PRD is prohibited on a permanent basis.
 - The applicant proposes three on-street parking spaces for accessing the Cluster Mailbox Unit (CBU).
- [17.430.110.E](#) Standards to Determine Open Space
 - At least 75 percent of the open space shall be in a contiguous tract. The open space should adjoin any neighboring areas of open space, other protected areas, and non-protected natural areas that would be candidates for inclusion as part of a future area of protected open space.
 - The site plan shows open space (listed as common area) separated by residential lots and proposed streets. Although the minimum open space is listed as 30% and meets the standard, the open space would not be considered contiguous.

Public Forum:

Ron Foster, 3666 Maple Valley Drive, Buford, spoke in opposition. Concerns were density, property value, reducing buffers, amount of units, and turning lane.

Janet Lipscomb, 3673 Maple Valley Drive, Buford, spoke in opposition. Concerns were lot size, property value, density, and one sided brick.

Willie Lipscomb, 3673 Maple Valley Drive, Buford, spoke in opposition. Concerns were the turning lane, retention pond proximity and maintenance.

Ken Davis, 3647 Ivy Ridge Court, Buford, spoke in opposition. Concerns were the buffers, density, size of property compared to number of lots, and stormwater runoff.

Sylvia Langford, 3669 Maple Valley Drive, Buford, spoke in opposition. Concerns were size of lots, buffers, storm water drainage, inconsistency with surrounding homes, traffic and property value.

Summary Analysis

The applicant is requesting to rezone 10.76± acres of property zoned Agricultural Residential-III (AR-III, [17.110](#)) to Planned Residential Development (PRD, [17.180.060](#)) for the purpose of constructing a 22-lot single-family development with a density of 2.17 dwelling units per acre. The property is currently undeveloped and wooded.

The applicant has provided elevations to illustrate the style of homes as well as a description of the building materials in the narrative for the proposed development. The applicant's renderings include two elevation options for one-story homes and five elevation options for two-story homes. The project narrative states that the proposed residences will range from 2,132 square feet to 2,957 square feet. The proposed residences will feature brick, stone, stucco, wood siding, wood shakes, and/or fiber-cement type siding. It should be noted that section [17.180.060\(B\)\(9\)](#) of the PRD code requires that all homes have accents of brick or stone on the front of the homes, at a minimum. Additionally, section [17.180.060\(B\)\(9\)](#) of the PRD code requires front and side-loaded garage doors to be behind the front plane of the residence. The applicant has included a variance request for front and side-loaded garage placement, with the garage doors to be positioned no more than 8 feet in front of the front wall plane of the residence, and measuring no more than 40 percent of the width of residence.

The site plan includes two stormwater management areas, three separated common areas, a mail kiosk, one monument sign and designates 30 percent of the development as open space. The open space consists of the common areas, planted buffer and storm water management area. Per section [17.430.110\(E\)](#) of the code, 75% of open space must be contiguous. The applicant has not identified this as a variance from the PRD standards; therefore, either a variance is needed, or the proposal must comply with this provision at the time of permitting.

The site plan depicts a 25-foot planted buffer and a 6-foot opaque fence proposed on the eastern property line. No buffers are proposed for the remaining property lines. Section [17.180.060\(B\)\(5\)](#) of the PRD code requires a 50-foot buffer along the perimeter of all property boundaries adjacent to residential and/or non-residential zoning districts. The applicant has included the following variance request as part of their application: (a) to reduce the buffer from 50 feet to a 25 foot landscaped buffer with a berm and 6-foot high

solid opaque fence on the eastern side property line, and (b) no buffer to be installed along the western and northern property lines.

The submitted site plan includes a Cluster Mailbox Unit (CBU) with three short term parking spaces that are oriented parallel along the cul-de-sac of "Street B". It should be noted that section [17.250.020](#) of the code states that on-street parking in PRD district is prohibited on a permanent basis. The applicant has not requested a variance from this standard. The proposed parking should be reconfigured and must comply with this provision at the time of permitting.

The project narrative states that the subdivision will have one main access point from Friendship Road. The proposed development's internal streets will be public with five-foot sidewalks constructed along both sides of the internal streets. The narrative includes a request for a single entrance monument sign to be located on Lot 22. The proposed sign will be constructed with natural stone, masonry walls, wood, or PVC fencing. no The application does not include any renderings of the proposed sign.

