



Hall County Government

COMMUNITY DEVELOPMENT & INFRASTRUCTURE
PLANNING AND ZONING

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To: Richard Higgins, Chairman
Kathy Cooper, District 1 Commissioner
Billy Powell, District 2 Commissioner
Gregg Poole, District 3 Commissioner
Jeff Stowe, District 4 Commissioner

From: Beth Garmon, Director of Planning & Zoning

Date: July 8, 2024

Subject: **448 West Highland Drive | Use Subject to County Commission Approval | 17.160.040 Food processing involving animals | on a 2.57± acre tract | Proposed Use: Food processing involving animals | Jose Luis Bauza Faria, applicant**

The request before you is the request of Jose Luis Bauza Faria for a Use Subject to County Commission Approval to allow food processing involving animals. This item is located within Commission District 4.

At their June 17, 2024 meeting, the Hall County Planning Commission voted to recommend approval with three (3) conditions **(4-0, Sosebee absent)**.

Staff recommendation: **Approval, with conditions**, as the use is consistent with the surrounding zoning districts and established uses.

There were **no comments submitted** in advance of the Planning Commission meeting and **two (2) people spoke in favor during the public hearing**.

Planning Commission Conditions:

1. The property shall be developed in accordance with the site plan dated January 8, 2023 and as described in the project narrative dated January 9, 2024, modified as necessary for compliance with conditions herein and development standards enforced at the time of site plan approval.
2. No variances or development exceptions are granted as part of this request that are not explicitly granted by Board approval. The development shall be compliant with the Official code of Hall County, as well as any other agencies or reviewing departments, including, but not limited to Environmental Health, the Fire Marshal, and Hall County Engineering.
3. All conditions of zoning shall be made part of any plats created for the property.