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AUG 01 2024

Planning & Zoning Department

NARRATIVE REPORT  
REQUEST FOR REZONING  
HALL COUNTY, GEORGIA

RE: 10.00 acres located at 3613 White Sulphur Rd, Gainesville, GA 30507  
Parcel ID 15019 000151

Reynolds-Hemmer Properties, LP (the "Applicant") respectfully submits this Narrative Report to the Hall County Board of Commissioners in support for rezoning from AR-IV zoning classification to PCD zoning classification.

Butch's at White Sulphur Farms will be a local market and tourist stop featuring Georgia products with an emphasis on highlighting local and family-owned farms and businesses. Butch's sits on land the Reynolds (now Reynolds-Hemmer) family has owned for more than 200 years, in a house built before the Civil War. Customers will enter this historic home to find it reimaged as an early 1900s era market, where they can buy beef and pork raised on White Sulphur as well as eggs, honey, chicken, fresh produce, and more raised by other area farmers. Meat will be processed offsite. The market will carry jams, jellies, drinks, and snack items from local companies and makers. Members of the region's rich literary and arts community will be invited to sell their goods, such as items from woodworkers, hand-thrown pottery, art, and books.

The dog-trot area of the home will house a display educating guests of the history, not only of White Sulphur Farm, but of East Hall County in general. They will read about the architectural style of the home, the Reynolds family migration into Georgia around 1805, the historic White Sulphur Springs Hotel, Healen-Head Mill, Butch Reynolds's butcher shop from the early 1900s, and more. Product displays will include information about the suppliers and their stories to further inform customers about the area's long standing agricultural community.

The initial mission of Butch's is to provide the best our region has to offer by way of consumable and durable goods, while informing them of the region's rich history. Over time, the family hopes to expand the offerings of Butch's to include a sandwich counter and take-and-bake meals for locals and tourists alike, while maintaining the current footprint of the home. Eventually, the family envisions offering small farm tours for guests to visit the pigs and cows and to learn more detailed history of the farm and area.

The store will have 5 parking spaces, with one being handicap. No signs or lighting are currently proposed. Water is provided by the City of Gainesville and there is an existing septic system. It is understood that there may be a need to improve the septic system. The total amount of impervious area will be under 5,000 square feet; therefore, no stormwater management facilities are required.

Sincerely,

A handwritten signature in black ink, appearing to read 'James Irvin', with a large circular flourish on the left side.

James Irvin, PE  
Engineer for Applicant  
Foothills Land Design, LLC