The development standards for the project are described in the table below and are compared with the PRD requirements, ([17.180.060](#)):

Standard	PRD Requirement (17.180.060)	Proposed Development
Site Area	5 acre minimum	10.76± acres
Number of Units	–	22 residential units
Density	2 units per acre maximum	2.17 units per acre*
Max. Building Height	-	-
Min. Lot Area	8,000 sq. ft.	8,000 sq. ft.
Min. Open Space	30%	30%
Exterior Buffer	50 feet	25 feet on eastern boundary only*
Front Setback (Internal)	25 feet	25 feet
Side Setback	5 feet	5 feet
Rear Setback (Internal)	20 feet	20 feet
Parking	2 spaces for each dwelling unit (17.250.020)	4 spaces per dwelling unit (2 garage, 2 driveway)
Min. Heated Floor Space	–	2,132 square feet
Minimum Sidewalk Width	5 feet	5 feet
Cluster Mailbox Unit (CBU)	CBU with 3 short-term parking spaces	CBU with 3 short-term parking spaces
Note: Items marked with an asterisk (*) do not conform to 17.180.060 .		

Per the submitted narrative, water service will be provided by the City of Gainesville and the sanitary sewer will be provided by Hall County Sewer. The availability of the water service was confirmed in a letter from the City of Gainesville dated November 20, 2023, and availability of sanitary sewer was confirmed in a letter from

Hall County Government dated December 1, 2023. Additionally, the Hall County Engineering Department has provided comments regarding the need for a stormwater management report to be conducted prior to development.

Several variances have been identified as part of this request. Any deficiencies identified as part of the plan will be required to comply with the requirements of the PRD unless specially granted by the board in the conditions of approval.

Based on the future land use plan, staff finds the requested zoning designation *is consistent* with the Hall County Comprehensive Plan. The Comprehensive Plan's future land use designation for the subject parcel is "Residential" within a "Mixed-Use Corridor." The Mixed-Use Corridor allows for retail activities, office-based employment, civic uses, single-family residential, and low-impact industrial or higher-density residential only where the same is found on adjacent properties. The Residential land use category is characterized by moderate-density residential development and neighborhoods. The intent of this land use category is to preserve established neighborhoods and create new residential development consistent to surrounding suburban densities, which range from low to moderate. Future development will continue to be detached, single family homes at moderate densities. The Residential designation envisions a maximum density of 2 dwelling unit per acre, similar to the maximum density requirement within a Planned Residential Development (PRD, [17.180.060](#)). The proposed development has a slightly higher proposed density of 2.17 dwelling units per acre.

Zoning Analysis

When considering a zoning amendment to the zoning maps, the following items must be considered:

1. Whether the zoning proposal will permit a use that is suitable in view of the use and development of adjacent and nearby property; **The zoning proposal may be suitable given the context of the surrounding area, though the proposed development is denser than the surrounding development with an overall density of 2.17 units per acre. The surrounding area consists primarily of low and High-density residential and agricultural uses. However, there is a Planned Residential Development (PRD) with a density of 3.00 units per acre located on the south side of Friendship Road near the subject property.**
2. Whether the zoning proposal will adversely affect the existing use or usability of adjacent or nearby property; **No, it is not anticipated that the proposed residential use will adversely affect adjacent properties.**
3. Whether the property to be affected by the zoning proposal has reasonable economic use as currently zoned. **The property appears to have reasonable economic use as currently zoned, Agricultural Residential-III (AR-III, [17.110](#)).**
4. Whether the zoning proposal will result in a use which will or could cause an excessive or burdensome use of existing streets, transportation facilities, or utilities; **No, it is not anticipated that the proposed zoning use will result in an excessive or burdensome use of local infrastructure. The proposal includes that the City of Gainesville water and Hall County sanitary sewer will serve the development.**
5. Whether the zoning proposal is in conformity with the policy and intent of the land use plan; **The proposed use is consistent with the Comprehensive Plan and the "Mixed-Use Corridor" land use**

designation. Density is envisioned to be a maximum of two dwelling units per 1 acre. The proposed development has an overall density of 2.17 units per acre.

6. The extent to which property values are diminished by the existing zoning restrictions; **Staff is unable to determine the extent to which property values are diminished by the existing zoning restrictions.**
7. The extent to which the destruction of the subject property's value under the existing zoning promotes the health, safety, morals or general welfare of the public; **Staff is unable to comment on the impact of property values without a full market analysis. Multiple factors impact property value including construction types, proposed uses, and maintenance. Often it is difficult to determine the effect of a development on adjacent properties until the development is completed.**
8. The relative gain to the public as compared to the hardship imposed upon the individual property owner; **Staff has not identified a hardship imposed on the property owner as the property is currently zoned.**
9. The length of time the property has been vacant as zoned considered in the context of land development in the area in the vicinity of the property; **The property is currently undeveloped, with no record of past improvements upon the land.**
10. Whether there are other existing or changing conditions affecting the use or development of the property which give supporting grounds for either approval or disapproval of the zoning proposal; **Staff is not aware of any changing conditions that affect the use and development of the property.**
11. Whether the change would create an isolated district unrelated to the surrounding districts; **The proposed zoning is a Planned Residential Development (PRD, [17.180.080](#)). Per the Official Code of Hall County, Planned Development Districts ([17.180](#)) are to be utilized as a "floating zone" which shall mean that areas will not be pre-designated as planned development districts but rather each such designation shall result from a specific and separate application for amendment. The proposed density is higher which can also be found on surrounding properties.**
12. Whether the present zoning district boundaries are illogically drawn in relation to existing conditions in the area; **There is no evidence that the present zoning district boundaries are illogically drawn.**
13. Whether the change requested is out of scale with the needs of the county as a whole or the immediate neighborhood; **The use does not appear to be out of scale with the needs of the County as a whole, as there is a need for additional and varied housing.**
14. Whether it is impossible to find adequate sites for the proposed use in districts permitting such use and already appropriately zoned; **There are other properties within the County that support a high-density single-family residential uses based on the Future Land Use Map.**
15. Whether the need for rezoning could be handled instead by a variance request to the [Planning Commission]; **The request could not be handled alternatively as a variance.**
16. Whether there would be an ecological or pollution impact resulting from major modifications to the land if the request is granted; **Any land disturbance activities on the property shall be required to go through the land development permitting process and as a result are subject to local, state, and federal regulations. As a result, there should not be an ecological or pollution impact resulting from any modification to the land if the request is granted.**

17. Whether there is reasonable evidence based upon existing and anticipated land use that would indicate a mistake was made in the original zoning of the property; **There is no indication that a mistake was made in the original zoning.**

A Planned Residential Development (PRD, [17.180.080](#)) allows for more flexibility in the design and development of the property. This provides for a mixture of housing types and encourages maximum use of natural features through proper site planning measures. The development should conform to the existing character and development pattern of the surrounding area.

[17.380.050](#) - Submission requirements for a rezoning request

- A. Any person or persons requesting a change in the official zoning map or use subject to approval of the county commission shall file an application with a plat or map of the property attached thereto, together with payment of such fees set forth in [chapter 17.30](#) to cover administrative and advertising costs, in the planning department office. Such person or persons or their authorized agent shall appear in person at the public hearing held to consider the district change. **The proposal meets the requirement. The applicant has paid the appropriate fees and understands that someone must be present at both the Hall County Planning Commission meeting and the voting meeting of the Hall County Board of Commissioners.**
- B. All applications for a change of zoning classification or use subject to approval of the county commission shall include:
1. A narrative statement identifying the existing and proposed use of the property and addressing each of the criteria set forth in section 17.380.060.C of this section [chapter]. **Proposal provides a narrative outlining the intent of the development, however, the applicant has not prepared a response to each of the criteria listed in [17.380.060.C](#).**
 2. A site plan drawn to scale designating the area covered by the application and identifying existing and proposed buildings and uses, adjacent existing land uses, zoning on contiguous parcels, including those across an abutting public right-of-way, and any other significant site improvements proposed to accommodate the proposed use or buffer adjacent uses, etc., or a plat of the subject property where no specific land use is proposed. In cases where only a plat or map is provided and no land use is proposed, the planning commission and county commission shall evaluate the application based on the most intense possible land use permitted in the proposed district. **The proposal meets the requirement. The applicant has provided a site plan and included much of the necessary information to properly assess the development.**
- C. For any application for a slow rate land treatment system (see [chapter 17.20](#)), the following additional requirements apply. **The proposed development will utilize public sewer and water.**
- D. For any application proposing the development of 100 or more residential dwelling units, a traffic impact study shall be submitted prior to consideration of the application by the planning commission. At the applicant's expense, the traffic impact study shall be prepared by a professional engineer in accordance with requirements established by the Hall County Engineering Department. The engineering department shall review the traffic impact study and forward any comments to the Hall County Planning Commission. **The proposed development contains less than 100 residential dwelling units, and as such is exempt from this requirement.**

Development Support and Constraints

Hall County Environmental Health

In an email dated January 4, 2024, Emily McGahee stated, “No comment. Public sewer.”

Hall County Fire Marshal

In an email dated January 5, 2024, from John Hornick, NPQ Fire Inspector 1, Plans Review Lieutenant stated, “The Hall County Fire Marshal’s Office has no comments as proposed.”

Hall County Public Works and Utilities

In a memorandum from Public Works and Utilities dated January 5, 2024, Bill Nash, Director, stated the following:

Engineering:

This site may require a stormwater management report should the site plan indicate the proposed development meets stormwater thresholds for impervious surfaces and/or disturbed acreage.

Traffic:

GDOT permit will be required for driveway access to Friendship Road

Utilities:

Hall County sewer district- Sewer connection within feasible distance (future Friendship Road sewer project)

Georgia Department of Transportation

In an email dated January 5, 2024, Veronica Chavers, D1TO Civil Engineer 3, confirmed that the project would require GDOT coordination.”

➤ Excerpts from the minutes of the February 5, 2024 meeting

Applicant’s Presentation:

Beth Garmon, Planning and Zoning Administrator, presented a summary of the request.

John Gatlin, 4111 Gentle Breeze Way, Braselton, presented the request.

Steve Gilliam, 340 Jesse Jewell Parkway, Gainesville, presented the request. The applicant stated that they are in agreement with the staff recommended conditions. The applicant presented the updated site plan with off street parking for the mail kiosk. The applicant is requesting a variance from 17.180.060.B.5 to the 50 feet buffer along the perimeter of all property boundaries as follows: (a) along the eastern property line, the 50 foot planted buffer to be reduced to a 25 foot graded and landscaped buffer with a berm and 6 foot high solid opaque fence; and (b) along the western property line, the 50 foot buffer would be reduced from 50 foot. to 0 foot.

Rebuttal

The applicant stated that the density is only 0.17 more than the density of 2 units per acre that is allowed. The applicant stated that the open space and the stormwater management is a requirement that reduces the lot sizes. The applicant stated that there will be proper screening of the development with a 25 foot buffer, berm, 6 foot opaque fence, and landscaping.

Public Forum:

Ron Foster, 3666 Maple Valley Drive, Buford, spoke in opposition. Concerns were density, property value, reducing buffers, amount of units, and turning lane.

Janet Lipscomb, 3673 Maple Valley Drive, Buford, spoke in opposition. Concerns were lot size, property value, density, and one sided brick.

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Sylvia Langford, 3669 Maple Valley Drive, Buford, spoke in opposition. Concerns were size of lots, buffers, storm water drainage, inconsistency with surrounding homes, traffic and property value.

Planning Commission Comments:

Mr. Braswell requested clarification on the location of the detention ponds. Mr. Gatlin stated that the ponds are engineered with the lowest point. Ms. Pilcher questioned the reason for two detention ponds. Mr. Gatlin stated it was due to the topography. Mr. Varner questioned who will maintain the ponds. Ms. Garmon stated that Public Works will be responsible for inspecting the ponds. Mr. Sosebee stated that the buffer needs to stay at 50 feet instead of the requested 25 feet. Ms. Pilcher questioned how a fence in the buffer is guaranteed to be maintained if it's on someone's property. Mr. Gilliam stated that the buffer will be a part of the deed and maintained by HOA if adopted as a landscape easement. Mr. Sosebee clarified that the residential subdivision detention ponds are to be inspected by Hall County Public Works. Mr. Gilliam stated that the maintenance would be guaranteed by a bond and the HOA.

Motion: A motion to approve, with conditions was made by Mr. Sosebee and seconded by Mr. Hunt. Vote: 5-0

Conditions:

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2. The development shall be limited to 22 units.
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10. The following statement regarding the potential impacts of industrial operations in the area shall be made a part of any plat recorded on the property:
"Owners, occupants and users of the property shown on this plat are hereby informed of the impacts associated with the existing commercial and industrial practices which take place on the adjacent and nearby properties that include, but are not limited to noise, odors, dust, and the operation of machinery and motor vehicles. The owners, occupants, and users of the property shown on this plat should be prepared to expect the effects of such practices."
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"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.”